GRAND HAMPTON

Design Review Manual

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1 INTRODUCTION

STATEMENT OF PURPOSE

There are few creative opportunities that measure up with the excitement and experience of designing and building a new home. From the initial design sketches to the final finishing touches, the process of creating a unique home can be a very rewarding experience.

The purpose of the Design Review Manual is to help Builders and Lot Owners to understand the criteria used to review and approve proposed plans for Residential Units within Grand Hampton. For those who have already become a part of the community, it also establishes the standards used to evaluate modifications to landscaping and other exterior improvements for completed homes.

In conjunction with the Declaration of Covenants and Restrictions for Grand Hampton, the Design Review Manual is intended to fulfill these objectives:

- ☐ To preserve and maintain the inherent qualities of the community and individual neighborhoods while allowing for the design and construction of individual homes.
- ☐ To advocate the protection and promotion of property values through the establishment of written standards.
- ☐ To establish a viable framework for the planning, design, approval and construction of new homes.
- ☐ To accommodate exterior modifications for existing homes as may be requested in the future by residents.

The Design Review Manual sets forth design, environmental and construction site standards for Residential Units at Grand Hampton. It is organized to assist home purchasers, builders and architects from the preliminary design phase of a new home through its completion. While individual creativity is encouraged, standards have been established to maintain a measure of consistency or compatibility within individual neighborhoods throughout the course of community development. In some cases there will be no permitted variation from established standards, while in other areas flexibility may be permitted with the review and approval of the Design Review Committee [*DRC*].

Introduction

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The Design Review Manual provides a means to preserve the environment of Grand Hampton as well as the exclusiveness of homes to be created within individual neighborhoods. Adherence to the standards contained in this manual will contribute to the continuation of the inherent and natural attributes of the community as a highly desirable place to live.

ORGANIZATION AND CONTENT

The Design Review Manual is organized into the following sections:

- ☐ **Section 1 - Introduction:** Includes a statement of purpose for this manual and the organization of its content.
- ☐ **Section 2 - Design Review Committee:** Includes details on the organization, policies and procedures of the Design Review Committee.
- ☐ **Section 3 - Design Review Process:** Explains steps in the design review process for new construction, modifications to completed homes, and changes to work in progress.
- ☐ **Section 4 - Design Standards:** Contains standards for site planning, architectural design, landscaping and related design considerations for new construction and modifications to completed homes.
- ☐ **Section 5 - Environmental Standards:** Sets forth standards for the protection of trees and environmentally sensitive areas within the community.
- ☐ **Section 6 - Construction Site Standards:** Includes job site and operational standards to be observed by builders, subcontractors and suppliers throughout the development and construction of homes.
- ☐ **Section 7 - DRC Applications:** Includes copies of applications for new construction, modifications, and changes.
- ☐ **Section 8 - Definitions and Interpretations:** Includes definitions and interpretations for selected words, terms and phrases used throughout the Design Review Manual.

2 DESIGN REVIEW COMMITTEE

Design Review Committee: Organization, Policies & Procedures

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OVERVIEW

The primary function of the Design Review Committee [*DRC*] is (a) to establish standards for new construction and modification of completed homes, and (b) to evaluate Applications and Design Documents in accordance with the Design Review Manual. The DRC's review and approval responsibilities embrace all aspects of new construction and modifications, which shall include, but not be limited to, the following:

- ☐ Land Planning
- ☐ Site Work, Grading & Drainage
- ☐ Architectural Design
- ☐ Exterior Colors, Materials & Finishes
- ☐ Construction Materials
- ☐ Signage, Flags and Banners
- ☐ Landscape Design
- ☐ Landscape Removal/Replacement
- ☐ Architectural/Landscape Lighting
- ☐ Environmental Preservation
- ☐ Construction Site Activities
- ☐ Exterior Alterations / Modifications

COMPOSITION OF THE DRC

The DRC shall have exclusive jurisdiction over all new construction and modifications to completed homes within the community. Until all of the Property has been developed and conveyed to purchasers [*other than Builders*] in the normal course of development and sale, the Developer shall appoint all members of the DRC. The DRC shall consist of at least three [3], but no more than five [5] individuals, who are not required to be residents and who shall serve terms subject to the sole discretion of Developer. Upon the expiration of the Developer's right to appoint the members of the DRC, such members shall be appointed by the Board of Directors of the Association.

AUTHORITY OF THE DRC

The authority of the DRC includes, but is not limited to, the following:

- ☐ To approve or deny Applications and Design Documents for compliance with the provisions contained in the Design Review Manual or on purely aesthetic grounds where, in its sole judgment, such action is required to maintain the desired character of the overall community or individual neighborhoods. Applications will be considered on a case-by-case basis.

- ☐ To establish architectural motifs and exterior design themes for neighborhoods within the community.

- ☐ To assure compatible architectural designs, materials and colors as well as harmonious relationships among homes on neighboring Lots.
- ☐ To prepare design, environmental and construction site standards for the protection of property values.
- ☐ To establish fees for the processing of Applications and the administration of the design review process.
- ☐ To prepare and amend standards and other provisions in the Design Review Manual as may be required from time to time.
- ☐ To inspect work in progress or completed improvements at the option, but not the obligation, of the DRC.
- ☐ To prohibit or require the removal [*when constructed or modified without approval*] of improvements inconsistent with the provisions of the Design Review Manual or Applications and Design Documents on file with the DRC.
- ☐ To issue ***stop work orders*** for Builders and Lot Owners in violation of standards in the Design Review Manual, in conflict with approved Applications and Design Documents, or for undertaking new construction or modifications not previously approved by the DRC. The DRC shall not be responsible for any costs or expenses incurred by Builders and Lot Owners as a result of issuing a stop work order.

APPLICATION APPROVAL SCHEDULE

With respect to the submittal of a Design Review Application or a Modifications Review Application, the DRC shall approve or disapprove any such Application submitted to it, or request additional information it may require, within twenty [*20*] days after receipt. If written approval or request for additional information is not issued within such twenty [*20*] day period, such submittal shall be deemed denied.

DRC ADMINISTRATOR AND DESIGN CONSULTANTS

The Design Review Committee may appoint a DRC Administrator and may select independent design consultants to review Applications and meet with Applicants for the following purposes:

- ☐ To provide interpretation of standards.
- ☐ To conduct pre-design conferences regarding proposed improvements on a specific Lot; adjacent, nearby or planned structures; easements; drainage; and setbacks.
- ☐ To review proposed designs for compatibility with the architectural themes and other standards established for individual neighborhoods.
- ☐ To review job progress and conduct inspections as may be scheduled at the option of the DRC.

DRC FEES

Design review fees apply for the processing of Applications and the administration of the design review process. All Applications submitted to the DRC must have the appropriate fee attached as shown in the following schedule:

DRC FEE SCHEDULE	
Design Review Fee for Master Approval ~ Long Form	$300 [*per plan*]
Design Review Fee for Master Approval ~ Short Form	$50 [*per lot*]
Design Review Fee for Individual Approval	$300 [*per lot*]
Request for Minor Change	$25 [*per request*]
Request for Major Change	$100 [*per request*]
Modifications Review Fee	$75 [*per request*]
Fees are subject to change by the DRC. Make checks payable to Grand Hampton HOA.	

- ➢ ***The fee for processing extraordinary requests, which require the services of professionals, such as attorneys, engineers, architects and contractors, shall be in addition to the above-referenced fees. Any such costs are the responsibility of the Applicant and must be paid in advance of reviewing Applications.***

INSPECTIONS

Periodic inspections may be made [*but shall not be required to be made*] by a representative of the DRC during or after completion of new construction or modifications to determine compliance with Applications, Design Documents and Design Review Manual. Lot Owners are required to provide reasonable access and cooperate fully with members of the DRC and its representatives.

COMMENCEMENT AND COMPLETION OF CONSTRUCTION

Completion of Construction for new construction must occur within nine [*9*] months of ***Commencement of Construction***. ***Commencement of Construction*** shall not have been deemed to commence until (a) all plans for such construction have been approved by the DRC, (b) permits have been issued by the requisite building department and governmental authorities, and (c) construction has physically commenced beyond site preparation. ***Completion of Construction*** is the date new construction is complete, including installation of all landscaping, as evidenced by the issuance of a final certificate of occupancy by the requisite building department.

DAMAGE TO COMMUNITY IMPROVEMENTS

Lot Owners shall be solely responsible for the cost and repair or replacement of any improvements in Common Areas damaged or destroyed by Lot Owner or Lot Owner's agents, employees, contractors, subcontractors or suppliers. Lot Owners are responsible for the cost and expense for whatever repairs or replacement may be required to restore improvements to their original condition within ten (10) days of the occurrence of any such damage. Affected improvements include, but are not limited to, damage to utilities, infrastructure, trees and other landscaping, drainage improvements and facilities, erosion control devices, vertical improvements, street lights, signage, rights-of-way, sidewalks, curbs and roadways. In the event the Lot Owner fails to complete necessary repairs within the ten (10) day period, the Developer or the Association shall have the right, but not the obligation, to effect such repairs at the Lot Owner's cost and expense.

RESPONSIBILITIES OF APPLICANTS AND LOT OWNERS

The DRC assumes no liability for any aspect of new construction or modifications to completed homes, including, without limitation, the following obligations which are the sole responsibility of the Applicant or Lot Owner:

- ☐ Selection of licensed and insured builders and subcontractors.
- ☐ Quality of workmanship or materials provided by any builder or subcontractor.
- ☐ Compliance with ordinances, disability provisions, environmental regulations, building codes, safety requirements and product approvals.
- ☐ Suitability of surface and subsurface soil conditions, including radon.
- ☐ Water runoff and drainage control during construction or after completion of improvements.
- ☐ Accuracy of elevation grades, stakeouts, surveys and lot grading plans.
- ☐ Permits or approvals as may be required by the requisite building department and any governmental authorities with jurisdiction over the Lot or Property.
- ☐ Completeness or adequacy of Design Documents submitted by an Applicant.
- ☐ Determination of structural, mechanical, electrical or fire/safety adequacy as well as code compliance or other technical aspects of proposed designs and construction materials/methods, which are the sole responsibility of Applicants and architects, engineers and contractors working on behalf of Applicants.
- ☐ Compliance with the Design Review Manual, the Declaration or any other covenants, restrictions and easements burdening a Lot or the Property.

TIME PERIODS

Whenever any time period is measured in days and if any such time period expires on a Saturday, Sunday or national bank holiday, it shall be extended to the next succeeding calendar day that is not a Saturday, Sunday or national bank holiday.

- ***The time period for rendering decisions by the DRC for any step in the design review process shall not commence until receipt of applicable fees and complete Applications and Design Documents.***

ENFORCEMENT OF STANDARDS

The Board of Directors of the Association shall have the right to enforce provisions and standards contained in the Design Review Manual. In the event of a material violation, the Board may require a Lot Owner to make restitution to the Association for any loss resulting from any violation, to impose reasonable fines, and to exercise other remedies set forth in the Legal Documents.

LIMITING CONDITIONS

The following limiting conditions shall apply to activities of the DRC and provisions of the Design Review Manual:

- ☐ The standards contained in the Design Review Manual set forth minimum requirements. If the Design Review Manual imposes a greater restriction than is imposed and required by zoning regulations, building codes or the requirements of governmental authorities with jurisdiction over a Lot or the Property, the standards in the Design Review Manual shall control. In the event zoning regulations, building codes or the requirements of governmental authorities require greater restrictions than are imposed by the Design Review Manual, the more stringent provisions shall control. If a conflict results between the Declaration and the Design Review Manual, the provisions of the Declaration shall control anything to the contrary.

- ☐ Approval of Applications or Design Documents by the DRC shall not be construed as meeting the requirements of applicable zoning and building codes or the requirements of governmental authorities with jurisdiction over the Property or any Lot located therein.

- ☐ Approval of Applications or Design Documents by the DRC shall not impose any responsibility on the DRC for the safety, design, engineering or construction of improvements. The scope of any review and approval by the DRC shall be limited solely to whether the plans meet certain requirements and standards relating to aesthetics, and the harmony and compatibility of

the proposed improvements on Applicant's Lot with other improvements to be constructed within the community.

- ☐ The Design Review Manual is subject to change by the DRC without prior notice. Applicants should contact the DRC Administrator to ascertain what changes, if any, may affect proposed plans for new construction or modifications to existing homes prior to undertaking preliminary or final designs.

APPLICATION SUBMISSIONS

Applications and Design Documents should be mailed or delivered to the DRC at the location:

DRC Administrator
Grand Hampton Design Review Committee
8301 Dunham Station Drive
Tampa FL 33647

3 DESIGN REVIEW PROCESS

Summary of Design Review Applications

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DRC APPLICATIONS

In order to provide a systematic and uniform evaluation for new construction and modifications, one or more of the Applications in this section are required by the DRC.

NEW CONSTRUCTION: MASTER APPROVAL

Design Review Applications for Master Approval. Builders constructing homes in neighborhoods planned for Lots ***typically 75' or less*** in width may submit all building plans, color palettes, and landscaping plans as part of a ***Design Review Application for Master Approval ~ Long Form***. This approach accelerates the approval process and reduces the extent of subsequent Applications and Design Documents that would otherwise be required for the individual submission of plans for each Lot as discussed below. Upon receipt of master approval [*unless such approval is withdrawn by the DRC*], Applicants may repeat plans upon the submission and approval of a ***Design Review Application for Master Approval ~ Short Form***.

➢ ***See Design Review Applications for Master Approval in Section 7.***

NEW CONSTRUCTION: INDIVIDUAL APPROVAL

Design Review Application for Individual Approval. Builders constructing homes in neighborhoods planned for Lots ***typically 85' or wider*** in width are required to submit a ***Design Review Application for Individual Approval*** for each home to be constructed. This form shall also be used for Builders constructing homes in neighborhoods planned for Lots typically 75' or less for plans which have not received master approval as discussed above.

➢ ***See Design Review Application for Individual Approval in Section 7.***

Landscape Review Application. After acceptance of a ***Design Review Application for Individual Approval***, plans must obtain landscape and exterior lighting approval by submitting a ***Landscape Review Application*** to the DRC. A Landscape Review Application may be submitted as part of a Design Review Application for Individual Approval or anytime thereafter, but prior to commencement of landscaping.

➢ ***See Landscape Review Application in Section 7.***

MODIFICATIONS: ALL LOT SIZES

Modifications Review Application. This application applies to alterations, replacements and additions to existing improvements on all lot sizes after completion of initial construction. Owners are required to submit a Modifications Review Application to obtain approval from the DRC for any such purposes.

- ***See Modifications Review Application in Section 7.***

CHANGES TO NEW CONSTRUCTION OR MODIFICATIONS

Request for Change Application. This application applies to any Applicant or Owner requesting changes to work in progress for new construction or modifications.

- ***See Request for Change Application in Section 7.***

TYPES OF DECISIONS

Upon receipt of properly completed Applications, the required Design Documents, and payment of applicable fees, the DRC will begin processing an Applicant's request and render one of three (3) decisions in writing:

- ☐ Approved as submitted
- ☐ Approved with stipulations
- ☐ Disapproved

If an Application is ***APPROVED WITH STIPULATIONS***, the Applicant must make changes prior to undertaking construction. However, the resubmittal of Applications and Design Documents is not required. ***STIPULATIONS*** are binding upon an Applicant.

In the event an Application is ***DISAPPROVED*** at time of submittal, the Applicant must make appropriate changes and resubmit an Application with revised Design Documents.

In some cases an Application may be ***DISAPPROVED*** because it inadequately describes the Applicant's request or because it is in conflict with the standards contained in the Design Review Manual. If an Application has been ***DISAPPROVED*** and an Applicant does not understand the DRC's comments or concerns, the Applicant should contact the DRC Administrator.

- ***The DRC may disapprove Applications and Design Documents for non-compliance with the provisions contained in the Design Review Manual or on purely aesthetic grounds where, in its sole judgment, such action is required to maintain the desired character of the overall community or individual neighborhoods.***

- ***The approval of Applications or Design Documents for new construction or modifications on a certain Lot shall not obligate the DRC to make similar approval on other Lots with similar Applications or Design Documents.***

- ***The DRC is not obligated to review incomplete Applications or Design Documents that do not conform to the requirements set forth in this manual.***

- ***The time period for rendering decisions by the DRC for any step in the design review process shall not commence until receipt of applicable fees and complete Applications and Design Documents.*** The DRC shall approve or disapprove any such Application submitted to it, or request additional information it may require, within twenty [*20*] days after receipt. If written approval or request for additional information is not issued within such twenty [*20*] day period, such submittal shall be deemed denied.

VARIANCES

The DRC, in its sole discretion, may authorize a variance from compliance with any of its standards and procedures when circumstances such as topography, natural obstructions, hardship, or aesthetic or environmental considerations require. Such variances may only be granted, however, when unique circumstances dictate, and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the body of the Declaration, or (c) prevent the DRC from denying a variance in other circumstances. The inability to obtain any permit or any financing shall not necessarily be considered a hardship warranting a variance.

STAKE-OUT REVIEW

For Lots with constraints and other unique situations, the DRC may require a stake-out review prior to rendering a decision on an Application. In such a case, the time allowed to render a decision on an Application will commence from the date the stake-out is completed. The cost of a stake-out is the responsibility of the Applicant.

WRITTEN APPROVALS AND ORAL STATEMENTS

Applications and Design Documents on file with the DRC and written approvals as may be issued by the DRC shall be the sole source of reference regarding DRC approval. Any reference in this manual to ***DRC approval*** or similar terms and phrases shall be interpreted as ***approval in writing***. Oral statements may not be relied upon.

Design Review Application for Master Approval

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OVERVIEW

Applicants anticipating re-use of plans within neighborhoods with Lots typically planned for ***75' or less*** in width may submit all building plans, color palettes, and landscape plans at one time for ***master approval***. The following steps apply to the submission of ***Design Review Applications for Master Approval***:

- ☐ **STEP 1:** Submit ***Design Review Application for Master Approval ~ Long Form*** for plans intended for general re-use.
- ☐ **STEP 2:** Submit ***Design Review Application for Master Approval ~ Short Form*** for approval on a specific Lot for a plan that has received master approval.
- ☐ **STEP 3:** Obtain building permit and commence construction.
- ☐ **STEP 4:** Deliver as-built survey and certificate of occupancy to the DRC Administrator upon completion of construction.

STEP 1: DESIGN REVIEW APPLICATION FOR MASTER APPROVAL~LONG FORM

Builders, anticipating multiple use of a plan for which minor exterior changes will occur, may submit in advance a ***Design Review Application for Master Approval ~ Long Form*** for each floor plan. Submittals must include the following items:

- ☐ Design Review Application for Master Approval ~ Long Form [*for each proposed floor plan*]
- ☐ Design Documents [*with all floor plan variations, elevations and exterior materials / finishes for each proposed floor plan*]
- ☐ Landscape Plans [*for each floor plan provide 3 different landscape plans, one each for a standard lot, a back-to-back lot, and a corner lot*]
- ☐ Pool and Screen Enclosure Plans [*with all proposed configurations and designs for each floor plan*]
- ☐ Color Palettes [*with all proposed color combinations for the plan series*]

The DRC will review a Design Review Application for Master Approval ~ Long Form for each plan submitted and issue a letter with its decision, indicating ***approved as submitted***, ***approved with stipulations*** or ***disapproved***. All Design Documents attached to the Application will be retained by the DRC.

The Application includes an exterior material and finish schedule, a color chip sheet, and a landscape material schedule and budget for each proposed plan. Product photos and/or literature are required for selected items shown on the Application.

- ***Only one [1] color chip sheet for each proposed color palette is required with the Design Review Application for Master Approval - Long Form.***
- ***See checklist for Design Documents under exhibits in this section and sample Design Review Application for Master Approval ~ Long Form in Section 7.***

STEP 2: DESIGN REVIEW APPLICATION FOR MASTER APPROVAL~SHORT FORM

Upon receipt of master approval discussed above, Applicants are required to submit a ***Design Review Application for Master Approval ~ Short Form*** and the required Design Documents for construction of a floor plan on a specific Lot. The DRC will review the Application and Design Documents, and issue a letter with its decision, indicating ***approved as submitted***, ***approved with stipulations*** or ***disapproved***. All Design Documents attached to the Application will be retained by the DRC.

- ***Changes to Applications and Design Documents may require the written approval of the DRC as noted under Request for Change in this section.***
- ***See checklist for Design Documents under exhibits in this section and sample Design Review Application for Master Approval ~ Short Form in Section 7.***

STEP 3: BUILDING PERMIT

Upon approval of a Design Review Application for Master Approval – Short Form, an Applicant may submit plans to the City of Tampa for a building permit. If no exterior

modifications to the building or landscape plans were required by the City of Tampa, the Applicant may proceed with construction.

- ***In the event of changes required during the permitting process, the Applicant must check with the DRC Administrator to determine if a Request for Change Application is necessary.***

STEP 4: AS-BUILT SURVEY AND CERTIFICATE OF OCCUPANCY

Upon completion of a home, Applicants shall submit to the DRC Administrator one [1] original of the as-built survey and one [1] photo copy of the certificate of occupancy. Surveys must be sealed.

The DRC may conduct [*but shall not be obligated to conduct*] a final inspection to determine if all improvements, including landscaping, have been completed in accordance with the Applications and Design Documents. Applicants are obligated to take remedial action as may be required by the DRC Administrator to complete improvements that are not in compliance.

Design Review Application for Individual Approval

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OVERVIEW

The steps below apply to the submission of a ***Design Review Application for Individual Approval*** in neighborhoods planned for Lots ***typically 85' or wider*** in width, and in other neighborhoods planned for Lot typically ***75' or less*** in width for which ***master approval*** has not been obtained.

- ☐ **STEP 1:** Submit ***Design Review Application for Individual Approval*** for review and approval by the DRC.
- ☐ **STEP 2:** Obtain building permit and commence construction.
- ☐ **STEP 3:** Submit ***Landscape Review Application*** for review and approval by the DRC.
- ☐ **STEP 4:** Deliver as-built survey and certificate of occupancy to the DRC Administrator upon completion of construction.

STEP 1: DESIGN REVIEW APPLICATION FOR INDIVIDUAL APPROVAL

Applicants are required to submit a ***Design Review Application for Individual Approval*** and the required ***Design Documents*** for this step. Design Documents must contain all plans requested on the checklist under exhibits in this section. The Application includes an exterior material and finish schedule, and a color chip sheet. Product photos and literature are required for selected items shown on the Application. The DRC will review the Application and Design Documents, and issue a letter with its decision, indicating ***approved as submitted***, ***approved with stipulations*** or ***disapproved***. All Design Documents attached to the Application will be retained by the DRC.

- ***See checklist for Design Documents under exhibits in this section and sample Design Review Application for Individual Approval in Section 7.***
- ***Only one [1] color chip sheet is required with the Design Review Application for Individual Approval.***

STEP 2: BUILDING PERMIT

Upon approval of a Design Review Application for Individual Approval, an Applicant may submit plans to Hillsborough County for a building permit. If no exterior modifications to the building or landscape plans were required; the Applicant may proceed with construction.

- ***In the event of changes required during the permitting process, the Applicant must check with the DRC Administrator to determine if a Request for Change Application is necessary.***

STEP 3: LANDSCAPE REVIEW APPLICATION

This step requires the submittal of a ***Landscape Review Application*** and the required ***Design Documents*** for approval by the DRC. A Landscape Review Application may be submitted along with the Design Review Application for Individual Approval or anytime thereafter, but prior to commencement of landscaping.

Design Documents shall be professionally prepared by a landscape designer or architect in accordance with the checklists in this section. The DRC will review the Landscape Review Application and Design Documents, and issue a letter with its decision, indicating ***approved as submitted***, ***approved with stipulations*** or ***disapproved***. All Design Documents attached to the Application will be retained by the DRC.

- ***See checklist for Design Documents under exhibits in this section and sample Landscape Review Application in Section 7.***

STEP 4: AS-BUILT SURVEY AND CERTIFICATE OF OCCUPANCY

Upon completion of a home, Applicants shall submit to the DRC Administrator one [1] original of the as-built survey and one [1] photo copy of the certificate of occupancy. Surveys must be sealed.

The DRC may conduct [*but shall not be obligated to conduct*] a final inspection to determine if all improvements, including landscaping, have been completed in accordance with the Applications and Design Documents. Applicants are obligated to take remedial action as may be required by the DRC Administrator to complete improvements that are not in compliance.

Modifications Review Application

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MODIFICATIONS REVIEW APPLICATION AND PLANNING MEETING

To ensure that design standards will be maintained for homes after completion of initial construction, the DRC has jurisdiction over any subsequent modification, addition, alteration, renovation or reconstruction to the exterior of Residential Units or Lots including, but not limited to, roofing, painting, driveways, walkways, exterior lighting, landscaping, fencing, walls, accessory structures, swimming pools, screen enclosures, decorative and hurricane shutters, basketball standards and play equipment.

Owners anticipating modifications are required to discuss the scope of proposed improvements with the DRC Administrator to determine if a ***Modifications Review Application*** is required and, if so, whether or not a ***planning meeting*** should be set. The purpose of this meeting is to determine (a) fees for processing applications [*if any*], and (b) the extent of Design Documents [*if any*] required for approval.

Upon receipt and review of a Modifications Review Application, the DRC will issue a letter with its decision, indicating ***approved as submitted***, ***approved with stipulations*** or ***disapproved***. All Design Documents attached to the application will be retained by the DRC.

- ***See checklist for Design Documents under exhibits in this section and sample Modifications Review Application in Section 7.***

MINOR MODIFICATIONS

Minor modifications can be processed by submitting a Modifications Review Application to the DRC Administrator, along with sufficient details to explain the proposed modifications. Usually, a written explanation is sufficient, along with sketches, color chips, and product photo copies or literature as may be requested by the DRC Administrator. Minor modifications include, but are not limited to, alterations, replacements and additions such as the following:

- ☐ Exterior repainting or color changes
- ☐ Awnings
- ☐ Architectural lighting
- ☐ Landscape lighting

- ☐ Landscaping
- ☐ Play equipment

  - ➢ ***The DRC has the authority to require the repainting of a home, at the Owner's expense, if colors vary from those on file.***

MAJOR MODIFICATIONS

Major modifications usually require more complete details. For example, site plans, lot grading plans, landscape plans, architectural drawings, and color chips are necessary for certain modifications. Major modifications include, but are not limited to, the following:

- ☐ Decorative and hurricane shutters
- ☐ Walkways and driveways
- ☐ Swimming pools
- ☐ In-ground spas
- ☐ Screen enclosures
- ☐ Patio decks and covered porches
- ☐ Roofing
- ☐ Pergolas, gazebos, pavilions and cabanas
- ☐ Barbeque stations
- ☐ Room additions
- ☐ Fences, walls, planters and fountains
- ☐ Berms, swales, grading and retaining walls

POLICIES AND PROCEDURES

In addition to the above provisions, the following policies and procedures apply to modifications:

- ☐ Modifications must be approved by the DRC prior to the commencement of work. Improvements shown on a Modifications Review Application shall comply with the then current provisions and standards contained in the Design Review Manual.

- ☐ Modifications must be consistent with the architectural style, materials and finishes of the existing home, and compatible with other homes in the neighborhood. Views from the street, adjoining properties, and Common Areas will be taken into consideration with regard to the approval of modifications.

- ☐ At the option of the DRC, comments on proposed modifications may be solicited from other Lot Owners. The DRC may, but is not obligated to, take into consideration the comments of others before rendering a decision on a Modifications Review Application.

- ☐ Lot Owners are solely responsible for selecting licensed and insured building and trade contractors to perform modifications.

- ☐ Appropriate permits [*if applicable*] must be secured from requisite governmental authorities prior to the commencement of modifications.

- ☐ The DRC may issue a ***stop work order*** in the event modifications are commenced without approval of the DRC or in violation of modifications as approved by the DRC. Building and trade contractors will not be permitted access to the community for the purpose of performing additional work on a Lot for which a stop work order has been issued.

- ☐ In the event modifications are performed without approval, the DRC may require, at the expense of the Applicant or Lot Owner, the following: (a) the timely removal of such modifications and the restoration of existing improvements, or (b) the timely completion of remedial work to bring such modifications into compliance with the Design Review Manual.

- ☐ All modifications must be completed within the time limited agreed to on the Modifications Review Application, unless an extension of time is approved by the DRC.

- ☐ Upon completion of modifications, the DRC may conduct [*but shall not be obligated to conduct*] a final inspection to determine if all improvements, including landscaping, have been completed in accordance with the Modifications Review Application and Design Documents. Applicants are obligated to take remedial action as may be required by the DRC Administrator to bring violations into compliance.

CHANGES TO APPROVED APPLICATIONS

All new construction and modifications must be substantially completed in accordance with Applications and Design Documents as approved by the DRC. Changes to Applications or Design Documents must receive prior written approval of the DRC, whether such changes are desired by the Applicant or required by the requisite building department, utility companies or governmental authorities with jurisdiction over such improvements.

REQUEST FOR CHANGE APPLICATION

Applicants are required to check with the DRC Administrator to determine if a ***Request for Change Application*** and revised ***Design Documents*** must be submitted for approval. If changes do not justify a Request for Change Application as determined by the DRC Administrator, the Applicant may proceed with construction. Otherwise, a Request for Change Application must be submitted with the appropriate documentation for written approval by the DRC. Changes include, but are not limited to, exterior color changes and revisions to the plot plan, lot grading plan, site improvements, landscape plan, and exterior elevations, materials and finishes.

- ***See sample Request for Change Application in Section 7.***

CHECKLIST: Design Review Application for Master Approval ~ Long Form

SECTION	3.07
PAGE	01
DATE	07/15/03

	APPLICATION AND DESIGN DOCUMENT CHECKLIST	NO. OF SETS
1	Design Review Fee	
2	Design Review Application for Master Approval ~ Long Form	2
	Exterior Material and Finish Schedule	2
	Color Chip Sheet [*only one color chip sheet for each color palette*]	1
	Landscape Material Schedule and Budget	2
3	Product Photo Copies and Literature	2
4	Site Plan for Typical Lot [*see checklist below*]	2
5	Floor Plans [*for each variation*]	2
6	Wall Sections	2
7	Exterior Elevations [*for each elevation*]	2
8	Roof Plans [*for each elevation*]	2
9	Pool Plans [*for each pool plan*]	2
10	Screen Enclosure Plans [*for each pool plan*] [*top view + all elevations*]	2
11	Landscape Plans [*3 plans / see checklist below*]	2

	SITE PLAN CHECKLIST [*based on typical lot*]		
1	Property lines with dimensions	7	Mailbox location
2	Building setback lines with dimensions	8	Porches, patios, pools and decks with dimensions
3	Building location with dimensions	9	Fences and walls
4	Building corners with dimensions to property lines	10	HVAC equipment and screening
5	Driveways and aprons with dimensions	11	Pool equipment and screening
6	Sidewalks and walkways		

	LANDSCAPE PLAN CHECKLIST		
1	Property lines with dimensions	8	Pools equipment and screening
2	Easements	9	Mailbox location
3	Building location	10	Utility lines / equipment
4	Driveways, walkways and sidewalks	11	Landscape lighting
5	Porches, patios, pools and decks	12	Proposed trees, shrubs, ground cover and mulch
6	Fences and walls	13	Proposed sodded areas
7	HVAC Equipment and screening		
	Submit 3 plans: 1 each for a standard lot, back-to-back lot and corner lot		

CHECKLIST: Design Review Application for Master Approval ~ Short Form

SECTION	3.07
PAGE	02
DATE	07/15/03

	APPLICATION AND DESIGN DOCUMENT CHECKLIST	NO. OF SETS
1	Design Review Application for Master Approval ~ Short Form	2
2	Site Plan [*see checklist below*]	2

	SITE PLAN CHECKLIST		
1	Property lines with dimensions	11	Sidewalks and walkways
2	Easements with dimensions	12	Above-ground utilities on lot or in adjacent ROWs
3	Building setback lines with dimensions	13	Street light locations in adjacent ROWs
4	Building location with dimensions	14	Mailbox location
5	Building corners with dimensions to property lines	15	Porches, patios, pools and decks with dimensions
6	Finish floor elevations	16	Fences and walls
7	Driveways and aprons with dimensions	17	HVAC equipment and screening
8	Existing and proposed grades at lot corners	18	Pool equipment and screening
9	Existing and proposed grades along side property	19	Retaining walls and tree wells
10	Arrows showing direction of drainage flow	20	Trees to be saved [*4" and over caliper @ 18" above*

CHECKLIST: Design Review Application for Individual Approval

SECTION	3.07
PAGE	03
DATE	07/15/03

	APPLICATION AND DESIGN DOCUMENT CHECKLIST	NO. OF SETS
1	Design Review Fee	
2	Design Review Application for Individual Approval	2
	Exterior Material and Finish Schedule	2
	Color Chip Sheet	1
3	Product Photo Copies and Literature	2
4	Site Plan [*see checklist below*]	2
5	Floor Plans	2
6	Wall Sections	2
7	Exterior Elevations [*for each elevation*]	2
8	Roof Plans	2
9	Pool Plans [*if applicable*]	2
10	Screen Enclosure Plans [*if applicable*] [*top view + all elevations*]	2
11	Retaining Wall Details [*if applicable*]	2

	SITE PLAN CHECKLIST		
1	Property lines with dimensions	11	Sidewalks and walkways
2	Easements with dimensions	12	Above-ground utilities on lot or in adjacent ROWs
3	Building setback lines with dimensions	13	Street light locations in adjacent ROWs
4	Building location with dimensions	14	Mailbox location
5	Building corners with dimensions to property lines	15	Porches, patios, pools and decks with dimensions
6	Finish floor elevations	16	Fences and walls
7	Driveways and aprons with dimensions	17	HVAC equipment and screening
8	Existing and proposed grades at lot corners	18	Pool equipment and screening
9	Existing and proposed grades along side property line	19	Retaining walls and tree wells
10	Arrows showing direction of drainage flow	20	Trees to be saved [*4" and over caliper @ 18" above*

CHECKLIST: Landscape Review Application

SECTION	3.07
PAGE	04
DATE	07/15/03

	APPLICATION AND DESIGN DOCUMENT CHECKLIST	NO. OF SETS
1	Landscape Review Application	2
2	Landscape Plan [*see checklist below*]	2

	LANDSCAPE PLAN CHECKLIST		
1	Property lines with dimensions	9	Mailbox location
2	Easements	10	Utility lines / equipment
3	Building location	11	Landscape lighting
4	Driveways, walkways and sidewalks	12	Retaining walls and tree wells
5	Porches, patios, pools and decks	13	Trees to be saved [*4" and over caliper @ 18" above*]
6	Fences and walls	14	Proposed trees, shrubs, ground cover and mulch
7	HVAC equipment and screening	15	Proposed sodded areas
8	Pool equipment and screening	16	Mulched natural areas [*under-brushed and weeded*]

STREET TREE

CHECKLIST: Modifications Review Application

SECTION	3.07
PAGE	05
DATE	07/15/03

	APPLICATION AND DESIGN DOCUMENT CHECKLIST	NO. OF SETS	NOTES
1	Modifications Review Fee		At time of application submittal
2	Modifications Review Application	1	
3	Sketches	1	*Only if requested by DRC Administrator*
4	Product Photo Copies and Literature	1	*Only if requested by DRC Administrator*
5	Site Plan	1	*Only if requested by DRC Administrator*
6	Floor Plans	1	*Only if requested by DRC Administrator*
7	Wall Sections	1	*Only if requested by DRC Administrator*
8	Exterior Elevations	1	*Only if requested by DRC Administrator*
9	Roof Plans	1	*Only if requested by DRC Administrator*
10	Pool Plans	1	*Only if requested by DRC Administrator*
11	Screen Enclosure Plans [*top view + all elevations*]	1	*Only if requested by DRC Administrator*
12	Landscape Plans	1	*Only if requested by DRC Administrator*
13	Color Chips	1	*Only if requested by DRC Administrator*
14	Insurance Certificates	1	*Only if requested by DRC Administrator*
15	Professional Licenses	1	*Only if requested by DRC Administrator*
16	Retaining Wall Details	1	*Only if requested by DRC Administrator*

4 DESIGN STANDARDS

Architectural Design

SECTION	4.01
PAGE	01
DATE	07/15/03

1. **Preferred Architectural Themes.** The overall architectural themes encouraged for Grand Hampton embrace a variety of regional designs including ***classical architecture*** with authentic detailing, ***transitional designs*** reflecting a blend of the past and present, and ***contemporary styles*** featuring traditional materials applied in a more modern fashion.

2. **Prohibited Architectural Styles.** While diversity and creativity in residential designs are encouraged, certain architectural styles are not considered compatible with the regional architectural envisioned for Grand Hampton. These include, but are not limited to, designs such as Pueblo, Log Homes, A-Frame, International, Meisian, High Tech, Art Moderne, Art Deco and Post Modern.

3. **Repetitious Designs**. Applicants should select Lots and home plans so as not to construct repetitious exterior designs within less than every third Lot on either side of the street without sufficient variations in architectural details, materials and finishes. The decision as to whether design elevations are sufficiently different will be at the sole discretion of the DRC. This provision shall not apply to townhomes and for Lots with a typical width of 35' to 45'.

4. **No Automatic Approval**. The approval of plans for a specific Lot within a neighborhood or from one neighborhood to another does not automatically imply approval on another Lot by the DRC.

5. **Modifications**. Exterior modifications to existing homes, as may be approved by the DRC, shall be consistent with the existing architecture, detailing and finishes of the existing home. Changes to architectural themes must encompasses all exterior elevations and require the submission of a Design Review Application for Individual Approval.

    - ***The DRC may prohibit new construction or modifications to existing homes based on standards contained in this manual or on purely aesthetic grounds, where, in its sole judgement, such action is required to maintain the desired character of the overall community or individual neighborhoods.***

1. **Site Work**. No bulldozing, clearing, filling, grading, tree removal or foundation work shall commence on a Lot until (a) the appropriate Application and Design Documents have been submitted to and approved by the DRC, and (b) appropriate permits have been received from requisite governmental authorities with jurisdiction over any such improvements.

   - ***The DRC reserves the right to issue a stop work order for Builders and Lot Owners conducting site work prior to approval by the DRC.***

2. **Size Requirements**. Minimum and maximum ***Air Conditioned Square Footages*** have been established for homes by neighborhood and Lot size as shown in the ***Summary of Key Site and Structure Requirements Chart*** in this section.

3. **Siting Restrictions**. Lots have siting requirements that will affect the location and orientation of Structures and other improvements. These include, but are not limited to, the following: building setbacks, swimming pool and patio deck setbacks, minimum and maximum finish floor elevations, lot coverage ratios and utility, drainage and conservation easements. For selected siting restrictions, refer to the ***Summary of Key Site and Structure Requirements Chart*** in this section.

4. **Easements**. Drainage, utility, irrigation, maintenance, conservation or other types of easements may be located on portions of Lots within the community. Such easements may affect site work, the location of construction, and the installation of landscape material, patio decks, walkways, fences, walls and other improvements. Within these easements, no permanent improvements shall be placed or permitted to remain or alternation made to the drainage system without approval of the DRC and, as applicable, the Developer, the Association, the CDD, public utility companies servicing the Property, and governmental authorities with jurisdiction over such easements.

5. **Removal and Restoration of Improvements in Easements**. If any Lot Owner constructs any improvements or installs landscaping within easement areas, the Lot Owner shall remove at Lot Owner's expense the improvements or landscape items upon written request of the Developer, the Association, the CDD or the grantee of the easement. If the Owner fails to promptly remove improvements or landscaping, the Developer, the Association, the CDD or the grantee of the easement may enter on the Lot and remove the improvements or landscaping at the expense of the Owner, who shall reimburse the cost of removal within fifteen [*15*] days of demand. The party removing the improvements or landscaping shall

not be liable for trespass, nor responsible for any damage caused by the removal and shall not be required to restore any portion of the Lot damaged by the removal.

6. **Setbacks for Structures**. Subject to easements and siting restrictions, Structures and any Accessory Structures shall be located within the Maximum Buildable Area of a Lot. The Maximum Buildable Area is established by the minimum front, side, and rear yard setbacks. Setbacks for Structures are shown in the ***Summary of Key Site and Structure Requirements Chart*** in this section.

   - ***Easements for Structures on specific Lots are shown on recorded plats. For general illustrative purposes only, lot sketches with setbacks and easements are available from the DRC Administrator.***

7. **Setbacks for Swimming Pools and Patio Decks**. Subject to easements and siting restrictions, swimming pools and patio decks shall be setback from Lot lines as shown in the ***Summary of Key Site and Structure Requirements Chart*** in this section.

8. **Lot Coverage**. As defined by the City of Tampa, Lot Coverage may not exceed 50% as shown in the ***Summary of Key Site and Structure Requirements Chart*** in this section. Applicants, and not the DRC, shall be responsible for calculating Lot Coverage.

9. **Finish Floor Elevations**. The finish floor elevation of a Structure shall be a minimum of 0" and a maximum of 18" above the grade established for each Lot's finish floor by the engineer of record for the Property. A finished floor at 8" above the finish floor elevation established by the engineer of record shall be a stem wall with outside grade a minimum of 6" below the finished floor established by engineer of record for the property.

10. **Maximum Building Height**. As defined by the City of Tampa, plans submitted to the DRC shall not exceed a maximum building height of 35'-0". Applicants, and not the DRC, shall be responsible for calculating building heights.

11. **Garage Size**. Minimum and maximum garage requirements have been established by neighborhoods and Lot size as shown in the ***Summary of Key Site and Structure Requirements Chart*** in this section.

12. **Removal of Existing Trees**. To the extent reasonably practical, the clearing of mature trees on Lots shall be limited to areas required to accommodate the Structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways. The removal of trees shall also be subject to the requirements of the City of Tampa.

13. **Trees to Be Preserved**. Care shall be taken to protect the root system of trees to be preserved. Protective tree fences shall be installed for mature trees as requested by the DRC. The existing grade for such trees shall be maintained from the trunk to the drip line until retaining walls, tree wells or aerators are installed as may be required by the DRC.

14. **Removal of Vegetation, Debris and Tree Stumps**. Except for jurisdictional wetlands, upland buffers or conservation areas, the entire Lot shall be cleared of obnoxious and/or poisonous vegetation, underbrush and debris. Tree stumps in open areas shall be removed or ground below grade. Within the limits of foundations, tree stumps must be removed. Burial of vegetation and construction materials is prohibited.

15. **Jurisdictional Wetlands, Upland Buffers, Restricted Habitats and Conservation Areas**. Lot Owners shall not alter, fill, dredge, place sod, excavate or perform similar activities on any portion of a Lot or adjacent areas which contain jurisdictional wetlands, upland buffers, restricted habitats or conservation areas without first obtaining approval of the DRC and subsequently securing authorization or exemption from the requirements of requisite governmental authorities.

16. **Lake / Littoral Areas**. Lot Owners shall not remove native vegetation [*including cattails*] that becomes established within the wet detention ponds abutting a Lot. Removal includes dredging, the application of herbicide, cutting and the introduction of grass carp.

17. **Grading and Drainage**. The installation of improvements on a Lot shall conform to the Surface Water and Stormwater Management System for the community. Upon completion of site work and drainage, no changes are permitted which modify the flow of drainage of surface water, except as approved in writing by the DRC and the requisite governmental authorities. Drainage of individual Lots must be planned to provide positive drainage away from the structure without adversely affecting Conservation Areas, Common Areas or neighboring Lots.

18. **Fill**. In the event that fill must be imported to or exported from a Lot, the Applicant shall be responsible for such costs. Builders shall be entitled to have one (1) stockpile of material of no more than 750 cubic yards on a lot owned by builder for use on future construction. There will be no spoils or dump sites available within the community to receive export cuts. Developer shall have the first right of refusal to any excess fill generated by builders. Builder shall notify developer of any excess fill and developer shall have 48 hours to accept or reject the excess fill. If accepted, Builder shall deliver fill to developer at onsite location within the project as directed by developer at no cost to developer. Applicants requiring import fill should check with the Project Manager to determine availability from on-site at a price to be negotiated.

19. **Installation and Maintenance of Swales and Underground Pipes**. The installation of swales and underground pipes to facilitate surface water drainage on a Lot shall be the responsibility of Applicants. Swales and underground pipes shall be maintained continuously by Owners during and after completion of any such improvements.

20. **Sight Distances at Intersections**. No fence, wall, hedge, or shrub planting shall be placed, permitted or maintained where such improvements would create a traffic or sight problem at intersections for Corner Lots or at the intersection of streets and driveways or pedestrian trails. No trees shall be permitted unless the foliage line is maintained at a sufficient height to prevent obstruction of sight lines for Corner Lots and intersections as set forth above.

21. **Retaining Walls**. Retaining walls may be used to facilitate grade changes or to protect the root system of existing trees where the finish grade has been cut below the natural grade. Subject to approval of overall design by the DRC, the following materials are permitted for use as retaining walls:

    - ☐ Landscape timbers [*6" X 6" min. / applies to tree wells only*]
    - ☐ Stone
    - ☐ Concrete block with stucco, brick or stone veneer
    - ☐ Reinforced concrete with stucco, brick or stone veneer
    - ☐ Precast retaining wall systems

    Installation details and color product photographs of precast retaining wall systems must be submitted for Design Review or Modifications Review [*as applicable*].

22. **Mounds and Swales**. Mounds and swales shall be graded with smooth and graceful transitions between changes at the top and toe of slopes. Swales shall be designed to facilitate drainage in accordance with the Surface Water and Stormwater Management System for the community.

23. **Erosion and Environmental Control**. Prior to commencing site work, Builders shall install and maintain silt fences, straw bales and other sediment control devices as required by the DRC on portions of Lots adjacent to jurisdictional wetlands, upland buffers, restricted habitats, conservation areas, lakes and ponds. Mesh fences shall be installed along Lot lines between new construction and completed homes or Common Areas to prevent debris from intruding upon landscaped areas. In addition, Builders are required to comply with applicable governmental regulations and code requirements regarding run-off. Any mud or silt run-off onto roadways shall be removed promptly by Builders.

EXHIBIT:
Summary of Key Site and Structure Requirements

SECTION	4.02
PAGE	06
DATE	09/29/03

Typical Lot Width:	Townhome	35' - 45'	52'	50'	60'	75'	85'
Permitted Use:	MF	SFD	SFD	SFD	SFD	SFD	SFD
Min. Air Conditioned Square Footage	1,200	1,300	1,750	1,700	2,000	2,400	2,700
Max. Air Conditioned Square Footage ~ Standard Plan	2,100	2,360	2,750	2,700	3,200	3,600	na
Max. Air Conditioned Square Footage with Bonus Room	2,100	2,360	3,050	3,000	3,500	3,900	na
Max. Structure Height	45'-0"	35'-0"	35'-0"	35'-0"	35'-0"	35'-0"	35'-0"
Max. Lot Coverage	na	50%	50%	50%	50%	50%	50%
Structure: Min. Front Yard Setback ①	25'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"	20'-0"
Structure: Min. Rear Yard Setback ①	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"	10'-0"
Structure: Min. Side Yard Setback ①	20'-0" / 0'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	7'-6" / 5'-0" side load garage
Structure: Min. Side Yard Setback ~ Corner Lot Side ①	20'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"	15'-0"
Pool or Patio Deck with Screen Enclosure: Min. Side Yard Setback ①	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
Pool or Patio Deck with Screen Enclosure: Min. Rear Yard Setback ①	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
Pool or Patio Deck with No Screen Enclosure: Min. Side Yard Setback ①	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
Pool or Patio Deck with No Screen Enclosure: Min. Rear Yard Setback ①	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
Pool / Mechanical Equipment: Min. Side Yard Setback ①	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"
Driveway: Min. Side Yard Setback ①	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
Min. Gas Appliances	3	3	3	3	3	3	3
Min. 1st Level Wall Plate Height: Main Body ②	9'-4"	9'-4"	9'-4"	9'-4"	10'-0"	10'-0"	11'-4"
Min. 1st Level Wall Plate Height: Secondary Bedrooms	8'-0"	8'-0"	8'-0"	8'-0"	9'-4"	9'-4"	9'-4"
Min. 2nd Level Wall Plate Height *[excluding bonus areas]*	9'-0"	8'-0"	9'-0"	9'-0"	9'-0"	9'-0"	9'-0"
Min. Wall Plate Height: Garage	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"	9'-4"	9'-4"
Min. Entry Door Height	6'-8"	6'-8"	8'-0"	8'-0"	8'-0"	8'-0"	8'-0"
Roofing Type	Tile	Dimensional	Dimensional Shingle	Tile	Dimensional Shingle	Tile	Tile
Driveway Type	Concrete	Concrete	Concrete	Concrete	Concrete	Concrete w / Brick Trim	Brick Pavers
Min. Landscape Budget *[wholesale]*	TBD	$4,500	$5,500	$5,500	$6,500	$7,500	$10,000+
Mailbox Type	Cluster	2 lots share in alley	2 lots share	2 lots share	2 lots share	2 lots share	2 lots share
Min. Garage Size	1 Stall	2 Stall	2 Stall	2 Stall	2 Stall	3 Stall	3 Stall
Max. Garage Size	2 Stall	2 Stall	2 Stall	2 Stall	3 Stall	4 Stall	4 Stall
Garage Loading	Front / Rear	Rear	Front	Front	Front / Courtyard	Front / Courtyard	Courtyard / Side
Garage Loading Repetition	na	na	na	na	Max. 2 front load next to each other	Max. 2 front load next to each other	na
Elevation Repetition	na	na	No more than every 3rd home nor across street	No more than every 3rd home nor across street	No more than every 3rd home nor across street	No more than every 3rd home nor across street	No more than every 3rd home nor across street
Exterior Color Repetition	na	na	na	na	No more than every 3rd home nor across street	No more than every 3rd home nor across street	No more than every 3rd home nor across street
Wiring	Prewire alarm and structured wiring	Prewire alarm and structured wiring	Prewire alarm and structured wiring	Prewire alarm and structured wiring	Prewire alarm and structured wiring	Prewire alarm and structured wiring	Prewire alarm and structured wiring
Fences *[if installed]*	5'-0" high bronze aluminum picket	5'-0" high bronze aluminum picket	5'-0" high bronze aluminum picket	5'-0" high bronze aluminum picket	5'-0" high bronze aluminum picket	5'-0" high bronze aluminum picket	5'-0" high bronze aluminum picket

Note: See Design Standards for additional requirements. ① Subject to easements and site drainage requirements. ② Includes the foyer, living, dining and family rooms, and kitchen. na = not applicable

GHP PHASE 5

Typical Lot Size:	50' x 120'	70' x 120'
Permitted Use:	**SFD**	**SFD**
Min. Air Conditioned Square Footage	2,000	2,300
Max. Air Conditioned Square Footage	3,200	3,800
Max. Air Conditioned Square Footage with Bonus Room	3,500	4,200
Max. Structure Height	35' 0"	35' 0"
Max. Lot Coverage	50%	50%
Structure: Min. Front Yard Setback	12' 0" to porch	12'0" to porch/20' to garage
Structure: Min. Rear Yard Setback	10' 0"	10' 0"
Structure: Min. Side Yard Setback	5' 0"	5' 0"
Structure: Min. Side Yard Setback - Corner Lot Side	15' 0"	15' 0"
Minimum Porch Depth	7'0"	7'0"
Minimum Porch Height	21" above grade	21" above grade
Pool and Patio Deck w/ Screen Encl: Min. Side Yard Setback 1	5' 0"	5' 0"
Pool and Patio Deck w/Screen Encl: Min. Rear Yard Setback 1	10'0"	5'0"
Pool and Patio Deck with Screen No Encl: Min. Side Setback 1	3'0"	3'0"
Pool and Patio Deck with Screen No Encl: Min. Rear Setback 1	10'0"	3'0"
Pool / Mechanical Equipment: Min. Side Yard Setback 1	2' 0"	2' 0"
Driveway: Min. Side Yard Setback	3' 0"	3' 0"
Min. Gas Appliances	3	3
Gas Piping for Min. Additional Appliances	1	1
Min. 1st Level Wall Plate Height: Main Body 2	9' 4"	9' 4"
Min. 1st Level Wall Plate Height: Secondary Bedrooms	8' 0"	9' 4"
Min. 2nd Level Wall Plate Height [excluding bonus areas]	8' 0"	9' 0"
Min. Wall Plate Height: Garage	8' 0"	9' 0"
Min. Entry Door Height	6' 8"	8'0"
Roofing Type	40yr Dimensional Fiberglass Asphalt Shingle	40 yr Dimensional Fiberglass Asphalt Shingle
Driveway Finishes	Concrete	Concrete
Min.Landscape Budget [wholesale] 1	$5,000.00	$7,500.00
Mailbox Type	2 Lots share	2 Lots share
Min. Garage Size	2 Stall	2 Stall
Max. Garage Size	3 Stall	3 Stall
Garage Loading/Setbacks	Rear loading with min.16' setback Attached	Front load min. 5' setback from front of porch
	Rear with 5' setback from alley ROW for detached	or courtyard 20' from ROW
Garage Loading Repetition	NA	no more than three front load in a row
Front Porch Requirements	50% of structure width, 7' deep, raised 21"	50% of structure width, 7' deep, raised 21" *Depends on style
Elevation Repetition	No more than every 3rd home nor across the street	No more than every 3rd home nor across the street
Exterior Color Repetition	No more than every 3rd home nor across the street	No more than every 3rd home nor across the street
Wiring	Prewire for alarm and structured wiring	Prewire for alarm and structured wiring
Perimeter Fences [if installed]		5' 0" ht. bronze aluminum picket

Note: See Design Standards for additional requirements. 1. Subject to easements and site drainage requirmeents. 2. Excludes street trees, sod, fill, irrigation and design fees.

Utilities and Related Services

SECTION	4.03
PAGE	01
DATE	07/15/03

1. **Utility and Service Companies**. Utilities and related services for the community are provided by the following companies:

☐ **Electric:**	Tampa Electric Company
☐ **Sanitary Sewer:**	City of Tampa
☐ **Potable Water:**	City of Tampa
☐ **Natural Gas:**	[*To Be Determined*]
☐ **Cable Television/Internet:**	[*To Be Determined*]
☐ **Telephone:**	Verizon Florida, Inc.

2. **Temporary Electric**. No overhead electric utility lines shall be permitted within the boundaries of a Lot, except for temporary lines as required during initial construction.

3. **Electric and Telephone**. The Developer is responsible for the installation of underground electric and telephone service as necessary to service the Lots within the community. As part of initial construction, Applicant shall be responsible for the cost and installation of any service line as may be necessary to connect the improvements to be constructed on a Lot to the primary or trunk service lines for such utilities, together will all related connection fees and service charges.

4. **Potable Water**. Developer is responsible for the installation of a water distribution system within the community, including service laterals stubbed to the Lot line. As part of initial construction, Applicant shall be responsible for the cost and installation of the water meter, meter box and service lines connecting the improvements on each Lot to the water meter.

   - ***The use of lakes within the community for irrigation on Lots or the installation of wells on Lots for potable or irrigation water is prohibited. Such prohibition shall not limit the Developer, the Association or the CDD from drawing upon lakes or installing and maintaining wells.***

5. **Non-Potable Water**. The Developer, the Association and/or the CDD may obtain permits for construction of a common irrigation distribution system to serve Lots and the Common Areas with reclaimed water. If constructed, such system will be stubbed out to the boundary of each Lot. The source of irrigation water for the Lots will be potable water until such time as reclaimed water may become available. If a Builder initially connects to the potable water system and reclaimed

water becomes available at a later date, the Lot Owner is obligated, at Lot Owner's expense, to connect the Lot's irrigation system to the reclaimed water system.

6. **Sanitary Sewers**. Developer is responsible for installing sanitary sewers within the community, including a lateral connection for each Lot. As part of initial construction, Builders are responsible for the cost and installation of the sewer service line and clean-outs, and connecting the improvement to be constructed on each Lot to the sewer lateral.

7. **Storm Drainage Sewers**. Developer is responsible for installing the storm drainage system servicing the community as required by governmental authorities with jurisdiction over such improvements.

8. **Natural Gas**. The natural gas provider will install and maintain an underground natural gas distribution system with lines stubbed out for each Lot. In accordance with the agreement between the natural gas provider and the Developer, Builders are obligated to arrange for the natural gas provider to install necessary gas piping from the Lot boundary to the home. In addition, Builders are responsible for the cost and installation of an "Energy Efficient Gas Appliance Package" for each home to include the following:

   - ☐ Energy efficient gas water heater
   - ☐ Energy efficient gas furnace
   - ☐ Energy efficient Range or Cook top [*as listed below*]

   Builders are required to offer for sale additional energy efficient gas appliances including, but not limited to, the following:

   - ☐ Dryer
   - ☐ Range
   - ☐ Cooktop
   - ☐ Oven
   - ☐ Cooktop / oven combination
   - ☐ Pool heater

   In the event a retail purchaser elects not to purchase the Energy Efficient Gas Appliance Package in a home as part of original construction, the Builder shall pay an additional $750.00 to the Developer for such home at closing.

9. **Cable Television and Internet Access**. The Developer is responsible for the

installation of a connected community system to provide television and high speed internet service for Lots within the community. As part of initial construction, Builders are responsible if typically paid by builder for service fees, connection charges, and the cost and installation of service lines from the boundary of the Lot to the distribution panel in each home.

10. **Structure Wiring Network Package**. As part of initial construction, Builders are responsible for the cost and installation of a structured wiring network package for each home to accommodate television, telephone and high-speed internet connectivity. Structured wiring packages shall be in accordance with the manufacturer, design and specifications on file with the DRC, and shall include, but not be limited to, a distribution panel, interface modules, and communications ports in major rooms throughout each home. The requirements for structure wiring network packages may vary by neighborhood and Lot size as determined by the DRC. The Developer reserves the right to specify a wiring vendor to be used by all Builders or, at the option of the Developer, to approve wiring vendors selected by Builders. Structured wiring requirements are on file with DRC administrator.

11. **Electronic Alarm System Wiring**. As part of initial construction, Builders are responsible for the cost and installation of ***wiring only*** for an optional electronic alarm system for each home. Wiring shall be in accordance with the manufacturer, design and specifications on file with the DRC, and shall include, but not be limited to, wiring for all openings and a control panel, silent alarm, keypads and line connections. Builders shall ensure the wiring vendor provides for "home run" wiring to all security monitoring points. Such system shall be of a type which transmits a signal to a central monitoring facility. The Developer reserves the right to specify a wiring vendor to be used by all Builders or, at the option of the Developer, to approve wiring vendors selected by Builders.

    Security alarms audible outside of the home must be connected to a monitoring service that is able to shut-off the alarm, or the security alarm must automatically shut-off after not more than fifteen [*15*] minutes. An external strobe light is not required, but one [1] such light is permitted and may be attached to the soffit on the front elevation of a home.

12. **Driveway Sleeves**. As part of initial construction, Builders are responsible for the cost and installation of driveway sleeves consisting of a 2" pipe, 5' back of sidewalk (ROW) that extends a min of 2' beyond driveway as may be necessary to accommodate cable and telephone lines.

General Considerations/Requirements

The Land Mar Group requires all homes within the Grand Hampton planned community to meet a minimum wiring specification that will provide a reliable, advanced foundation wiring system for today's modern home. This specification is a baseline, providing the ability to access to community based voice, data and video services that will set the foundation for the future. The system also provides a flexible, upgradeable platform for optional services. Many currently available, branded structured wiring systems and products meet or exceed this specification.

The Basic Wiring Package

(1) Structured Media Center (SMC): The SMC is a central junction box at least 14" wide by 14" high that will be used to house necessary splitters, amplifiers, and voice and data punch-down modules. The media center should include a 110 VAC duplex power outlet. Each home design will determine the location of the structured media center (SMC). Do not mount on a fire-rated wall; choose a dry and well lit room. Keep a minimum distance of 5 feet between the SMC and the service panel. The unit should be flush-mounted and 60" from the finished floor. A duplex AC power module, with a minimum of (1) 15 Amp outlet must be included. The SMC should be grounded.

(1) Multimedia Outlet: Home-run from the SMC using 100 MHz category 5 cabling to a specified location and configured with (3) 8P8C, RJ-45 category 5 compliant connectors (1-voice, 2-data) and (1) coaxial outlet for high-speed data connectivity. Terminated conductors should comply with the T568A wiring scheme for residential cable. Terminated in a single-gang 4-port wall plate.

(4) Telephone Outlets: Home-run from the SMC using 100 MHz category 5 cabling to specified locations and configured with (1) 8P8C, RJ-45 category 5 compliant connector. Terminated conductors should comply with the T568A wiring scheme for residential cable. Terminated in a single-gang 1-port wall plate. Twisted pair cables will be used for data and voice service and will be transported with a star wired ("home run") topology from the structured media center (SMC) using 4-Pair unshielded twisted pair category 5 cabling. The installed category 5 cables and associated hardware must have transmission characteristics specified up to 100 MHz and comply with the U.S. residential cabling standard ANSI/TIA/EIA-570-A.

(4) Coaxial Outlets: Home-run from the SMC using interior RG-6 coaxial cabling to specified locations and configure with (1) PPC RG59/6 Hex crimp connector. Installation and terminated should be performed in compliance with cable provider installation/test requirements. Terminated in a single-gang 1-port wall plate. Coaxial cable will be transported in a star wired ("home run") topology

from the structured media center using coaxial inside wire. The cable must be RG6 coaxial cable of double-shield construction, with a minimum 60% aluminum braid coverage and copper cad steel center conductor.

Connectors used must be PPC, RG-59/6 universal indoor or outdoor fittings. Connectors should be hex crimped and consistent with the manufacturer's recommendation for the cable type. All installed coaxial cabling and terminations must follow Bright House Networks installation requirements and comply with FCC regulations concerning signal leakage.

(1) Satellite Outlet: Home-run from the SMC using 100 MHz category 5 cabling to the specified location and configured with (1) 8P8C, RJ-45 category 5 compliant connector, home-run from the SMC using RG-6 interior coaxial cabling and terminated on a PPC RG 59/6 Hex crimp connector. UTP and coaxial cabling should be terminated in a single-gang 2-port wall plate.

Home-run from the SMC (1) RG-6 coaxial cable to the southwest corner of the home for dish termination.

Home Alarm System:
The added safety of a monitored home entry alarm system is a major consideration for today's homebuyers. A complete pre-wire system, with all windows and doors, will be included in the pre-wiring package for all homes in Grand Hampton. Other optional features may be added such as: glass break or motion detection sensors, fire and smoke detectors, or remote (panic) features. Homeowners may save up to 10-20% off homeowner's insurance rates with a monitored alarm system.

System Upgrades:
The established basic wiring package provides the capability for installation of additional services, like a video camera system for home monitoring on a selected television channel and adding single-port outlets that can be configured for either voice or data communications or upgrading to a whole house audio, surround sound and home theater system.

Common Wiring Requirements

The wiring system is laid out in a star topology, with the media center in the center of the star, and all cables "home-run" between the outlet and the media center. All home wiring system cable runs should be at least 6 inches or more from parallel electrical lines. Do not run cables through the same holes as electrical lines. Always cross over electrical lines at 90-degree angles where possible. Provide approximately 4 feet of extra cable at the control cabinet termination. Avoid sharp bends in the cable which may violate the manufacturer's minimum bend radius. Additionally, no splices are allowed in any cable runs. No staples can be used to secure cable.

All active and passive equipment must be mounted within the media center; each home-run cable should be clearly labeled. Completed installation should include a legible sticker in the inside door panel that identifies the purpose and location of each cable, the installation company name and point of contact phone number.

All cable connectors must be compliant with transmission characteristics of the installed wiring and terminated using the proper techniques to maintain high performance. Low quality connectors or cables and improper installation techniques must not be used, as they may lead to performance degradation and may disrupt the overall network or cause signal leakage in violation of FCC rules.

Installation should comply with the ANSI/TIA/EIA-570-A standard for residential cabling and current NEC and NFPA requirements.

Cabling terminated on a 110-style punch down block and designated for voice services in the media center must be minimally tested for continuity, wire map, length and insertion loss (less than .40 dB at 100 Hz). Cabling terminated on a Category 5 data module and designated for data must be field tested to a Category 5e standard. Testing includes wire map, length, insertion loss, near-end crosstalk, propagation delay, propagation delay skew, equal level far-end crosstalk loss, power sum near-end crosstalk loss, power sum equal level far-end crosstalk loss, and return loss.

Coaxial cabling must be tested in accordance with the installation/test requirements defined by the cable service provider.

Continuity tests are required for audio, security, and home automation cabling.

1. **Design Approval**. Exterior elevations and related materials, finishes and colors shall be shown on plans submitted for approval by the DRC as part of Design Review or Modifications Review [*as applicable*]. Approval of exterior design will consider mass and scale; materials, textures, colors and finishes; continuity between primary design elements and secondary surface treatments; placement of windows, doors and openings; and roof shingles and pitches. The massing of a home should be organized as a whole and should not appear as a mixture of unrelated forms. Detailing shall be compatible with other residences within the community and as set forth in this Manual. Exterior design and materials will be evaluated on a case-by-case basis and requirements may vary by neighborhood and Lot size.

2. **Maximum Height and Stories**. As defined by the City of Tampa, the maximum height of Structures shall not be greater than 35' for single-family units and 45' for multi-family units. No Structure for single-family homes shall exceed two stories, excluding living space contained within the limits of roof structures.

3. **Minimum Wall Plate and Entry Door Height**. The minimum wall plate and entry door height for Structures shall conform to the following:

Typical Lot Width	Product Type	Min. Entry Door Height	MINIMUM WALL PLATE HEIGHT			
			① 1st Level: Main Living Area	1st Level: Secondary Bedrooms	2nd Level [*excluding bonus areas*]	Garage
Townhome	MF	6'-8"	9'-4"	8'-0"	8'-0"	8'-0"
35'-45'	SFD	6'-8"	9'-4"	8'-0"	8'-0"	8'-0"
52'	SFD	8'-0"	9'-4"	8'-0"	9'-0"	8'-0"
50'	SFD	8'-0"	9'-4"	8'-0"	9'-0"	8'-0"
60'	SFD	8'-0"	10'-0"	9'-4"	9'-0"	8'-0"
75'	SFD	8'-0"	10'-0"	9'-4"	9'-0"	9'-4"
85'	SFD	8'-0"	11'-4"	9'-4"	9'-0"	9'-4"

① Includes the foyer, living, dining and family rooms, and kitchen.

4. **Exterior Structural Walls**. Concrete block, reinforced concrete or structural concrete panels are permitted for exterior walls on the first and second levels. Box outs, bay windows and other similar cantilevered elements may be constructed of

frame on the first level. Frame construction for walls is permitted on the second level only.

5. **Exterior Wall Finishes and Materials**. The exterior wall finishes listed below are "permitted" or "not permitted", subject to overall design approval. Other materials will be considered on their own merits by the DRC.

Permitted

- ☐ Stucco [*5/8" or greater cement-based finish*]
- ☐ Cementitious Finish [*cement-based or synthetic finish less than 5/8"*]
- ☐ Brick [*natural*]
- ☐ Stone [*natural, manufactured or cast*]
- ☐ Horizontal wood [*limited applications*]
- ☐ Fiber-cement siding

Not Permitted

- ☐ Aluminum siding
- ☐ Wood shingle siding
- ☐ Plywood or wood laminate siding
- ☐ Exposed concrete block
- ☐ Decorative concrete block
- ☐ Imitation brick

➢ ***For purposes of this Manual, "stucco" shall mean and refer to cement-based stucco, cementitious finishes and synthetic coatings, and "stone" shall mean and refer to natural, manufactured and cast products.***

6. **Stucco**. Smooth and lightly textured finishes are permitted. Excessive joining marks between coats of stucco, due to scaffolding and construction practices, must be avoided and may be a cause for rejection in the field by the DRC. If consistent with the architectural theme of a home, stucco embellishments may be used for window trim and eyebrows, lintels and keystones, door trim and surrounds, watertables, corner quoins and pilasters.

7. **Stone**. Subject to the approval of the DRC, natural stone and quality, manufactured or cast stone products are permitted for exterior wall applications and wainscoting, window sills and trim, lintels and keystones, door trim and surrounds, watertables, corner quoins and pilasters. Stone is also permitted for chimneys, privacy walls, service fences and planters. Unless otherwise approved

in writing by the DRC, stone wall veneers or wainscoting applications on front elevations shall wrap side elevations by a minimum of 12".

8. **Brick**. Woodmould and sandfaced bricks are permitted for exterior elevations, subject to overall design and color approval. Other brick textures will be evaluated on their own merit by the DRC.

   Modular (7 5/8"W X 2 1/4"H X 3 1/2"D) and standard (8"W X 2 1/4"H X 3 1/2"D) brick sizes are permitted. Other sizes will be evaluated on their own merit by the DRC, but are subject to disapproval.

   - ***The use of white, lightly colored, and certain blush bricks is not permitted. Imitation brick is not approved for exterior elevations.***

9. **Fiber-Cement Products**. Fiber-cement siding is permitted for exterior wall finishes, bay or box windows, fascias, dormers, cupolas and gable ends.

10. **Windows**. Exterior elevations shall take into consideration the need for windows and transoms of greater height to maintain proper scale and massing. Windows shall be typically rectangular in shape and the use of half-round and elliptical transoms are encouraged. Where appropriate, specialty windows may be used. The window types and features listed below are "permitted" and other designs will be considered on their own merits by the DRC.

Permitted Types

- ☐ Fixed
- ☐ Double-hung
- ☐ Casement
- ☐ Gliding

Permitted Configurations

- ☐ Rectangular [*with or without half-round or elliptical transoms*]
- ☐ Palladian
- ☐ Round [*specialty*]
- ☐ Elliptical [*specialty*]

Permitted Materials

- ☐ Aluminum
- ☐ Vinyl
- ☐ Vinyl Clad Wood
- ☐ Wood

Permitted Glazing

- ☐ True divided lights [*permitted for all elevations*]
- ☐ Simulated divided lights [*permitted for all elevations*]
- ☐ Full glaze [*no muntins*][*permitted for rear elevations only*]
- ☐ Combination full glaze and simulated or true divided lights [*permitted for all elevations*]

  - ➢ ***Glass block is not permitted on front elevations or side elevations located on the street side yard of Corner Lots.***

11. **Window/Door Embellishments**. Windows and entry doors shall employ architecturally acceptable details such as surrounds, eyebrows, lintels, keystones or sills. Window embellishments may consist of stucco, brick, cast stone or formed synthetic products as may be approved by the DRC.

    In order to create a "dimensional effect", all window embellishments on front, rear, or side elevations exposed to a street shall have a Finished Dimension of ¾" or greater. Scored stucco bands with a smooth sand finish in lieu of raised bands are permitted on side elevations not exposed to the street. In the event a smooth sand finish is used on the overall exterior, a raised band is required.

12. **Reflective Window Coverings and Film**. All windows which are visible from the street or dwellings on other Lots shall have window coverings which have a white or off-white backing or blend with the exterior color of the dwelling. Reflective window coverings and glass or film with reflective properties are not allowed on any Structure. Light grey and light bronze tinting and film are permitted. All other tint colors must be approved by the DRC, but are subject to disapproval.

13. **Ornamental Metal**. If consistent with the architectural theme of a home, ornamental metal may be used for pot and flower box shelves, windows grilles, balconets, and balcony railings. Ornamental metal grilles shall be delicate and decorative in appearance. Security bars and similar devices are not permitted.

    - ➢ ***Fire safety codes regarding egress are the responsibility of Applicants and not the DRC.***

14. **Wood**. Wood may be used for minor infill areas and other limited applications, such as entry doors, columns, railings, fascias, eave brackets, and bay or box windows.

- ***Fiber-cement products or other approved synthetic materials must be used in place of wood for exterior siding, soffits, dormers, cupolas, gable ends or raised porches/decks.***

15. **Balustrades**. If consistent with the architectural theme of a home, balustrades may be used for balconets, balconies, exterior stairs and ponywalls. Subject to approval of proposed design elements, the following materials are "permitted" for railing caps, balusters and stretchers:

    - ☐ Cast stone
    - ☐ Cast cement

16. **Railings**. Railings shall be consistent with the architectural theme of a home and may be constructed of the following:

    - ☐ Wood
    - ☐ Painted Aluminum
    - ☐ Polyvinyl

17. **Cornices and Friezes**. Subject to approval of proposed design elements, cornices and friezes are permitted on exterior elevations and may be constructed from stucco, cast stone or synthetic products.

18. **Exterior Mouldings and Brackets**. Formed synthetics and cast stone are "permitted" for exterior mouldings, subject to design approval. Wood may be used for eave brackets and knee brackets for balconets and box or bay windows.

19. **Columns**. The number, scale and style of columns shall be consistent with the architectural theme and massing of the Structure. The following materials are "permitted" for columns:

    - ☐ Reinforced concrete [*with stucco*]
    - ☐ Concrete block [*with stucco*]
    - ☐ Formed synthetics
    - ☐ Cast stone
    - ☐ Wood

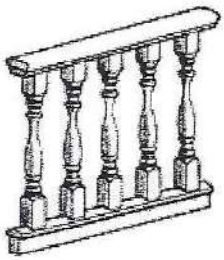
20. **Quoins**. Depending on the architectural theme of a home, quoins may be composed of stucco or stone for stucco wall finishes. Subject to approval of

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Porch & Balcony Balustrades



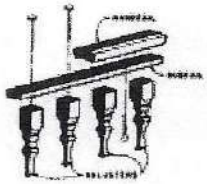
BALUSTRADE - Individual Balusters (either Turned or Sawn) assembled with Railings into complete sections.

Balustrades are visually pleasing at a finished height of 30" - 32". For second story porches and balconies, at least 36" is necessary for safety. Local building codes should always be followed.

In addition to height, there are several other "Balustrade questions" to consider. Do you prefer turned or sawn Balusters? Plain or fancier Handrailing? Sub-rail? Sloped-top Bottom Rail? Let's consider these in order...

Balusters Type of Baluster is a matter of personal choice. If using Turned Balusters, our 3" size is much better when used with 6" Porch Posts. If the budget allows, this size is also more pleasing with 5" Posts. To achieve the best effect, spacing should be about 6" on center.

Sawn Balusters are traditionally installed with edges touching (be sure to paint all surfaces before installation), but they may be installed with space between each.



Sub-rails Handrailing is also a matter of personal taste, but we would strongly recommend using Sub-rail with your Handrail. This will greatly simplify installation, as shown here. Handrail channel, if present, must, of course, match the actual width of your intended Balusters and the width of Sub-railing.

Nail through the top of the Sub-rail, into the top of the Baluster. Then, screw through bottom of the Sub-rail into bottom of Handrail... and no nails or screws will show!

In addition to simplifying installation, Sub-railing has other important advantages. It adds extra height to the Handrail, giving it a more expensive look, but at little extra cost. Also, actual Handrailing can be installed after all other construction is complete, limiting possible damage during construction. And third, since the Handrail is a separate piece, it's very easy to paint it a different color, should you prefer.

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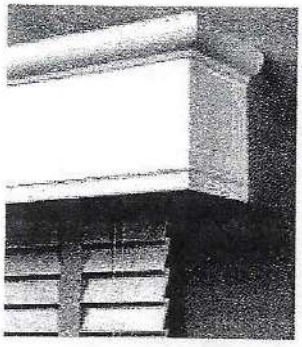
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WINDOW DESIGNER™ CORNICES

Our Cornices are an inexpensive yet elegant addition to any window. They come standard with a hardwood cover which protects headrail operating mechanisms from dirt and dust, or use it to display picture frames, and other decorative items. The Manchester and the Somerset gives you the opportunity to be creative wit room in the house. Use your imagination to create a unique look that reflects your personality. **Our Cornic fabulous alone or they can be customized to fit any décor.**

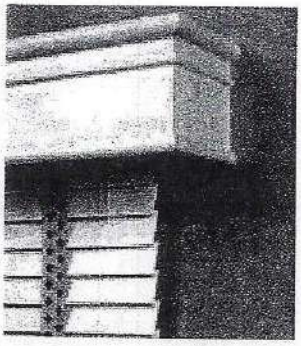
COLOR SELECTION & PRICES | MEASURING | INSTALLATION

FABRIC-COVERED CORNICE BOARDS AND VALANCES



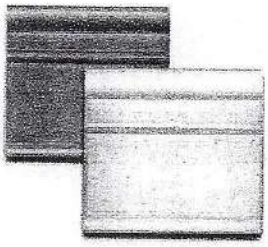
Somerset Cornice

Material:	Polystyrene
Standard Return:	5½"
Minimum Return:	2 ¼"
Maximum Return:	9"
	9"
Minimum Width:	143"
Maximum Width:	8¾"
Standard Height:	



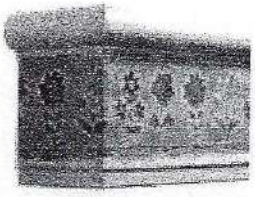
Manchester Cor

Material:	P
Standard Return:	5
Minimum Return:	2
Maximum Return:	9
	9
Minimum Width:	1
Maximum Width:	7
Standard Height:	



NEW!!! Our Manchester profile now comes in 2 woodtones.

Here are some decorating tips for a fully custom look:



WD™ Cornices can be decorated with wallpaper borders.

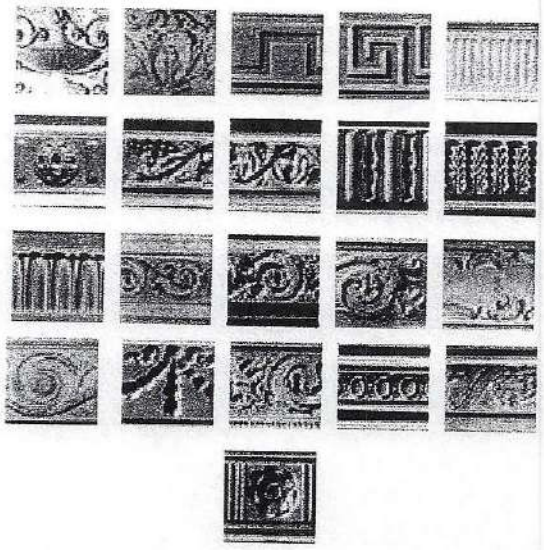
< The flat segment of the Somerset cornice accepts wallpaper borders up to 5" wide.

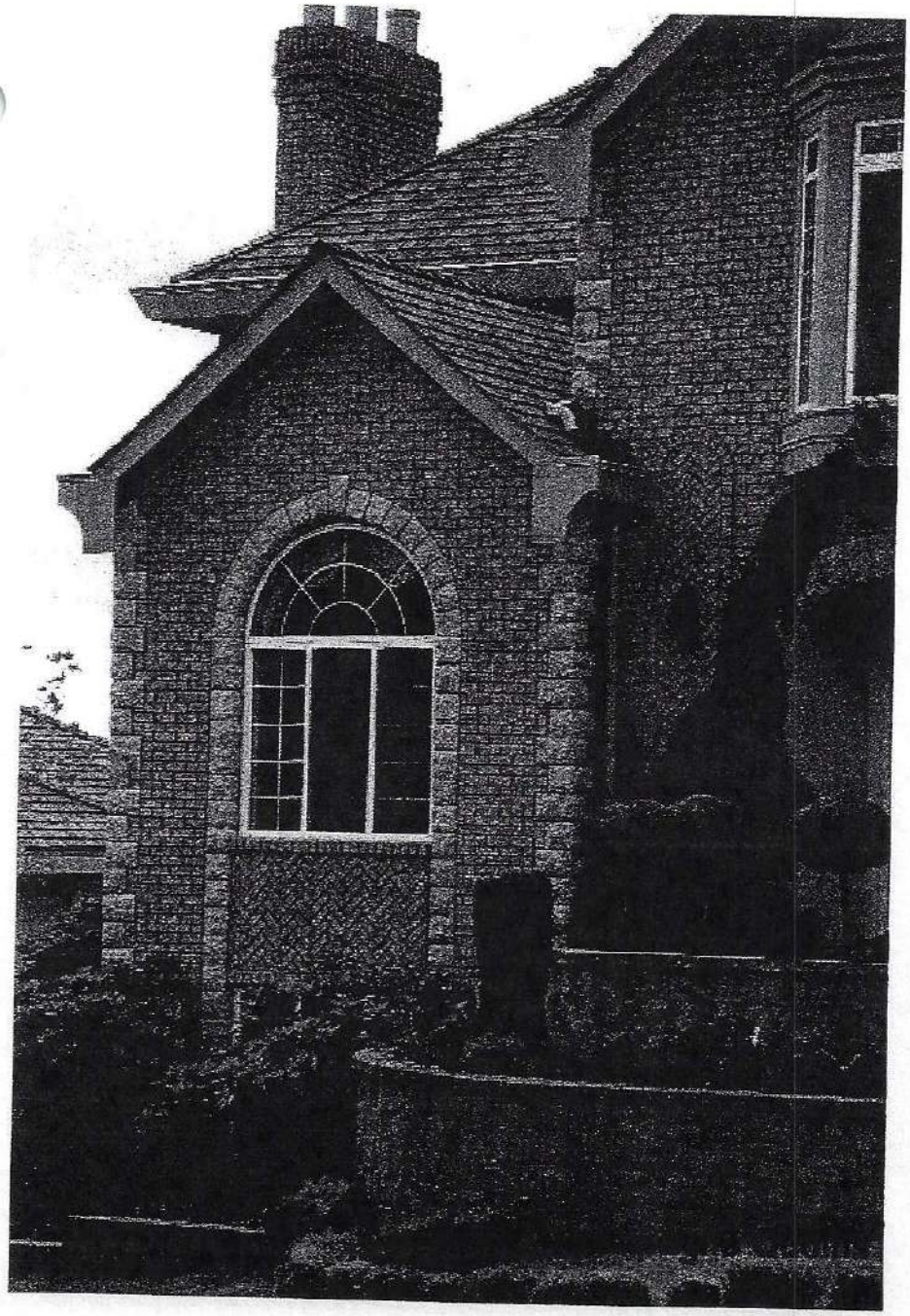
< The flat segment of the Manchester cornice accepts wallpaper borders up to 3½" wide.

Products

Friezes

The frieze is a decorative horizontal strip, running below the cornice and sitting flush against the wall. Most friezes are supplied in 6.5 foot lengths, but specific designs may vary. Drawings of the site are always helpful; otherwise, room perimeter measurements are necessary when ordering friezes, in addition to indicating the number of inside and outside corners. Extra footage may be necessary for pattern matching.





proposed design elements, the following types are "permitted":

Permitted Faces
- ☐ Flat faced
- ☐ Chamfered

Permitted Layouts
- ☐ Stacked corners [*even leg lengths and tight spacing*]
- ☐ Alternating stacked corners [*uneven leg lengths and tight spacing*]

➢ ***Quoins with excessive horizontal staggering or excessive vertical spacing are not permitted.***

21. **Front Entry Doors**. As a minimum standard, front entry doors must be 6'-8" in height for townhomes and 35-45' lots and 8'-0" in height for homes on all other Lot sizes. Specialty treatments are encouraged, such as transoms, glass side lights, and surrounds of wood, stucco, and stone or formed synthetics. Entry doors may be composed of glass, wood, fiberglass or metal.

➢ ***For additional details on exterior elevations, refer to the following:***

Roofs and Dormers ..... Section 4.05
Fireplaces and Chimneys ..... Section 4.06
Awnings and Shutters ..... Section 4.09
Exterior Colors ..... Section 4.13
Exterior Lighting ..... Section 4.14

Roofs and Dormers

SECTION	4.05
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DATE	07/15/03

1. **Design Approval**. The elevation and top view of roofs and related details shall be shown on plans submitted for approval by the DRC as part of Design Review or Modifications Review [*as applicable*].

2. **Roof Styles and Pitches**. Roof structures may be conventionally framed or constructed of pre-fabricated trusses. Except for flared eaves, the minimum pitch shall be 6 on 12 for primary roof structures. Higher pitches are encouraged. For secondary elements, the minimum pitch may be lower with the written approval of the DRC as long as any such elements are used on a limited basis and are considered essential to the overall architectural character of the home.

   → THE MINIMUM ROOF OVERHANG SHALL BE 12"

   A flat roof with a parapet or a flat roof with an entablature may be approved if it is part of an integral design element such as an entry portico, a covered porch, or a second floor balcony extending over a porch or living space below. Visor roofs or roof extensions may be used above windows and balconies. Eave brackets should be included, if appropriate.

   Subject to design approval, the roof styles below are permitted. Other styles will be considered on their own merits by the DRC.

   - ☐ Gable [*with or without flared eaves*]
   - ☐ Hip [*with or without flared eaves*]
   - ☐ Jerkin
   - ☐ Gambrel
   - ☐ Shed [*limited applications*]
   - ☐ Conical, hexagonal, octagonal and pyramidal [*limited applications*]
   - ☐ Visor [*limited applications*]
   - ☐ Flat with parapets and/or entablatures [*limited applications*]

3. **Roof Materials**. The following roof materials are permitted subject to approval of manufacturers, series and colors:

Typical Lot Width:	TH	35'-45'	52'	50'	60'	75'	85'
Product Type	MF	SFD	SFD	SFD	SFD	SFD	SFD
Dimensional Fiberglass Asphalt Shingles		●	●		●		
Flat Tile [*integral color only*]	●			●		●	●
Barrel Tile [*integral color only*]	●			●		●	●
"S" Tile [*integral color only*]	●			●		●	●
Roll Tile [*integral color only*]	●			●		●	●

Subject to design approval, metal roofs are permitted on a limited basis for selected design elements such as raised-roofed entries, bay windows, copulas, dormers, flared eves and the secondary truss element of a Boston hip roof.

- ***The approval of roof material types does not imply that all manufacturers and colors within a manufacturer's series are permitted.***
- ***Cedar shakes, non-dimensional asphalt shingles, and the use of slurry coats on tile are "not permitted".***
- ***Aluminum pan type roofs, typically associated with porch and screen enclosures, are not permitted for new construction or modifications.***

4. **Eaves**. The use of boxed eaves with brackets or raked eaves with exposed rafters are permitted where appropriate.

See detail NEXT PG.

5. **Dormers**. The dormers listed below are permitted subject to overall design and other styles will be considered on their own merits by the DRC.

   - ☐ Gable dormer
   - ☐ Hip dormer
   - ☐ Flat arch dormer
   - ☐ Eyebrow dormer
   - ☐ Wall dormer
   - ☐ Shed dormer

See detail NEXT PG.

6. **Cupolas**. Cupolas with glass panes or louvered vents are permitted with approval of design elements by the DRC.

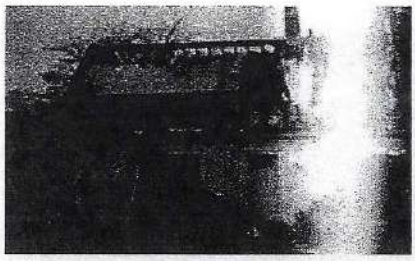
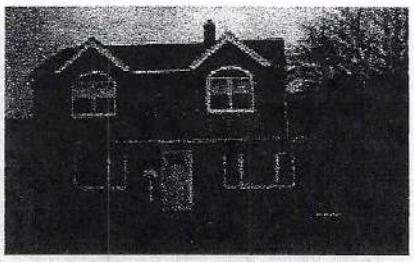
7. **Roof Elaborations**. Sphere, pendant and spear point finials must be in keeping with the architectural theme of a home and will be considered on their own merits by the DRC.

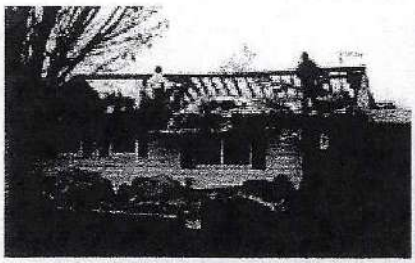
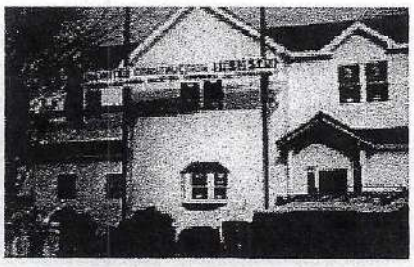
Dormers

Unlimited Construction offers many options for expanding your living space. Weather you would like to raise the attic roof, add an attached garage, or just extend your home, we can do it all. From frameing to finishing, these projects are always specific to your house's architecture. If you would like to learn more about your options contact us or fill out the Free Estimate request form.

Here are some examples of Dormers we have built. These are intended to show some of the many options available.

Before After

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- Ordering & Shipping
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Cupolas
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- About Cupolas
- Sizing Cupolas
- Installing Cupolas
- Green vs. Natural
- Ordering & Shipping

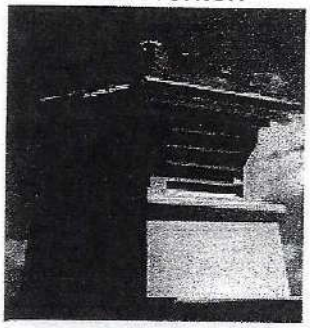
Other Info
- Birdfeeders
- Birdhouses
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- What's New
- Home

Weathervanes of Maine
Searsport, ME
207-548-0050
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Click on any photo below for an enlarged view and complete product description.

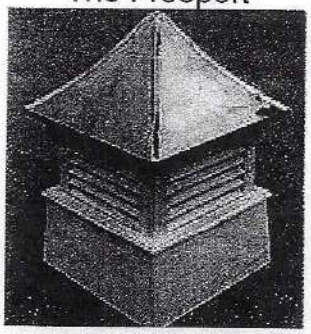
The Trenton



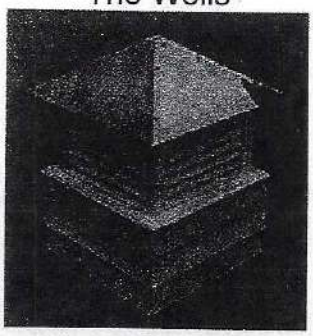
The Searsport



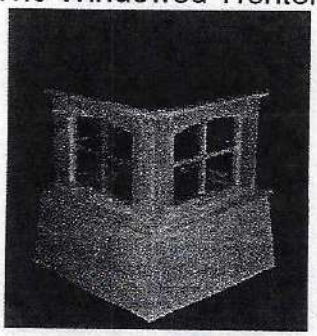
The Freeport



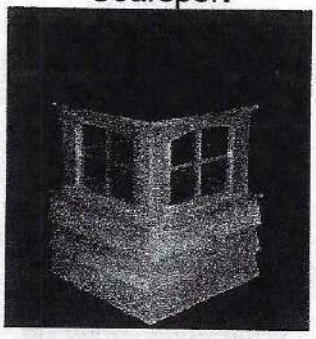
The Wells



The Windowed Trenton



The Windowed Searsport



The Windowed Freeport

The Windowed Wells

8. **Plumbing and Vent Stacks**. All plumbing stacks, roof jacks, goose neck vents and gas vents must be installed on slopes not visible from the street or side yard of Corner Lots where possible by code. All such stacks must be painted to blend with the roof color, except for copper, which may remain unfinished.

9. **Ridge Vents**. If dimensional fiberglass asphalt shingles are approved, ridge vents must be "concealed" and covered with a ridge cap shingle. Roof vents for tile roofs may be exposed or concealed. Exposed vents must be located off the ridge and not visible from the street or side yard of Corner Lots. All exposed roof vents must be painted to blend with the roof color, except for copper which may remain unfinished.

10. **Valleys and Flashing**. All valleys may be galvanized steel, aluminum or copper. Readily visible flashing shall be painted to match surrounding surfaces, except for copper, which may remain unfinished. All valleys on roofs with dimensional fiberglass asphalt shingles must be "closed".

11. **Skylights**. Skylights may be installed on rear slopes only and not visible from the street or side yard of Corner Lots. Reflective glazing is not permitted.

12. **Fascias**. Fascias shall be a minimum of 6" on all elevations. The materials listed below are permitted. Other types will considered on their own merit by the DRC:

    - ☐ Wood
    - ☐ Fiber-cement
    - ☐ Painted aluminum
    - ☐ Prime trim

13. **Soffits**. The materials listed below are permitted for soffits. Other types will be considered on their own merit by the DRC:

    - ☐ Painted aluminum
    - ☐ Fiber-cement
    - ☐ Stucco [*over wire lath*]

14. **Gutters and Downspouts**. Copper gutters and downspouts may remain unfinished. All other gutters and downspouts shall be white or painted to match the color of the fascia.

Fireplaces and Chimneys

SECTION	4.06
PAGE	01
DATE	07/15/03

1. **Fireplace Types**. The following types of fireplaces are permitted:

   - ☐ Masonry firebox and flue [*wood-burning or gas*]
   - ☐ Pre-fabricated metal firebox and flue [*wood-burning or gas*]
   - ☐ Pre-fabricated metal firebox with direct vent [*gas*]

   Fireplaces may be located outside the exterior wall or plane of a Structure, inside and flush with the exterior wall or plane, or internal to the Structure. Fireplaces penetrating an exterior wall shall extend from the foundation up. No cantilevered chimneys are permitted.

2. **Chimney Materials**. Chimney details shall be shown on floor plans and elevations submitted for Design Review or Modifications Review [*as applicable*]. Chimneys shall be finished with stucco, stone or brick as suggested by the architectural theme of the Structure.

   - ➢ ***No chimneys shall be permitted to be clad with wood siding, cedar shingles, or fiber-cement products.***

3. **Chimney Caps**. Product photos for chimney caps shall be submitted for approval as part of Design Review or Modifications Review [*as applicable*]. Subject to approval of design elements, the following chimney caps are "permitted":

   - ☐ Arched crowns [*with stucco, stone or brick veneer*
   - ☐ Half-round caps [*with stucco, stone or brick veneer*]
   - ☐ Decorative metal cowling [*copper or painted metal*]

   Other chimney caps will be considered on their own merit by the DRC. Chimneys finished with stucco must feature a banded lip [*continuous horizontal band around top edge*] unless it can be shown by the Applicant that this feature is not consistent with the architecture of the home. The use of an intermediate horizontal band is encouraged. Metal spark arresters must have a cowling or other decorative surround approved in writing by the DRC. Other than copper, all metal spark arresters must be painted a color consistent with the exterior colors approved for the Structure.

   - ➢ ***Applicants, and not the DRC, are solely responsible for determining if fireplaces, chimney caps and cowlings are approved by fire codes and the fireplace manufacturer [if applicable].***

Garages and Driveways

SECTION	4.07
PAGE	01
DATE	07/15/03

1. **Minimum Garage Requirements and Sizes**. All homes must be initially constructed with an attached or detached garage which shall contain the minimum/maximum number of stalls as shown in the table under exhibits in this section.

   - ***Except for the construction of model homes used for marketing purposes, the conversion of garage interiors to air conditioned living space is not permitted for initial construction or modifications to an existing home if such conversion results in less than the minimum stalls and standards in this section.***

   - ***The construction of living quarters above detached garages is permitted, subject to overall design approval of the DRC.***

2. **Driveway Locations**. Driveways shall be set back a sufficient distance from side lot lines to accommodate surface drainage in swales. Driveways shall not be permitted within less than 3'-0" of the side lot line within 20' from the front lot line.

3. **Garage Loading Conditions and Repetition**. Allowable garage loading conditions for all Lot sizes are shown under exhibits in this section. A maximum of two 3-stall front loaded garages are permitted on adjoining lots in neighborhoods planned for typical lots of 60' and 75' widths. This provision does not apply to any other neighborhoods.

   - ***Split garages and other combinations not shown will be evaluated on a case-by-case basis by the DRC.***

   All front-loaded garages shall integrate sufficient details to enhance the appearance and to reduce expanses of vertical space through the use of architectural appropriate treatments, such as expanded overhangs, stucco or cast stone surrounds, corner quoins, pilasters, watertables, banding, decorative vents and decorative gable-end appliques.

   For 3-stall garages, the architectural design must minimize the effect of contiguous garage doors along a single plane. Options available to Applicants must include one or more of the following as necessary to mitigate this condition:

- ☐ Incorporating sufficient architectural details and embellishments [*OR*]
- ☐ Providing a planter with a cluster of accent palms and shrubbery to create a visual break between two of the stalls. The planter shall be a minimum of 2'-0" x 4'-0". [*OR*]
- ☐ Offsetting two of the stalls by 2'-0" to create two wall planes and to facilitate a change in the roof structure. [*OR*]
- ☐ Extending the roof overhand and adding columns to create the appearance of a covered walk with recessed garage doors.

4. **Garage Door Designs**. Garages doors for new construction or modifications shall incorporate decorative detailing such details include glass panes, applied mouldings or other embellishments. The use of custom doors and unique designs are highly encouraged.

5. **Garage Door Widths and Heights**. The minimum width for garage doors shall be 8'-0" for a 1-car stall and 16'-0" for a 2-car stall. The maximum height shall be 8'-0".

6. **Garage Door Openers**. As part of initial construction, all overhead garage doors shall be equipped with automatic door openers.

7. **Driveway and Apron Layouts**. Driveways shall conform to the standard driveway and apron details shown under exhibits in this section. Layouts shall be indicated on site plans submitted for Design Review or Modifications Review [*as applicable*].

   - ***After initial construction, driveways may not be enlarged or altered in any manner without the approval of the DRC.***

8. **Driveway Widths**. The width of driveways at the entry to a Lot shall conform to the standards under exhibits in this section.

9. **Driveway Materials and Finishes**. Driveway materials and finishes shall conform to those shown under exhibits in this section. For neighborhoods which permit brick trim or brick pavers, a color product photo showing proposed patterns, banding and colors shall be attached to the Design Review Application or Modifications Review Application [*as applicable*].

- *In neighborhoods which permit the use of brick trim or brick pavers, such materials may be installed from the garage to the back of the curb. In such cases, the portion of the driveway in the area of the sidewalk must be placed at the same slope as required for the sidewalk.*
- *After initial construction, driveways may not be painted, stained, sealed or resurfaced without the approval of the DRC.*
- *No family names, initials, numbers, crests, logos or similar items may be applied to or set in driveway surfaces during new construction or after completion of a home.*

EXHIBIT:
Garage Types and Driveway Finishes

SECTION	4.07
PAGE	04
DATE	07/15/03

Type of Garage	Max. Driveway Width at Entry to Lot	
	2-Stall Garage	3-Stall Garage
Front Load Entry	18'-0"	22'-0"
Courtyard Load Entry	14'-0"	14'-0"
Side Yard Load Entry	14'-0"	14'-0"

NOTE: Split garages and other exceptions will be reviewed on a case-by-case basis by the DRC.

Garage Loading							
Typical Lot Width:	Townhome	35'-45'	52'	50'	60'	75'	85'
Product Type:	MF	SFD	SFD	SFD	SFD	SFD	SFD
Front Entry: 1Stall	●						
Front Entry: 2 Stalls	●		●	●	●		
Front Entry: 3 Stalls					●	●	
Rear Entry: 1 Stall	●						
Rear Entry: 2 Stalls	●	●					
Courtyard Entry: 2 Stalls					●		
Courtyard Entry: 3 Stalls					●	●	●
Courtyard Entry: 4 Stalls						●	●
Side Yard Entry: 3 Stalls							●
Side Yard Entry: 4 Stalls							●

NOTE: Split garages and other exceptions will be reviewed on a case-by-case basis by the DRC. A maximum of two 3-car front loaded garages are permitted on adjoining lots in neighborhoods planned for typical lots of 60'. A maximum of Two front loaded garages (either 2-car or 3-car) are permitted on lots of 75' width.

Driveway Finishes							
Typical Lot Width:	Townhome	35'-45'	52'	50'	60'	75'	85'
Product Type:	MF	SFD	SFD	SFD	SFD	SFD	SFD
Concrete	●	●	●	●	●		
Concrete with Brick Trim						●	
Brick Pavers							●

NOTE: Brick patterns, banding and colors are subject to approval of the DRC.

EXHIBIT:
Driveway and Sidewalk Details

SECTION	4.07
PAGE	05.A
DATE	11/13/2002

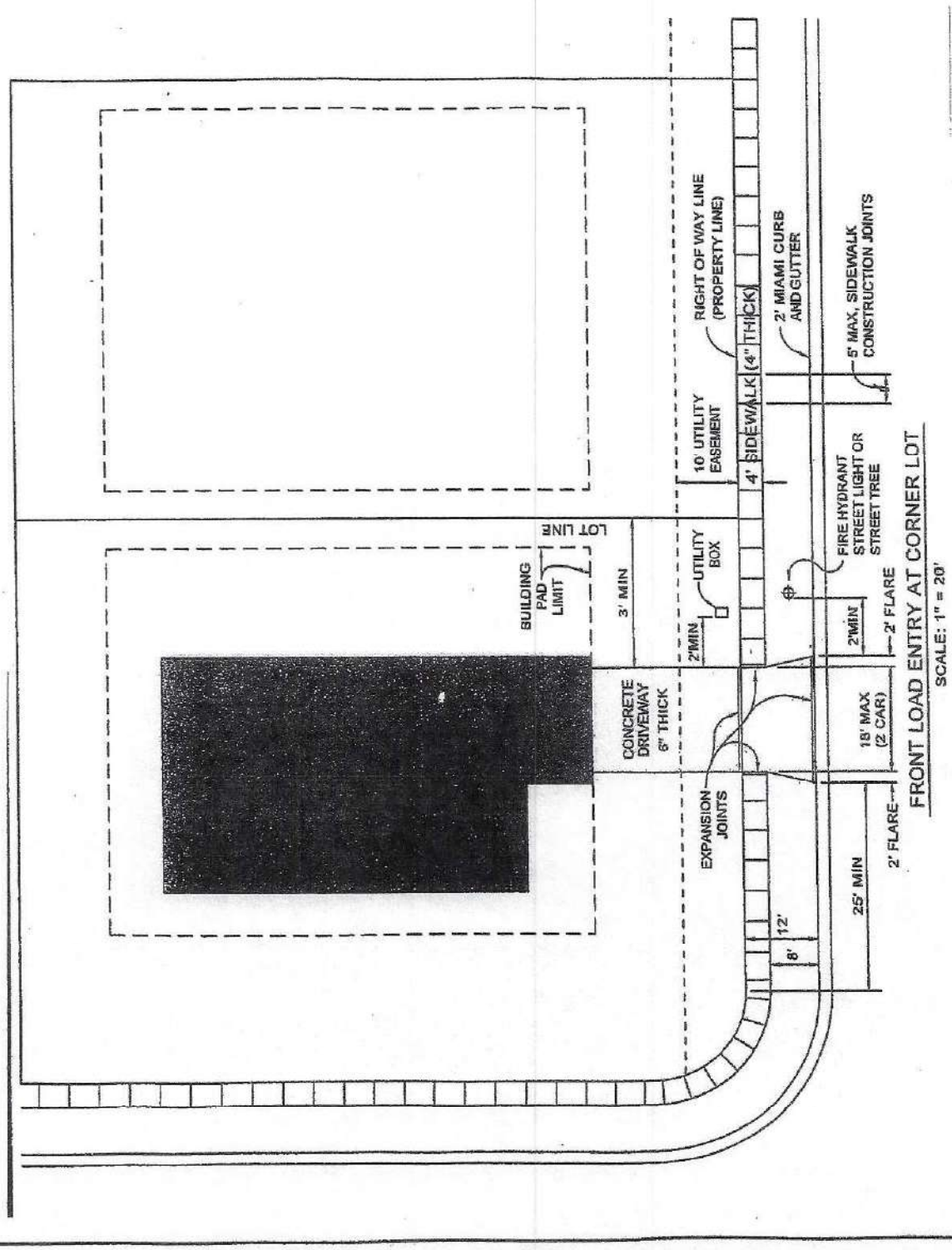


EXHIBIT:
Driveway and Sidewalk Details

SECTION	4.07
PAGE	05.B
DATE	11/13/2002

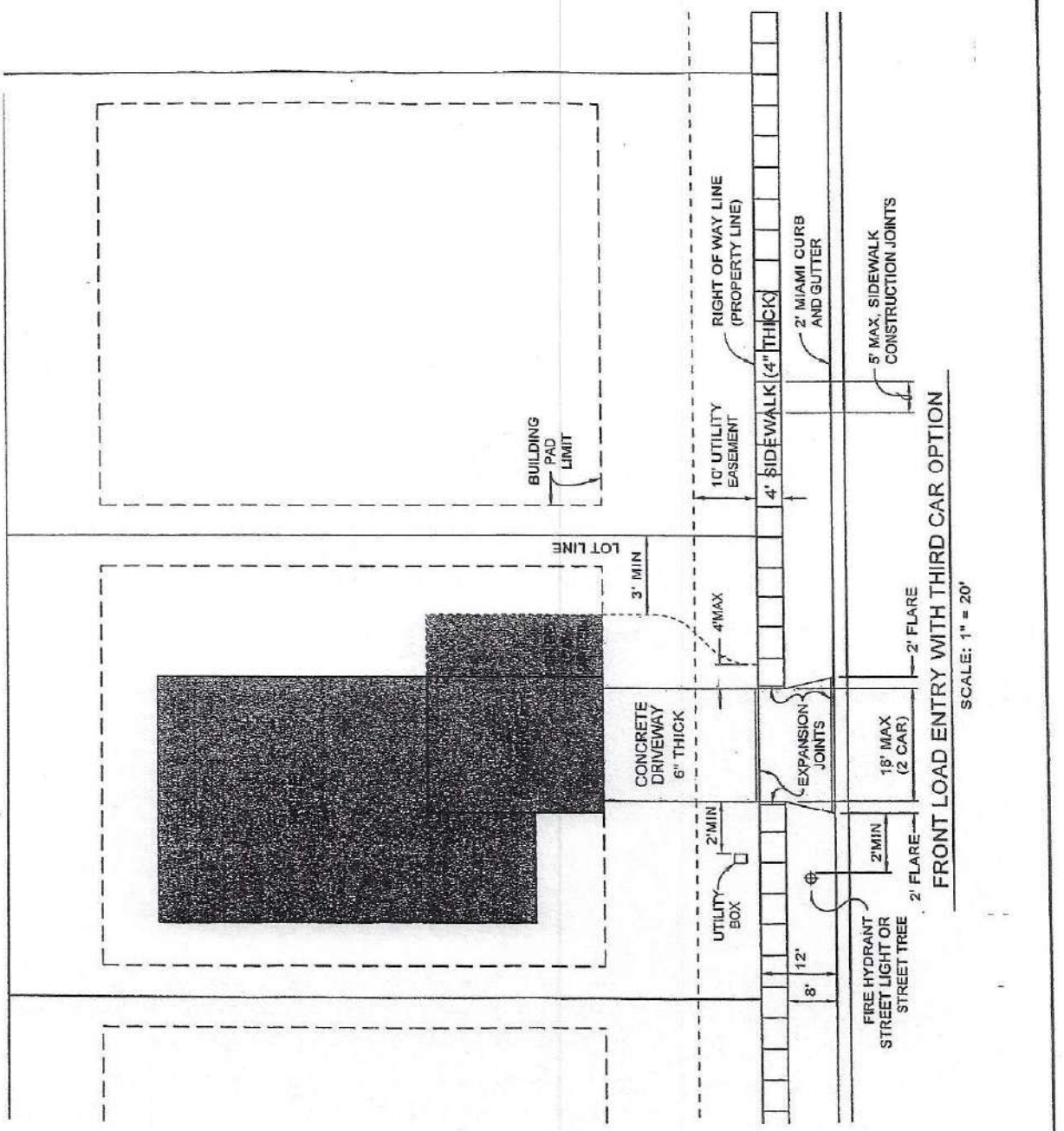


EXHIBIT:
Driveway and Sidewalk Details

SECTION	4.07
PAGE	05.C
DATE	11/13/2002

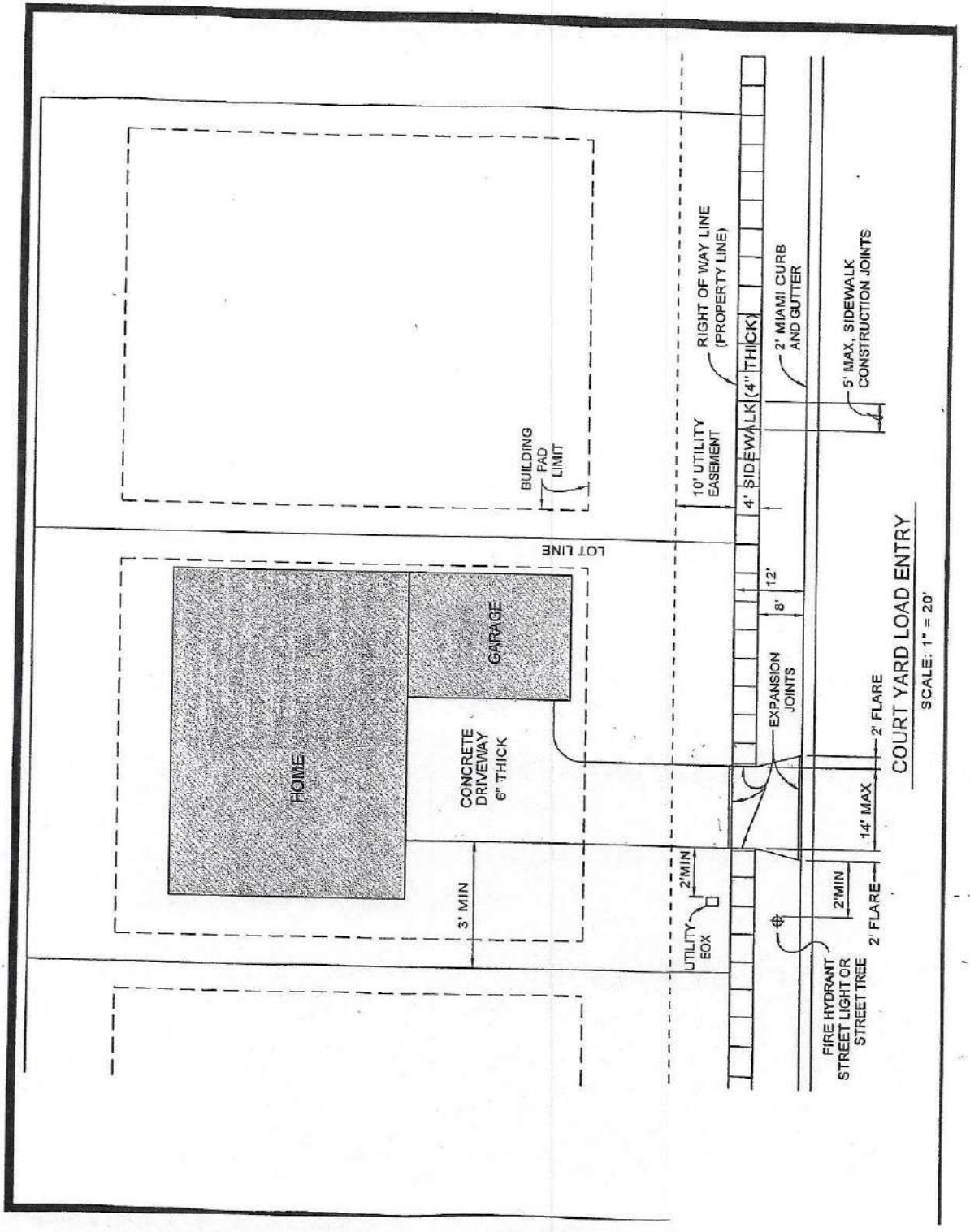


EXHIBIT:
Driveway and Sidewalk Details

SECTION	4.07
PAGE	05.D
DATE	11/13/2002

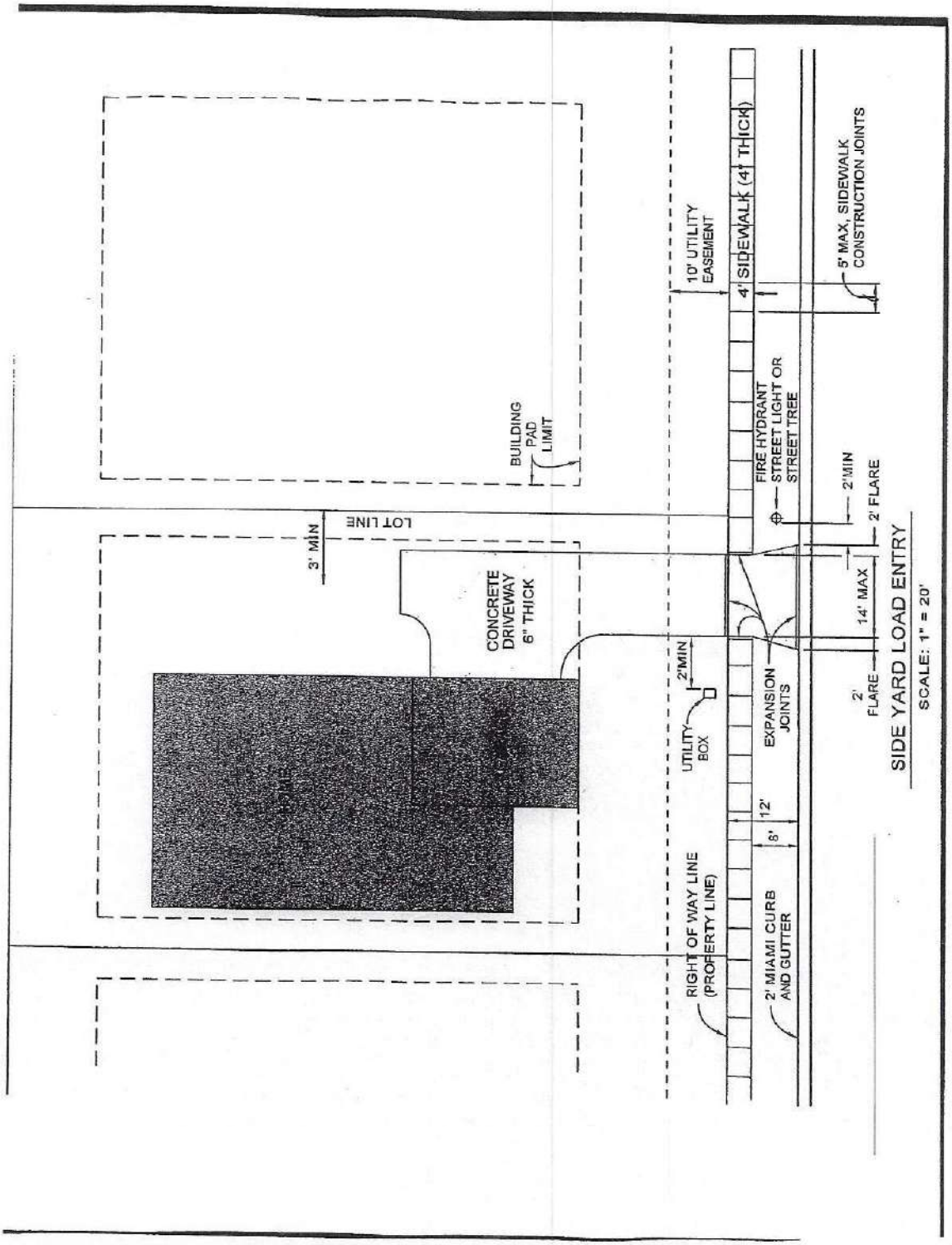


EXHIBIT:
Driveway and Sidewalk Details

SECTION	4.07
PAGE	05.E
DATE	11/13/2002

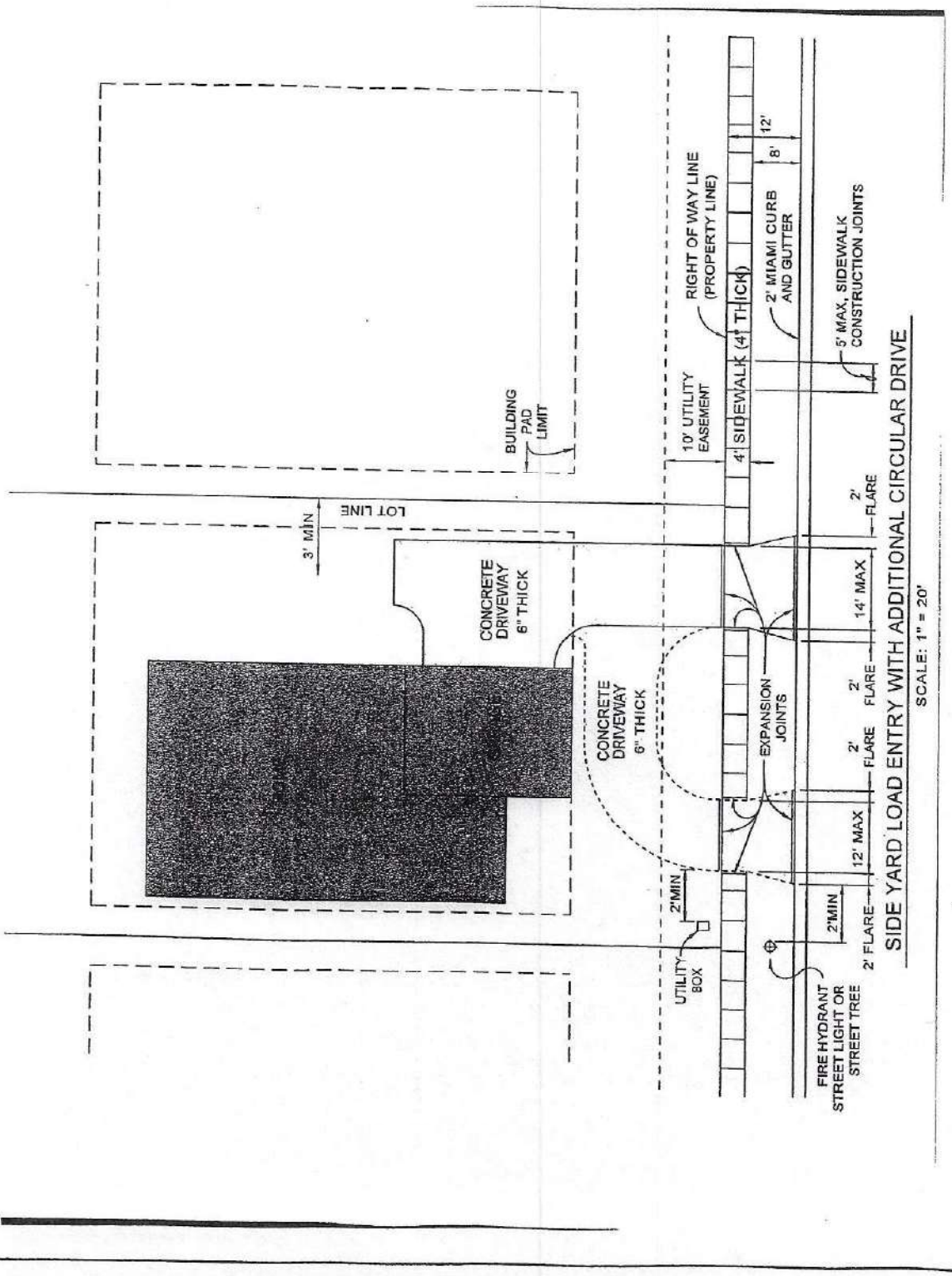
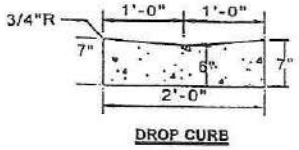
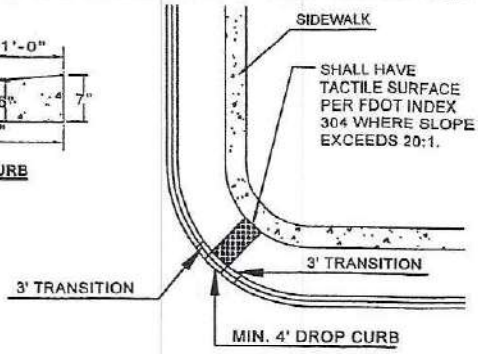


EXHIBIT:
Driveway and Sidewalk Details

SECTION	4.07
PAGE	05.F
DATE	11/13/2002



DROP CURB

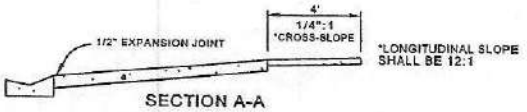


DESIGN ELEMENTS

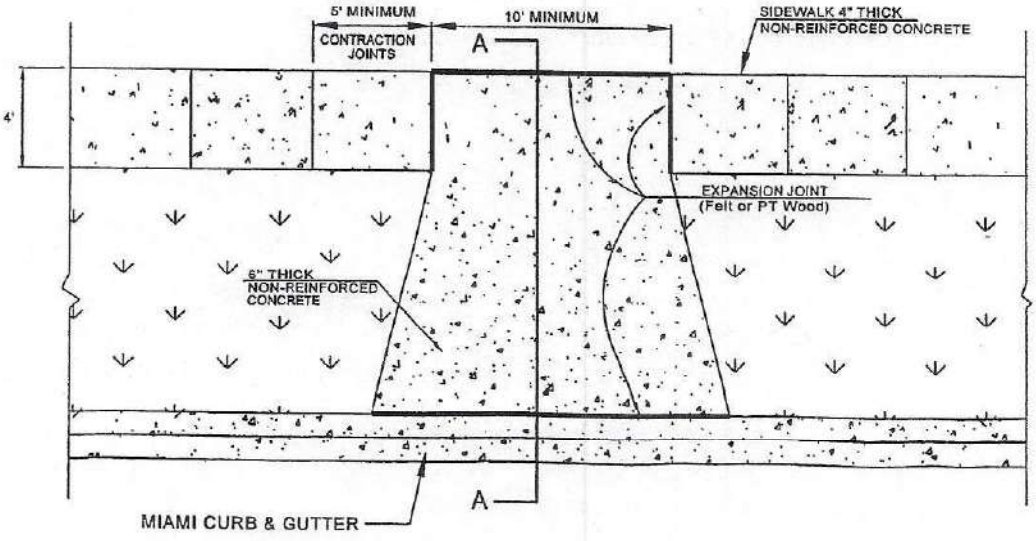
A. CONSTRUCTION

1. Sidewalks shall be constructed of Portland Cement concrete, Class 1/ Materials and methods of construction shall conform to the Florida DOT Standard Specifications for Road and Bridge Construction, latest edition, and the Americans with Disabilities Act, 49 CFR. Standard thickness shall be four (4) inches, with the exception of the following:
   a. Sidewalks at commercial and residential driveways, and in areas fronting retention / detention ponds, shall be six (6) inches thick.
2. Sidewalks shall be no less than five (5) feet in width along arterial and collector roads and no less than four (4) feet in width on local roads with 5-foot by 5-foot passing area every 200 feet.
3. Handicap ramps are required where sidewalks meet upright curbing. A drop curb section shall be required when utilizing Miami-type curbing.
4. When using sawed contraction joints the depth is be a minimum of 1 inch.
5. Expansion joints are required between sidewalks and curbing, driveways and all fixed objects and at intervals specified by FDOT.
6. At intersections, whenever the subdivision/commercial site boundary line and the right-of-way line of a City roadway coincide, the sidewalk shall extend to the edge of pavement of the existing roadway if rural conditions exists, or to the back of curb of the existing roadway if urban conditions exist. The developer shall also provide the standard curb cut and handicap ramp when connecting to an existing urban section.

EXPANSION JOINTS REQUIRED BETWEEN SIDEWALKS AND DRIVEWAY (UNLESS POURED MONOLITHIC), BACK OF CURB, EXISTING SIDEWALK AND ALL OTHER FIXED OBJECTS.



SECTION A-A



Entry Walkways and Community Sidewalks

SECTION	4.08
PAGE	01
DATE	07/15/03

1. **Entry Walkways**. For dwellings with a front, courtyard or side loaded garage, the entry walkway shall extend from the driveway to the front entry door. For dwellings with a rear yard garage, the entry walkway shall extend from the common walk proximate to the front lot line to the front entry door. All entry walkways shall be at least 36" in width and shown on the site plan submitted for Design Review or Modifications Review [*as applicable*]. A color product photo showing proposed patterns, banding and colors for walkway finishes must be attached. Subject to overall design approval, permitted materials and finishes are shown under exhibits in this section.

2. **Community Sidewalks**. As part of original construction, Applicant shall be responsible for the construction of sidewalks fronting on the Lot. Sidewalks shall be installed as required by the City of Tampa or any other governmental authority having jurisdiction over the Property. Where required, sidewalks shall conform to the following requirements:

   - ☐ Sidewalks for a Lot shall be installed in locations as shown on the Sidewalk Plan for the Property.
   - ☐ Sidewalks shall be constructed of Portland Cement concrete, Class 1. Materials and methods of construction shall conform to the Florida DOT Standard Specifications for Road and Bridge Construction, latest edition, and the Americans with Disabilities Act, 49 CFR.
   - ☐ Sidewalks at residential driveways and in areas fronting retention or detention ponds shall be 6" thick. All other sidewalks inside Neighborhoods shall be 4" thick.
   - ☐ Sidewalks shall be no less than 4'-0" in width on local roads.
   - ☐ As shown on the Sidewalk Plan for the Property, sidewalks at intersections shall extend to the back of the curb. Curb cuts and handicap ramps are required.
   - ☐ Contraction joints are required at a minimum of 5'-0" intervals. When using sawed contraction joints, the depth is to be a minimum of 1½".

- ☐ Expansion joints are required between sidewalks and driveway [*unless poured monolithic*], back of curb, existing sidewalk, all fixed objects and at intervals specified by FDOT.

  - ➢ ***With the approval of overall design, pavers and specialty finishes for driveways may be installed from the garage to the back of the curb. In such cases, the portion of the driveway in the area of the sidewalk must be placed at the same slope as required for the sidewalk.***

  - ➢ ***Portions of sidewalks damaged after initial installation shall be patched or replaced by the Applicant prior to receipt of a certificate of occupancy. The proper location and elevation grade of sidewalks are the responsibility of the Applicant.***

  - ➢ ***See Driveway and Sidewalk Details in Section 4.07.05.***

EXHIBIT: Entry Walkway Materials and Finishes

SECTION	4.08
PAGE	03
DATE	07/15/03

Materials and Finishes	Walkways	
	Permitted	Not Permitted
Broom finish concrete with 4" picture frame edging	●	
Broom finish concrete with no picture frame edging		●
Broom finish concrete with color agents		●
Broom finish concrete with exposed natural stone aggregate	●	
Broom finish concrete trimmed in pavers or brick	●	
Concrete with specialty coatings		●
Stamped concrete with approved color agent	●	
Brick	●	
Brick pavers	●	
Natural stone pavers	●	
Precast or interlocking concrete pavers	●	
Stone set in mortar		●
Composite Tile		●
Decomposed granite, gravel or river rock		●
Asphalt		●
Chattachoochee set in epoxy		●
Mulch, pine bark or pine straw		●

NOTE: Walkways are subject to approval of manufacturers, materials, finishes, patterns and colors.

Awnings and Shutters

SECTION	4.09
PAGE	01
DATE	07/08/2024

1. **Fabric Awnings.** Fabric covered awnings for window openings or door entries may be used on a limited basis for controlling glare and for decorative purposes with the approval of the DRC. Awnings shall be compatible with the architectural theme and exterior colors of the Structure. Awnings for patios, decks and porches are not permitted. Product photographs and fabric swatches must be submitted for Design Review or Modification Review [as applicable].

   - **Fabric coverings must be maintained in a good, neat and attractive condition. If fabric coverings are removed and not replaced, frames must also be removed.**

   - **Retractable awnings are not permitted.**

2. **Decorative Shutters.** Shutters are considered "decorative" if they are used primarily for ornamental purposes and not certified as hurricane shutters. Decorative shutters are permitted for all elevations provided such details are consistent with the architectural theme and exterior colors of the Structure. Shutters may be fixed or operable, and mounted to one or both sides of a window or from the top of a window as may be appropriate.

   The following shutters are permitted, subject to approval of overall design:

Permitted	Not Permitted
☐ Louver	☐ Painted Aluminum
☐ Panel	☐ Polyvinyl
☐ Batten	☐ Formed Synthetics

3. **Approval of Hurricane Shutters.** If hurricane shutters are planned for a Structure, approval is highly recommended at time of Design Review rather than as part of a modification to an existing Structure. Installation details, product photos and color samples must be submitted for Design Review or Modifications Review [as applicable]. The type, manufacturer, installation, and color of hurricane shutters are subject to approval of the DRC.

4. **Types of Hurricane Shutters.** Hurricane shutters include **temporary** and **permanent** types. Generally, more than one type of hurricane shutter is required to provide protection for doors, windows and fixed glass openings. Subject to design standards in this section, the following types of hurricane shutters are permitted:

Temporary Hurricane Shutters

- ☐ Removable corrugated steel panels
- ☐ Removable aluminum panels
- ☐ Polycarbonate panels

Permanent Hurricane Shutters

- ☐ Roll-down shutters
- ☐ Colonial and Bahama shutters

- **Other products, materials and types of hurricane shutters will be considered on a case-by-case basis by the DRC.**
- **Verification of hurricane certification for shutters is the responsibility of the Applicant and not the DRC.**
- **Accordion shutters are not permitted.**

5. **Temporary Hurricane Shutters.** Temporary hurricane shutters may be fabricated of corrugated steel, aluminum, or polycarbonate panels and may be used on all elevations of a Structure. However, permanently affixed tracks must not be visible from the street, side yard of Corner Lots or adjoining Lots. In locations where permitted, permanently affixed tracks and all other mounting brackets and attendant hardware shall be painted to match or blend with the color of the door frame, window frame, wall or other surrounds to which such items are attached.

6. **Roll-Down Shutters.** Roll-down shutters may be made of foam-filled aluminum, extruded aluminum and other approved materials. Roll-down shutters are approved for all elevations and must be concealed from view inside the roof soffit or in other locations not visible from the street, the side yard of Corner Lots or adjoining Lots.

7. **Colonial and Bahama Shutters.** With the approval of the DRC, Colonial and Bahama shutters, which have been certified as hurricane shutters, are permitted for permanent installation on all elevations if consistent with the architectural theme of the Structure. Colonial shutters may be mounted to one or both sides of a window. Bahama shutters are hinged at the top and held in place by support rods

8. **Use and Operation of Hurricane Shutters.** **Temporary hurricane panels** must be stored inside the Structure and only installed as provided below. **Permanent hurricane shutters** may be attached to the Structure and remain in place at all time. However, this type of shutter must be in the "open" position except when a tropical storm or hurricane is imminent.

   Temporary hurricane panels may be installed, and permanent hurricane shutters may be "closed" upon issuance of a tropical storm or hurricane watch. Temporary hurricane panels must be removed, and permanent shutters released to the "open" position within five [5] days after a watch or warning is lifted.

   - **Arrangements for the installation or removal of hurricane shutters are the responsibility of Owners.**

Porches, Patios, Pools, Spas and Screen Enclosures

SECTION	4.10
PAGE	01
DATE	07/15/03

1. **Design Approval**. The location and design details of covered porches, patio decks, pools, spas and screen enclosures shall be submitted for approval by the DRC as part of Design Review or Modifications Review [*as applicable*].

2. **Front Yard Porches**. Front yard porches with on-grade slabs or raised foundations are permitted, provided such improvements are consistent with the architectural theme of the home and located within the Maximum Buildable Area. Approved finishes for on-grade and raised porches are shown under exhibits in this section.

   Raised front yard porches shall be designed with a foundation wall on all exposed sides. The deck portion of raised porches may be infilled with quality composite planks over crawl space or with concrete with approved finishes and edging. Natural wood product are not permitted.

   Steps for raised porches may be constructed of stone, brick or concrete with approved finishes and edging. Wood or composite planks are not permitted for entry steps.

   - ***Front yard porches may not be enclosed with screening.***

3. **Other Porches, Patio Decks and Pool Decks**. Subject to easements, setbacks and site drainage requirements, covered porches and open patio decks are permitted in side and rear yards or in the internal open space area of Structures designed with a central courtyard or atrium. Pool decks without a screen enclosure and unroofed patio decks without a screen enclosure must be set back at least 3'-0" from both the side and rear lot lines. The setback for pool decks with a screen enclosure is 5'-0" from both the side and rear lot lines. Porches with a conventional roof must be located within the Maximum Buildable Area. Setbacks and allowable finishes are shown under exhibits in this section.

   - ***Covered porches must be integrated into the roof system of the Structure with approved materials and finishes. Corrugated fiberglass panels, canvas, vinyl, fabric, aluminum pan roof panels or similar materials are not permitted for porch covers or roofs.***

4. **In-Ground Pools and Spas**

   A. **Location**. In-ground pools and spas may be located in rear yards or in the internal open space area of Structures designed with a central courtyard or atrium. Setbacks for in-ground pools and spas are shown under exhibits in this section.

   B. **Pool Equipment**. All pumps, filtration and other equipment must be buffered from the street and adjoining Lots by a service fence, wall or landscaping as provided in this manual. Pool equipment must be set back at least 2'-0" from the side lot line.

      - ***Above-ground or portable pools are not permitted, except for baby pools which are removed when not in use.***

5. **Portable Spas**. Portable spas are permitted if located under a covered porch or in the internal open space area of Structures designed with a central courtyard or atrium.

6. **Pool and Spa Protection**. Pools and spas are must be protected on exposed sides by a screen enclosure or a fence as provided in this manual. As an alternative, spas may be enclosed by a protective cover with a locking device.

   - ***Compliance with building and safety codes are the responsibility of the Applicant and not the DRC.***

7. **Screen Enclosures**. Subject to easements, setbacks and site drainage requirements, screen enclosures may be used to enclose the sides and overhead of an open patio or pool deck.

   A. **Roofs**. Screen enclosures shall be attached to and integrated with the Structure. No flat roofs are permitted on screen enclosures, except for the internal open space area of Structures designed with a central courtyard or atrium.

   B. **Frames**. White or bronze screen frames are permitted.

C. **Screening**. Black or charcoal screening is permitted.

D. **Setbacks**. Setbacks for patio and pools decks with screen enclosures are shown under exhibits in this section. All setbacks are subject to easements and site drainage requirements.

- ***Screen enclosures may not be higher than the ridgeline of the roof on any 1-story home. For 2-story homes, the height of screen enclosures may not exceed 75 percent of the combined wall plate heights of the first and second story or approximately 1½ stories. Homes encompassing a combination of 1- and 2-story elements will be evaluated on a case-by-case basis by the DRC.***

- ***The roof of screen enclosures may not be covered with corrugated fiberglass panels, canvas, vinyl, fabric, aluminum pan roof panels or similar materials.***

EXHIBIT: Setbacks and Finishes

SECTION	4.10
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SETBACKS							
Typical Lot Width:	Townhome	35'-45'	52'	50'	60'	75'	85'
Product Type:	MF	SFD	SFD	SFD	SFD	SFD	SFD
Pool or Patio Deck with Screen Enclosure: Min. Side Yard Setback	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
Pool or Patio Deck with Screen Enclosure: Min. Rear Yard Setback	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"	5'-0"
Pool or Patio Deck with No Screen Enclosure: Min. Side Yard Setback	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
Pool or Patio Deck with No Screen Enclosure: Min. Rear Yard Setback	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"	3'-0"
Pool / Mechanical Equipment: Min. Side Yard Setback	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"	2'-0"

NOTE: All setbacks are subject to easements and site drainage requirements.

PORCH AND DECK FINISHES				
Materials and Finishes	Entry Stoops / Front		Other Porches / Patio Decks	
	Permitted	Not Permitted	Permitted	Not Permitted
Broom finish concrete with picture frame edging	●		●	
Broom finish concrete with bull nose edging	●		●	
Broom finish concrete with no picture frame edging		●		●
Broom finish concrete with color agents	●		●	
Broom finish concrete with exposed natural stone aggregate	●		●	
Broom finish concrete trimmed in pavers or brick	●		●	
Concrete with specialty coatings	●		●	
Brick	●		●	
Brick pavers	●		●	
Natural stone pavers	●		●	
Precast or interlocking concrete pavers	●		●	
Stone set in mortar	●		●	
Composite tile	●		●	
Wood		●		●
Recycled plastic and wood polymer composites	●		●	
Chattachoochee set in epoxy		●		●

Fences, Walls and Planters

SECTION	4.11
PAGE	01
DATE	07/15/03

1. **Design Approval**. The location and design details of all fences, walls and planters shall be submitted for approval by the DRC as part of Design Review or Modifications Review [*as applicable*]. Perimeter and pool fences shall conform to a standard design established by the DRC. All other types of fences, walls and planters are considered custom in nature and, in addition to showing the location, Design Documents shall include elevations with full details and finishes, such as colors, caps, specialty bands, tile inserts or decorative embellishments.

2. **Classifications**. Depending on location and function, fences and walls are classified as one of the following:

   - ☐ Perimeter fences
   - ☐ Pool fences
   - ☐ Privacy walls
   - ☐ Service area walls
   - ☐ Planters and decorative walls
   - ☐ Buffer walls and fences

   - ➢ ***Walls and fences intended to serve as dog runs are not permitted on any Lot.***

   - ➢ ***Wall and fence classifications, locations and types will be reviewed on a case-by-case basis by the DRC. The view of walls and fences from the street, adjoining Lots or Common Areas will be taken into consideration in the review process.***

3. **Locations**. Unless otherwise approved in writing by the DRC, fences, walls and planters shall be limited to the locations as provided in this section. Due to site conditions, swale grades, drainage and easements, locations may become more restrictive as may be determined by the DRC on a case-by-case basis. Fences and walls may not impede drainage for the Lot upon which such improvements are proposed or for any adjoining Lots.

   - ➢ ***If fences, walls and planters are approved within an easement of record, the Owner shall be responsible for the prompt removal and replacement of any such improvements and related landscaping as may be required for access by the Developer, Association, CDD or grantee of the easement.***

4. **Perimeter Fences**. Subject to standard design criteria in this section, perimeter fences may be used to enclose portions of side and rear yards.

   A. **Location: Interior Lots**. A perimeter fence for an ***Interior Lot*** may extend from a point 10'-0" behind the facade of a Structure to the side property line on each side and, thereafter, to and across the rear property line.

   B. **Location: Corner Lots**. On the interior side yard of a ***Corner Lot***, a perimeter fence may extend from a point 10'-0" behind the facade of a Structure to the side yard property line and, thereafter, to the rear property line. On the street side yard of a ***Corner Lot***, a perimeter fence may extend from the rear corner of a Structure to the Maximum Buildable Area line and, thereafter, along the Maximum Buildable Area line to and across the rear property line.

   C. **Height**. Perimeter fences shall be 5'-0" in height.

   D. **Design**. Perimeter fences shall be open-picket in style and conform to a standard design, finish, color, height, post and gate detail as provided in this section.

5. **Pool Fences**. If a Builder or Lot Owner constructs a swimming pool or in-ground spa, it must be protected with a screen enclosure or a pool fence. The requirements for a pool fence are the same as for perimeter fences, except pool fences typically require a smaller portion of the Lot and must be equipped with safety latches on gates.

6. **Privacy Walls**. Privacy walls shall be restricted to ***limited applications***, such as providing additional privacy for a specific room with extensive glass walls within a Structure or for the internal open space area of a Structure designed with a central courtyard or atrium. Privacy walls shall include a cap detail for definition. Depending on the location and height of a privacy wall, intermediate detailing may be required, such as specialty bands, tile inserts or decorative embellishments.

   A. **Location: Front Yard** — For the sole purpose of screening a bathroom, a privacy wall may extend up to 8'-0" beyond the front plane of the Structure, but not more than 5'-0" beyond the Maximum Buildable Area in the front yard.

B. **Location: Interior Lots** Only to the extent necessary to satisfy its intended purpose as determined by the DRC, a privacy wall for an ***Interior Lot*** may be located between a point 10'-0" behind the front plane of a Structure and the rear of a Structure and extending to the side property line.

C. **Location: Corner Lots** The requirements above for an Interior Lot apply to the interior side yard of a ***Corner Lot***. However, along the street side yard, a privacy wall may extend to and along the line of the Maximum Buildable Area only to the extent necessary to satisfy its intended purpose as determined by the DRC.

D. **Height:** 5'-0" [*maximum*]

E. **Gate Materials:**
(1) Polyvinyl
(2) Painted aluminum

F. **Wall Materials:**
(1) Stone
(2) Brick
(3) Concrete block [*with stucco, stone or brick applications*]

7. **Service Area Walls**. Service equipment must be buffered by either landscaping or a service area wall only to the extent necessary to reduce noise and/or screen air conditioning compressors, pool/spa equipment, utility connections, garbage receptacles and log storage from the street, adjoining Lots or Common Areas. Service area walls shall be limited to a maximum height of 5'-0" and may be constructed of stone, brick or concrete block with stucco, stone or brick applications. Slabs located inside service fences shall be designed for positive drainage. The location and construction of a service area wall may not impede site drainage between Lots.

8. **Planters and Decorative Walls**. Planters and decorative walls, such as balustrades, may be permitted on a ***limited basis*** for landscape purposes and to define entry walks or outdoor spaces. Subject to overall design approval, planters and decorative walls located in the front yard area must be at least 10'-0" behind the front Lot line and 3'-0" from the side Lot line. Unless otherwise approved in

writing by the DRC, decorative walls and planters shall be limited to a height of 30".

9. **Buffer Walls and Fences**. Buffer walls or fences and related easements may be required by the Developer on selected Lots to increase privacy for adjoining Lot Owners or between Lot Owners and Common Areas. If required, buffer walls or fences shall be installed in accordance with a design determined by the Developer.

EXHIBIT:
Perimeter & Pool Fence Specifications

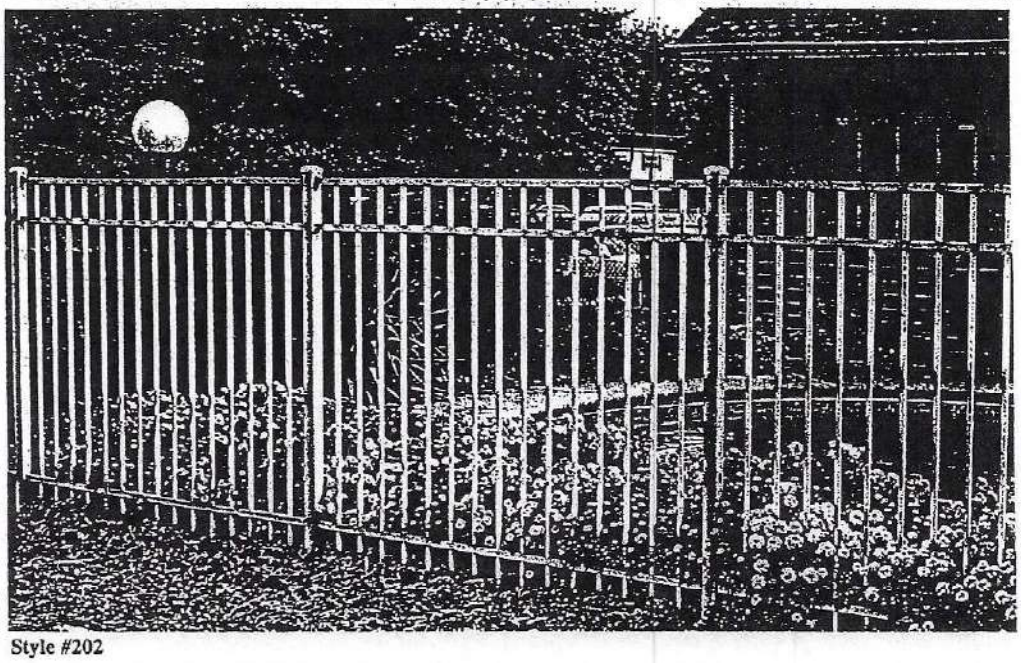
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ITEM	STANDARD
Manufacturer	Jerith / Style #202 or equal
Material	Extruded aluminum
Pickets	5/8" sq. x .050" thick
Picket Spacing	3 13/16"
Finials	None
Scrolls	None
Ball Caps	Yes
Top Rail	1" sq. x .055" thick
Intermediate Rail	1" sq. x .055" thick
Bottom Rail	1" sq. x .055" thick
Section Posts	2" sq. x .060" thick
Post Spacing	72 1/2" on center
Color	Bronze
Finish	Polyester powder coating or electrostatic paint
Height	5'-0"
Single Gate Width	36" [*minimum*] / 48" [*recommended*]
Gates for pool fences must be equipped with self-closing and self-latching devices.	

EXHIBIT:
Perimeter & Pool Fence Designs

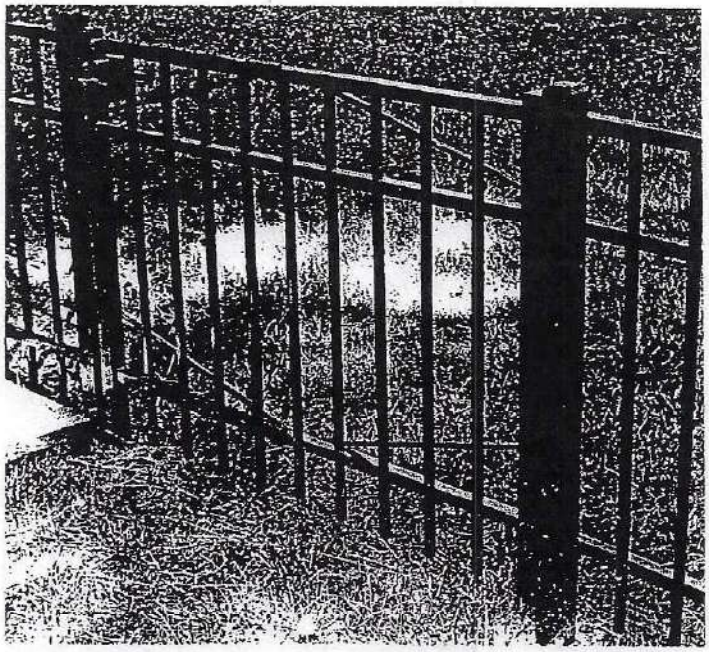
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APPROVE PERIMETER AND POOL FENCE SECTION AND POST DESIGN



Style #202

APPROVED PERIMETER AND POOL FENCE GATE DESIGN



Style #202 Gate

Accessory Structures

SECTION	4.12
PAGE	01
DATE	07/08/2024

1. **Design Approval.** The location and appropriate design details for Accessory Structures shall be submitted for approval by the DRC as part of the Design Review or Modification Review [as applicable]. Design Documents shall include top views, elevations, exterior finishes, colors and related details. All Accessory Structures shall be located within the Maximum Buildable Area or as otherwise approved by the DRC. The design, materials and colors of Accessory Structures shall be compatible with the principal Structure to which they apply.

2. **Classifications.** Subject to the approval of DRC, the types of Accessory Structures listed below are "permitted" or "not permitted". Other types of Accessory Structures will be evaluated on their own merits but are subject to disapproval.

Permitted

- ☐ Detached gazebos
- ☐ Detached pavilions
- ☐ Detached cabanas
- ☐ Detached pergolas
- ☐ Detached trellises
- ☐ Detached garages
- ☐ Detached guest houses
- ☐ Detached barbecue stations
- ☐ Detached little Libraries
- ☐ Exterior fixed generators
- ☐ Fuel storage tanks

Not Permitted

- ☐ Detached storage or tool sheds
- ☐ Dog houses

3. **Detached Pergolas and Trellises.** Detached pergolas or trellises are an effective method of producing shade and defining outdoor spaces. Subject to overall design approval, detached pergolas and trellises are permitted within the Maximum Buildable Area or as otherwise approved by the DRC.

4. **Detached Pergolas and Trellises.** Detached pergolas or trellises are an effective method of producing shade and defining outdoor spaces. Subject to overall design approval, detached pergolas and trellises are permitted within the Maximum Buildable Area or as otherwise approved by the DRC..

5. **Detached Garages and Guest Houses**. Garages and guest houses may be detached from the principal Structure or attached by a breezeway, subject to overall design approval. The construction of living quarters above detached garages is also permitted. Detached garages and guest houses shall be located within the Maximum Buildable Area and consistent with the design, materials and colors of the principal Structure to which they apply.

6. **Barbecue Stations**. Subject to overall design approval, free-standing or open- air barbecue stations are permitted in rear yards within the Maximum Buildable Area or as otherwise approved by the DRC. Barbecue stations may be covered with a trellis or roofed structure. Roof shingles shall match the manufacturer, style and color of those used for the principal Structure. Fascias, soffits, trim and columns shall be compatible with the principal Structure.

7. **Little Libraries.** Subject to overall design approval, free-standing little libraries are permitted in a homeowner's yard as approved by the DRC. Little libraries should be in the homeowner's yard not in the easement between the sidewalk and street. The structure should be painted to match the colors of the home and should be done in solid colors without additional stickers or designs. Homeowner will be responsible for maintaining the structure as well as monitoring the content inside of the little library to make sure content is appropriate. The library structure should not exceed 24" wide by 30" tall and 24" deep. Structure should not exceed a total height of 5 feet, including the post.

8. **Exterior Fixed Generators.** Subject to overall design approval, exterior fixed generators that are run by natural gas or propane are permitted as approved by the DRC. Exterior fixed generators that are run by diesel fuel or gasoline are strictly prohibited. Exterior fixed generators must be installed by a licensed and insured vendor. Exterior fixed generators must be buffered from the street and adjoining Lots by landscaping to shield it from view. Exterior fixed generators must be setback at least 2'-0" from the side lot line. Corner Lots are not permitted to install a fixed generator on the street side of the home.

9. **Fuel Storage Tanks.** Subject to overall design approval, above ground fuel storage tanks to store natural gas or propane are permitted as approved by the DRC. Fuel storage tanks that store diesel fuel or gasoline are strictly prohibited. Fuel storage tanks must not exceed 120 gallons, which is commonly referred to as 420lb tank. Fuel storage tanks must not exceed five feet (5') in total height. Fuel storage tanks must be installed by a licensed and insured vendor and must be installed according to all applicable Local, State and Federal codes and ordinances. Fuel storage tanks must be buffered from the street and adjoining Lots by landscaping to shield it from view. Fuel storage tanks must be setback at least 2'-0" from the side lot line. Corner Lots are not permitted to install a fuel storage tank on the street side of the home.

Exterior Colors and Maintenance

SECTION	4.13
PAGE	01
DATE	02/07/22

1. **Design Approval.** An Exterior Paint Form must be used for all exterior painting projects for any home in Grand Hampton. Along with the Exterior Paint Form, the homeowner must submit a photo of the home along with the color choices. This will assist the DRC in understanding where the colors are to be applied (i.e. base, trim, accent, shutters, garage and front door) as they review the application.

   - **The DRC has the authority to require the replacement of exterior materials or the re-painting of a Structure, at the Lot Owner's expense, if final colors vary from those originally approved or if written approval was not obtained in advance and the colors selected are subsequently disapproved by the DRC.**
   - **Exterior colors shall not be permitted that, in the opinion of the DRC, are considered inharmonious, discordant, incongruous, aesthetically displeasing, or inappropriate for the architectural theme of a home or for use within the community or any neighborhood.**
   - **The approval of a color or color scheme for use on a home on a certain Lot by the DRC shall not obligate the DRC to make similar approvals for homes on other Lots.**

2. **Color Schemes.** The use of exterior color acts as a theme-conveying element, reflective of the architectural styles within the community. Color has a major impact on how a home and its architecture are perceived. It can even affect the value of the home and surrounding properties. Handled properly, however, color can be an expressive tool. The following guidelines are created to assist homeowners in selecting a color scheme that will enhance the appearance of their home and the entire community.

   A. **Approved Color Scheme.** Included with the DRC Manual is the approved color scheme for the community. Each neighborhood within Grand Hampton has a list of approved colors.

   B. **Color Selection**. Homeowners must select a color scheme from the approved list for their neighborhood for all exterior painting projects.

C. **DRC Approval.** All exterior painting projects must be approved by the DRC even if the homeowner chooses to re-paint the house the existing color.

D. **Existing Color.** If the existing color on a home is not included in that particular community's color options, the homeowner must select another color from the approved color scheme.

E. **Repetitious Colors.** Homeowners may not paint their home an identical or similar color to either house adjacent to the homeowner's house or directly across the street.

F. **Color Books.** There are two (2) color books available for homeowner's review at the clubhouse. The color books are separated by the approved color schemes by individual neighborhoods within Grand Hampton. The homeowner may check out a copy of the book for their neighborhood for up to forty-eight (48) hours to review the color options as long as the other copy is still available in the office. The checkout process will be first come first serve. A waitlist will be created for homeowners if the book is already checked out by another homeowner. One (1) additional color book is available at Sherwin Williams as well.

G. **Sherwin Williams Website.** Homeowners can access the Sherwin Williams website to locate the Grand Hampton Color Palette. The website enables the homeowner to upload a photo of their home and experiment with the different color options before submitting an application to the DRC.

H. **Front Door Colors.** A master list for approved front door colors has been approved by the Committee. Homeowners can select the best color option for the exterior paint scheme they are selecting. The front door colors can be used with any approved scheme regardless of neighborhood.

I. **Meeting with the Paint Committee.** Homeowners may request a meeting with representatives from the Paint Committee if they need more clarity or need assistance in choosing a color scheme for their home. Likewise, the Paint Committee and/or DRC may request a meeting with the homeowner if they have any questions about the color selections made by the homeowner. If a meeting is requested by either party, the Association Manager will coordinate having a meeting setup between the homeowner and representatives from the Paint Committee and/or the DRC.

J. **Lots Not Within a Neighborhood.** The five (5) Lots in the cul-de-sac on Heron Crossing Dr. do not have a neighborhood affiliation. For color selection purposes, these five (5) Lots have been incorporated into the color palette for Outpost Point Outer homes. Homeowners from these five (5) Lots must select an approved color from the Outpost Point Outer Homes approved list.

K. **Guideline Notation.** The Paint Palette is to be considered a guide for the Paint Committee and the DRC. Approved Color Schemes may be slightly revised or amended by the Paint Committee and the DRC to create a more pleasing appearance for a particular style of home or front elevation.

L. **Lots Not Within a Neighborhood.** The five (5) Lots in the cul-de-sac on Heron Crossing Dr. do not have a neighborhood affiliation. For color selection purposes, these five (5) Lots have been incorporated into the color palette for Outpost Point Outer homes. Homeowners from these five (5) Lots must select an approved color from the Outpost Point Outer Homes approved list.

M. **Enclaves.** The enclaves Club Manor East, Club Manor West, Weston Manor and Lake Hampton have separate guidelines and budgets for repainting. A paint committee, comprised of residents from each enclave, will be formed when it is time for their painting project to commence. Homeowners from these enclaves may not submit individual applications to repaint their home.

N. **Changes to the Approved Paint Palette.** The Paint Committee and DRC, with the approval from the Board of Directors, may amend approved color schemes, delete color schemes, or make any other changes to the Approved Paint Palette for Grand Hampton. Any such changes will be published to the Membership upon approval of the Board of Directors.

3. **Stone and Brick Colors.** Unless master color palettes have been approved, stone and brick for exterior walls, window and entry door trim, chimneys, planters or other uses must be submitted for approval by the DRC. Stone and brick colors must complement the overall color scheme of the home and will be evaluated on their own merits by the DRC. Applications for Design Review or Modifications shall include a thin, storable sample of stone or brick being submitted for consideration.

4. **Screen Enclosure Colors**. White or bronze screen enclosure frames are "permitted" with charcoal or black screening.

5. **Window Colors.** White, cream and bronze are "permitted" for aluminum window and glass sliding door frames, subject to approval of the other exterior color selections. Colors permitted for wood and other types of frames will be evaluated on their own merits by the DRC.

6. **Driveway Colors.** For neighborhoods which permit brick trim or brick pavers, a color product photo showing proposed patterns, banding and colors shall be attached to the Design Review Application or Modifications Review Application [as applicable].

7. **Exterior Maintenance.** Exterior finishes, surfaces and materials of dwellings shall be maintained in a first-class condition and free of decay, deterioration, stains, rust, mold, mildew, peeling or fading paint, and similar conditions. Maintenance shall include routine cleaning, repainting and repair of deteriorating surface and sub-surface materials including, but not limited to, stucco, columns, railings, fascias, soffits, dormers, cupolas, gable ends and roofing. In the event the exterior of a dwelling requires cleaning, maintenance or repair and such work is not completed I n a timely manner, the DRC shall provide notice to the Lot Owner who shall have thirty [30] days to bring exterior finishes, surfaces and materials into a first-class condition.

Exterior Lighting

SECTION	4.14
PAGE	01
DATE	07/15/03

1. **Overview**. The intent of the standards in this section is to ensure that lighting is properly used to enhance the architectural detailing and landscape design of a Structure during evening hours ***without overpowering the streetscape***, ***producing excessive glare***, or ***affecting adjoining Lots.*** Architectural lighting must be shown on floor plans submitted for Design Review, and landscape lighting must appear on landscape plans submitted for Landscape Review. After completion of a Structure, any additional architectural or landscape lighting must be approved as part of Modifications Review.

2. **Location of Lighting Fixtures**. All architectural lighting must be attached to the Structure and all landscape lighting must be located no less than 10'-0" from the front lot line and 3'-0" from the side lot line. Post lamps are not permitted.

3. **Style and Finish of Lighting Fixtures**. Lantern style lighting fixtures are permitted for the front entry, proximate to garage doors, and on porches and patio decks not located in side yards. Eave, wall and ground lights must be shielded. Globe lights will not be permitted. Allowable finishes include ***copper***, ***verde green***, ***rust*** or ***black*** and other colors as may be approved by the DRC. White fixtures are not permitted.

4. **Illumination**. The maximum level of illumination shall not exceed a low-to-medium level of illumination to achieve a ***soft look*** or ***warm glow***.

5. **Bulbs**. All exterior lighting must be equipped with white, frosted or clear bulbs. Mercury vapor and high pressure sodium lights are not permitted.

6. **Lenses**. Glass panels or lenses and vinyl or plastic liners for lighting fixtures must be white, frosted or clear. No colored panels or lenses are permitted.

7. **Path Lights**. Path lights, not exceeding 30" in height above grade, may be used on a ***limited basis*** to light walkways. Pagoda or bollard style lights must have diffusers with ***extended shields*** to reduce glare from the street.

    - ***Path or ground lights are not permitted for installation along driveways within 10'-0" of the front lot line and within 3'-0" from the side lot line.***

8. **Landscape Lights**. Ground lights, ground-level spot lights and well lights may be used on a ***limited basis.***

9. **Entry Lights**. Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for entry lighting. Low-wattage incandescent lights are best for decorative wall-mounted fixtures, while higher-wattage fixtures are recommended for overhead use.

10. **Garage Lights**. Decorative wall-mounted fixtures may be used to light garage door areas and may be mounted above or on the sides of garage doors.

11. **Porch Lights**. Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for porch lighting.

12. **Side Yard Lights**. Doors facing or opening to the side yards of Structures may be lighted with a shielded fixture which provides up and/or down light only.

13. **Spot / Flood Lights**. A maximum of two [2] wall- or eave-mounted spot lights, not exceeding 150 watts per fixture, are permitted only on the rear plane of a Structure, unless otherwise approved by the DRC. Fixtures must be mounted less than 12'-0" above grade and fitted with a shield to minimize light spillage. Lamps may not be directed at such an angle to cause excessive glare or light spillage which may affect adjoining Lots, as determined by the DRC. Wall- and eave-mounted spot / flood lights are not permitted in front or side yard areas, unless otherwise approved by the DRC.

14. **Light Spillage and Glare**. Other than decorative fixtures attached to the entry or garage of a Structure, light sources should be hidden when possible so the light is seen, but not the lamp. Besides achieving the most natural look possible, hiding the light source avoids glare that results when lamps are in direct view. Glare can also be reduced by using several smaller lights rather than one larger one. The use of diffusers, shields and grills is also helpful.

    - ***Owners of Lots adjacent to Conservation Tracts are responsible for ensuring that any outdoor lighting is directed toward the homes constructed thereon or toward other improvements, and away from designated habitats.***

    - ***No exterior lighting will be permitted which, in the opinion of the DRC, would create a nuisance to adjoining Lots or excessive glare from the street. In the event lighting produces excessive glare or light spillage after installation, the Applicant will be required to correct the situation by reducing the wattage of lamps, adjusting shields, or taking other measures as directed by the DRC.***

Landscaping, Irrigation and Wells

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1. **Design Approval**. The purpose of the landscape review process is to ensure a harmonious neighborhood streetscape and to protect the aesthetic quality of the overall community. The landscape design standards are intended to provide for the needs and desires of the Applicant in a manner which also protects the lifestyle of adjoining neighbors. Landscape plans shall be submitted for approval by the DRC as part of a Design Review Application for Master Approval, Landscape Review Application or Modifications Review Application [*as applicable*].

   - ***For master approval, three versions of landscape plans are required for each floor plan -- one each for standard lots, back-to-back lots and corner lots.***

   - ***Installation and removal of landscaping shall be subject to the prior approval of the DRC. No trees shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other landscaping, or for safety reasons, and such removal may be conditioned upon replacement of removed trees at the Lot Owner's expense as determined by the DRC.***

2. **Minimum Landscape Budget: 85' and Wider Lots**. Builders constructing homes within neighborhoods planned for Lots typically 85' and larger in width shall spend the ***greater of*** two percent (2%) of the sales price of a Lot and completed home or the minimum below, which amounts are both exclusive of the cost of ***street trees***, ***sod***, ***irrigation systems*** and ***landscape design*** for the landscaping package [*calculated at **wholesale** prices*].

Typical Lot Width	Minimum Budget
85'	$10,000

   - ***The minimum fixed amount may be increase for oversized Lots as determined by the DRC.***

   - ***For purposes of calculating the minimum budget, landscape material installed inside screen enclosures will not be considered.***

3. **Minimum Landscape Budget: 35' to 75' Wide Lots**. Builders constructing homes within neighborhoods planned for Lots typically 35' to 75' in width shall spend no less than the minimum amounts below, which are exclusive of the cost of ***street trees***, ***sod***, ***irrigation systems*** and ***landscape design*** for the landscaping package [*based upon Lot width and calculated at* ***wholesale*** *prices*].

Typical Lot Width	Minimum Budget
35' - 45'	$4,500
52'	$5,500
50'	$5,500
60'	$6,500
75'	$7,500

- ***The minimum budget may be increase for oversized lots as determined by the DRC.***
- ***For purposes of calculating the minimum budget, landscape material installed inside screen enclosures will not be considered.***

4. **Landscaping of Easements**. Within the boundary of a Lot, landscape material in easements shall be limited to sod, low ground cover or small shrubbery, subject to the approval of the DRC. Trees are not permitted in easements which will prevent maintenance of utilities or impede drainage.

   - ***Owners of Lots shall be responsible, at the Lot Owner's expense, for the prompt removal and subsequent replacement of any landscape improvements within easements as may be required for access, installation and maintenance of utilities or other purposes.***

5. **Approved Landscape Palette**. The shade trees, accent trees, palms, shrubs and ground covers listed in the ***Grand Hampton Landscape Palette*** are permitted, subject to approval of the overall landscape plan. Other types of landscape material are encouraged with the approval of the DRC. Approval of Design Documents will be based on the selection of plant materials as well as the overall landscape design.

6. **Prohibited Landscape Materials**. The following landscape materials are not permitted for use within the community:

Common Names	Botanical Names
Arbor Vitae	Thuja Orientalis
Australian Pine	Casuarina Spp.
Brazilian Pepper	Schinus Spp.
Chinaberry	Meloa Acedarach
Chinese Tallow	Sapium Sebiferum
Eucalyptus Species	Eucalyotus Species
French Mulberry	Morus Alba
Jacaranda	Jacaranda Mimosifolia
Mimosa	Albiza Spp.
Peltophorum	Peltophorum Pierocarpum
Punk Trees	Melaleuca Spp.

7. **Landscape Zones for 35' and Wider Lots**. In order to maintain a framework of cohesiveness from which Applicants may express their landscape choices, the following landscape zones have been established:

- ☐ Streetscape Zone
- ☐ Front Yard Zone
- ☐ Side Yard Zone
- ☐ Rear Yard Zone

8. **Landscape Requirements for 35' and Wider Lots: Streetscape Zone**. The Streetscape Zone stretches from the curb to the front property line, and runs the full width of the Lot. On Corner Lots, this zone also extends the full length of the street side yard to the rear property line.

To ensure uniform quality and appearance, street trees shall conform to a specific specie, height, spread, caliber and quality established for each neighborhood and Lot size within the community. As part of initial construction, Builders shall install street trees, at Builder's expense, in accordance with the Street Tree Plan on file with the Developer or DRC Administrator. For consistency of quality and appearance, street trees for initial construction or for replacement shall be ordered from a tree farm designated by the Developer or DRC Administrator.

All street trees shall be container grown and installed in accordance with the tree staking details under exhibits in this section. A 4'-0" diameter ring of minimum 3" layer of shredded cypress mulch is required. The remainder of the Streetscape Zone shall be sodded as per turf specifications in this section. No other landscape material is permitted in Streetscape Zones unless approved by the DRC.

9. **Landscape Requirements for 35' and Wider Lots: Front Yard Zone**. The Front Yard Zone runs the full width of the Lot and is the area between the front plane of the Structure and the Streetscape Zone. The minimum landscape requirements within the Front Yard Zone shall include the following:

   - ☐ One [1] approved shade tree shall be planted per 2,000 square feet of total area within the Front Yard Zone or a minimum of one [1] yard tree, whichever is greater. If more than one [1] shade tree is required, one may be substituted by a cluster of three [3] approved palm trees.

   - ☐ The turf area to planting bed ratio shall be a ***minimum of 4:1*** and a ***maximum of 3:1*** in the Front Yard Zone. Essentially, this means that the landscape allocated to shrub and ground cover shall be ***no less than 25%*** and ***no more than 33%*** of the Front Yard Zone [*excluding hardscape areas*].

10. **Landscape Requirements for 35' and Wider Lots: Side Yard Zone**. The Side Yard Zone is from the front to the back of the Structure on both sides over to the respective property lines. The minimum landscape requirements within the Side Yard Zone shall include the following:

   - ☐ **Interior Lots:** One [1] approved shrub per 4 linear feet along each side elevation for Lots with a typical width of 85' or larger. For Lots with a typical width of 35' to 75', one [1] approved shrub is required per 6 linear feet along each side elevation. For all sizes of Interior Lots, shrubs may be clustered within the Size Yard Zone so long as the required number is installed.

- ☐ **Corner Lots ~ Interior Side Yard:** One [1] approved shrub is required per 4 linear feet along the interior side yard elevation for Lots with a typical width of 85' or larger. For Lots with a typical width of 35' to 75', one [1] approved shrub is required per 6 linear feet along the interior side yard elevation. For all sizes of Corner Lots, shrubs may be clustered within the interior Side Yard Zone so long as the required number is installed.

- ☐ **Corner Lots ~ Street Side Yard**: For all widths of Corner Lots, a continuous foundation hedge is required with a minimum of one [1] approved shrub per 4 linear feet along the street side yard elevation. Only shrubs beyond those required for the foundation hedge may be clustered. In addition to the continuous foundation hedge, one [1] approved shade tree shall be planted per 2,000 square feet of total area within the Side Yard Zone or a minimum of one [1] shade tree, whichever is greater. If more than one [1] shade tree is required, one may be substituted by a cluster of three [3] approved palm trees.

11. **Landscape Requirements for 50' and Wider Lots: Rear Yard Zone**. The Rear Yard Zone runs the full width of the Lot and is the area between the rear plane of the Structure and the rear property line. Unless otherwise approved by the DRC, the minimum landscape requirements within the Rear Yard Zone shall include the following:

    - ☐ One [1] approved shade tree shall be planted per 2,000 square feet of total area within the Rear Yard Zone or a minimum of one [1] shade tree, whichever is greater. If more than one [1] shade tree is required, one may be substituted by a cluster of three [3] approved palm trees. Shade trees are not required in the Rear Yard Zone for Lots with a typical width of 35' to 45'.

    - ☐ The turf area to planting bed ratio shall be a ***minimum of 5:1*** in the Rear Yard Zone. Essentially, this means that the landscape allocated to shrub and ground cover shall be ***no less than 20%*** of the Rear Yard Zone [*excluding hardscape areas*].

12. **Minimum Tree Requirements for 35' and Wider Lots**. The minimum required trees within the boundaries of a Lot [*exclusive of street trees within the Streetscape Zone*] shall be the greater of the requirements set forth above for

Front Yard, Side Yard and Rear Yard Zones or as required by the City of Tampa.

13. **General Landscape Requirements**

A. **Design Approach**. The recommended landscape character of yard areas should emphasize a ***casual*** or ***natural environment*** versus a ***formal appearance***.

B. **Landscape Quality and Installation**. Trees and shrubs shall be nursery grown in containers and free from disease, insect infestations, defects and injuries. Installations should allow adequate area to promote a healthy growth pattern and to accommodate the mature growth requirement of each plant species. Trees shall be correct in form for their species and have a normal growth habit with well developed and densely foliated branches.

C. **Street and Yard Tree Staking**. All street trees and yard trees must be staked as shown on the tree staking exhibit in this section using a ArborGuy Pro40E System as manufactured by Staking Systems Supply, Inc. or an equivalent system.

D. **Existing Trees**. Unless otherwise prohibited in conservation areas, existing trees selected to remain on a Lot must be selectively pruned to remove dead wood and undesirable branches. Clusters of smaller trees and natural areas must be groomed and mulched for a neat appearance or planted with shrubs or ground cover.

E. **Tree Fences, Wells and Aerators**. Protective tree fences, tree wells, and aerators shall be installed as required by the DRC to protect existing trees to be saved.

F. **Mulch**. All shrubs shall be top-dressed with 3" of Grade "A" cypress or pinebark mulch after watering in. Stone, rock, gravel, crushed brick or similar materials are not allowed as a substitute for mulch for new construction or modifications.

Ground covers shall be planted in such a manner to present a finished appearance within three [3] months of planting. Shrubs shall be planted such that the gap will be closed within the first year of growth.

Shrubs and ground cover in Front Yard Zones shall be planted in clusters or

within curvilinear planting beds. Shrubs of the same species shall be massed together, in general, and random mixing of different species is discouraged. Different shrub species should be tiered in height with the taller shrub species closest to the Structure and the lower species in front. Plant masses should be arranged to provide visual excitement by the use of color and texture and to soften stark building elements and corners as well as to enhance architectural features. Plantings may be required by the DRC to screen portions of driveways, service yard areas, blank walls, patio decks and swimming pools.

The use of linear buffer hedges along property lines in Front Yard Zones is not permitted. Berms, trees and clusters of shrubs may be used to create a sense of separation and definition when appropriate between front yards. Linear buffer hedges in side and rear yards must be routinely trimmed not to exceed 72" in height.

G. **Landscape Rocks**. The use of landscape rocks as a design element for new construction or modifications is not permitted without the approval of the DRC. Any such materials must be used in moderation and must be shown on plans submitted for Design Review, Landscape Review or Modifications Review [*as applicable*].

H. **Sod**. All portions of road right-of-ways and the Lot shall be sodded, except for conservation area required to remain natural. To insure a consistent turf color and texture throughout the community, St. Augustine "Floratam" or "Floratine" must be used. After initial installation, turf areas may not be removed or replaced with mulch, stone, rock, gravel, crushed brick or similar materials without written approval of the DRC.

As part of initial construction, Builder shall resod any lake banks abutting a Lot with St. Augustine "Floratam" or "Floratine" from the Lot boundary to the mean normal water design elevation.

I. **Utility Equipment**. All utility company boxes and transformers are set within road right-of-ways or easements. Grading around these items must ensure positive drainage. Upon maturity, the shrubs used to screen utility equipment shall be the type and size necessary to screen the full height of any such equipment.

J. **Service Yard Areas**. Air-conditioning compressors, pool pumps and related

equipment in service yards areas must be screened by a service area wall or landscape material.

K. **Sight Distances at Intersections.** No fence, wall, hedge, or shrub planting shall be placed, permitted or maintained where such improvements would create a traffic or sight problem at intersections for Corner Lots or at the intersection of streets and driveways or pedestrian trails. No trees shall be permitted unless the foliage line is maintained at a sufficient height to prevent obstruction of sight lines for Corner Lots and intersections as set forth above.

L. **Artificial Vegetation and Decorative Embellishments.** No artificial plants are permitted on the exterior of a Lot or Structure. Artificial turf is permitted in fully fenced backyards only and must be installed entirely within the property's survey boundaries without encroaching on any easements. Only high-quality, realistic-looking turf materials will be approved. Owners requesting artificial turf must submit a proper drainage plan with their application. Decorative embellishments, readily visible from the street or adjoining Lots, are not permitted including, but not limited to, the following: deers, swans, flamingos, ducks, birdbaths, sculptures, windmills, or similar items.

M. **Fountains and Waterscape Elements.** Subject to approval of design elements by the DRC, certain fountains and waterscape treatments are permitted within the Maximum Buildable Area of a Lot. Any such items must be shown on plans submitted for Design Review, Landscape Review or Modifications Review [as applicable].

14. **Wells.** Lot Owners are not permitted to use lakes within the Property for irrigation or to install wells on Lots for potable or irrigation water. Such prohibition shall not limit the Developer, the Association or the COD from drawing upon lakes or installing and maintaining wells within the Property.

15. **Irrigation Water**. The Developer, the Association and/or the COD may obtain permits for construction of a common irrigation distribution system to serve Lots and the Common Areas with reclaimed water. If constructed, such system will be stubbed out to the boundary of each Lot. The source of irrigation water for the Lots will be potable water until such time as reclaimed water may become available. If a Builder initially connects to the potable water system and reclaimed water becomes available at a later date, the Lot Owner is obligated, at Lot Owner's expense, to connect the Lot's irrigation system to the reclaimed water system.

16. **Irrigation Systems.** As part of initial construction, each Builder shall install and Lot Owner shall subsequently maintain an underground irrigation system on a Lot in accordance with the following requirements:

    - Irrigation systems shall be of sufficient size and capacity to provide full coverage for the Lot or as may be reasonably achieved.
    - Irrigation systems shall be designed to minimize over-spray to adjacent properties, sidewalks, streets and driveways.
    - Coverage shall include right-of-ways adjoining Lots. Sprin ler heads shall be located between the outside edge of the sidewalk and curb.
    - Irrigation systems shall utilize an automatic control device and an automatic rain cut off switch.
    - Pop-up spray shall be utilized in shrub beds; bubblers for each tree location; and pop-up rotors in sod areas. Drip irrigation may be used in areas immediately adjacent to building walls in tight planters. PVC pipe is to be a class no less than 160 PVC.
    - Owners of Lots on any lake or other body of water shall maintain and irrigate, at such Owner's expense, all landscaping between the Lot boundary and such water's edge. As part of initial construction, Builders shall extend irrigation lines into the -shoreline area with sufficient lines and heads to provide full coverage as may be reasonably achieved.

EXHIBIT: Summary of Minimum Landscape Standards

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Streetscape Zone	Front Yard Zone		Side Yard Zone		Rear Yard Zone	
Street Trees	**Shade Trees**	**Shrubs & Ground Cover**	**Yard Trees**	**Shrubs & Ground Cover**	**Yard Trees**	**Shrubs & Ground Cover**
Street trees to be installed as per plan on file with the Developer or DRC Administrator. All street trees to be ordered from a designated tree farm. Irrigation and sod required in the Streetscape Zone. No other landscaping permitted.	One [1] approved shade tree per 2,000 square feet of total area within the Front Yard Zone or a minimum of one [1] shade tree, whichever is greater. If more than one [1] shade tree is required, one may be substituted by a cluster of a minimum of three [3] approved palm trees.	The landscape allocated to shrub and ground cover shall be ***no less than 25%*** and ***no more than 33%*** of the Front Yard Zone [*excluding hardscape areas*].	**Corner Lots / Street Side Yard:** One [1] approved shade tree per 2,000 square feet of total area within the Side Yard Zone along the street side yard or a minimum of one [1] shade tree, whichever is greater. If more than one [1] shade tree is required, one may be substituted by a cluster of a minimum of three [3] approved palm trees.	**Interior Lots:** One [1] approved shrub per 4 LF of interior side yard elevation for 85'+ Lots. One [1] approved shrub per 6 LF for 35' to 75' Lots. Shrubs may be clustered. **Corner Lots / Interior Side Yard:** One [1] approved shrub per 4 LF of interior side yard elevation for 85'+ Lots. One [1] approved shrub per 6 LF for 35' to 75' Lots. Shrubs may be clustered. **Corner Lots / Street Side Yard:** Continuous foundation hedge with one [1] approved shrub per 4' LF of street side yard elevation.	For 50' and wider Lots, one [1] approved shade tree is required per 2,000 square feet of total area within the Rear Yard Zone or a minimum of one [1] shade tree, whichever is greater. If more than one [1] shade tree is required, one may be substituted by a cluster of a minimum of three [3] approved palm trees.	The landscape allocated to shrub and ground cover shall be ***no less than 20%*** of the Rear Yard Zone [*excluding hardscape areas*].

(1) Street plan
(2) Support
Rears

GENERAL REQUIREMENTS

(1) The minimum landscape budget varies by neighborhood and Lot size as shown in Section 4.15.
(2) All shrubs and ground cover shall be top-dressed with 3" of shredded cypress or pinebark mulch after watering in.
(3) All remaining portions of a Lot and adjoining right-of-ways to be sodded with St. Augustine "Floratam" or "Floratine". Resodding is required for lake banks.
(4) An irrigation system is required with full coverage for yard areas and right-of-ways. If applicable, irrigation shall extend to shoreline areas.

EXHIBIT:
Grand Hampton Landscape Palette

SECTION	4.15
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Florida Native Specie	Common Name	Botanical Name	Minimum Specifications
APPROVED SHADE TREES ①			
✔	Live Oak	Quercus Virginiana	Caliper: 3"
✔	Laurel Oak	Quercus Laurifolia	Size: 65 gallon
✔	Southern Magnolia	Magnolia Grandiflora	Note: Container grown
	Drake Elm	Ulmus Parvifolia "Drake"	
✔	Red Maple	Acer Rubrum	
	River Birch	Betula Nigra	
APPROVED PALMS ①			
✔	Cabbage Palm	Sabal Palmetto	Height: 8'
	Washington Palm	Washingtonia Palm	Spacing: 8' - 10' on center
	Windmill Palm	Trachycarpus Fortunei	
	Canary Island Date Palm	Phoenix Canariensis	
	Pindo Palm	Butia Capitata	
APPROVED SMALL ACCENT TREES ①			
	Crape Myrtle: William Toovey Red	Lagerstroemia Indica	Caliper: 1½" - 2"
	Crape Myrtle: Basham Pink	Lagerstroemia Indica	Size: 130 gallon
	Crape Myrtle: Natchez	Lagerstroemia Indica	Spacing: 10' - 12' on center
	Crape Myrtle: Tuscarora	Lagerstroemia Indica	Note: Container grown
✔	Holly	Ilex Opaca	
	Ligustrum Tree	Ligustrum Lucidum	
✔	Dahoon Holly	Ilex Cassine	
	Savannah Holly	Ilex Opaca "Savannah"	
	Bradford Pear	Pyrus Calleryana "Bradford	
APPROVED MEDIUM SHRUBS ①			
	Azalea	Rhododenron Species	Size: 3 gallon
	Shade Viburnum	Viburnum Suspensum	Spacing: 36" on center
	Compact Pittosporum	Pittosporum Tobira "Compacta"	Note: Container grown
	Dwarf Cornutta Holly	Ilex Cornuta "Rotunda"	
	Dwarf Burford Holly	Ilex Cornuta "Borfordi"	② Use as a screening shrub and not as a medium shrub
	Wax Privet	Ligustrum Species	
	Juniper	Juniper Species (Blue Vase & Pfitzer)	
	Cleyera	Cleyera Japonica	
	Snow Bush	Breynia Disticha	
	Dwarf Oleander	Nerium Oleander	
	Odoratissimum ②		

① Other species are encouraged subject to approval of the overall landscape plan by the DRC.

additional approved palms per H 8/17/05: ismark, edjool & Reclinata

EXHIBIT:
Grand Hampton Landscape Palette

SECTION	4.15
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Florida Native Specie	Common Name	Botanical Name	Minimum Specifications
	APPROVED ACCENT SHRUBS ①		
	Japanese Yew	Podocarpus Macrophylla	Size: 3 gallon Spacing: 24" on center Note: Container grown
✔	Crinum Lily	Crinum Asicticum	
	European Fan Palm	Chamaerops Humlis	
	King Sago	Cycas Revoluta	
	Philodendron	Philodenron Selloum	
	Gardenia	Gardenia Jasminoides	
	Camellia	Camellia Sasanqua	
	APPROVED DWARF SHRUBS ①		
	Red Ruffle Azalea	Rhodendron "Red Ruffle"	Size: 3 gallon Spacing: 24" on center Note: Container grown
	Dwarf Chinese Holly	Ilex Crenata	
✔	Yaupon Holly	Ilex Vomitoria Nana	
	Giant Mondo Grass	Liriope Evergreen Giant	
	Dwarf Burford	Ilex "Burfordi"	
	Wheeler	Pittosporum Wheeleri	
	Holly Leaf Ferm	Cyrtinomium Falcatum	
	APPROVED GROUND COVER ①		
	Dwarf Jasmine	Trachelospermum Asiaticum	Size: 1 gallon Spacing: 12" on center Note: Container grown
	Lirope	Liriope Muscari Species	
	African Iris	Moraea Iridiodes	
	Daylilies	Hermerocallis Species	
	Mondo Grass	Ophiopogon Japonicus	
	Agapanthus	Agapanthus Africanus	
	Parsons Juniper	Juniper Parsonii	
	Blue Pacific	Juniper Conferta "Blue Pacific"	
	Purple/Yellow Lantana	Lantana Camera	
	Dwarf Shore Juniper	Juniperus Confertu Compacta	
	Heather	Calluna Speciosa	
	APPROVED GRASS		
	St. Augustine "Floratam"	Stenotaphrum Secondatum	
	St. Augustine "Floratine"	Stenotaphrum Secondatum	
	APPROVED MULCH		
	Grade "A" Cypress or Pinebark Mulch / 3" thick in all plant beds		
	Pine straw mulch in clean natural areas along edges and interior If		
	palmettos have been removed.		

① Other species are encouraged subject to approval of the overall landscape plan by the DRC.

EXHIBIT:
Tree Staking Details

SECTION	4.15
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DATE	10-03-03

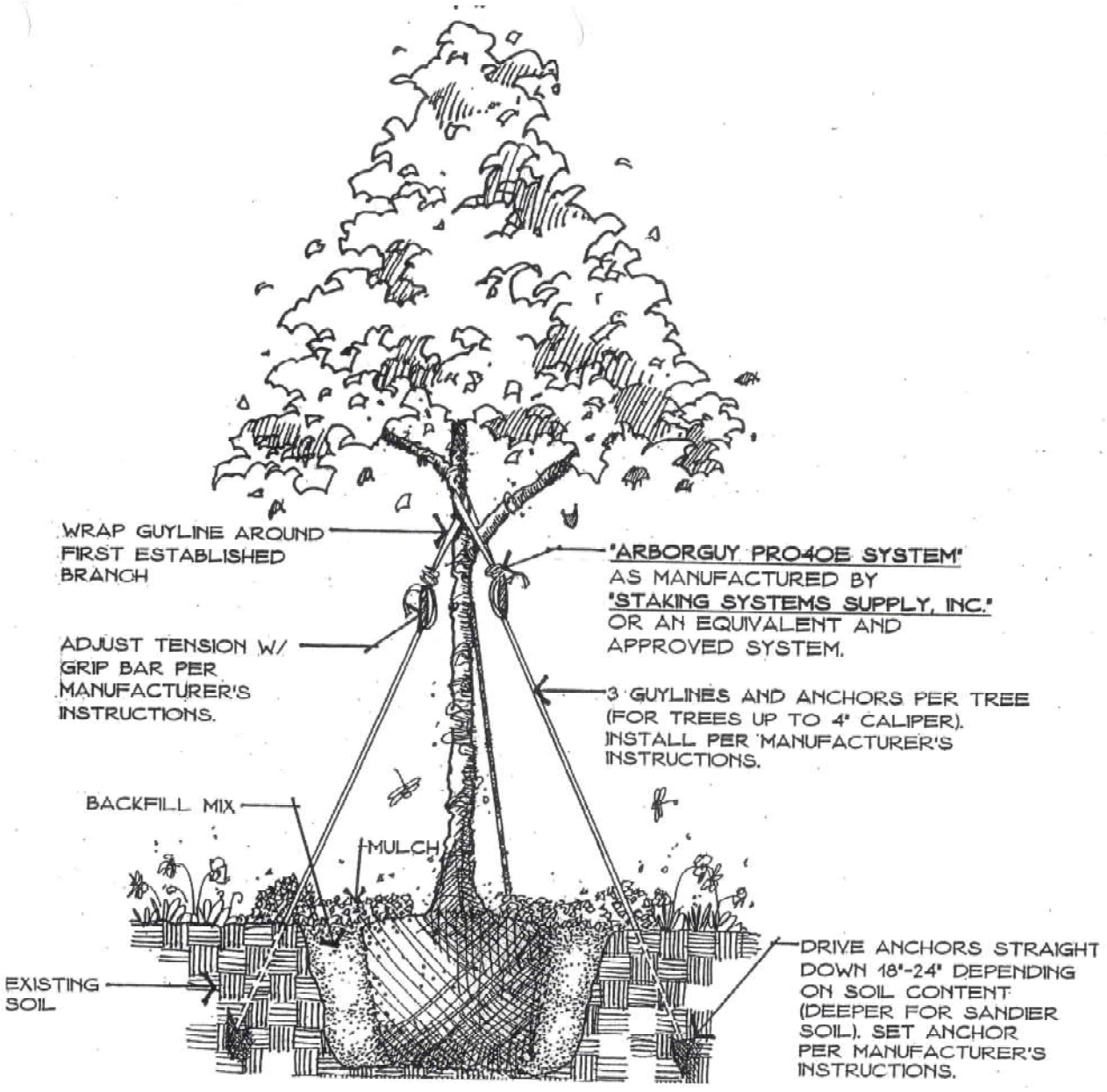
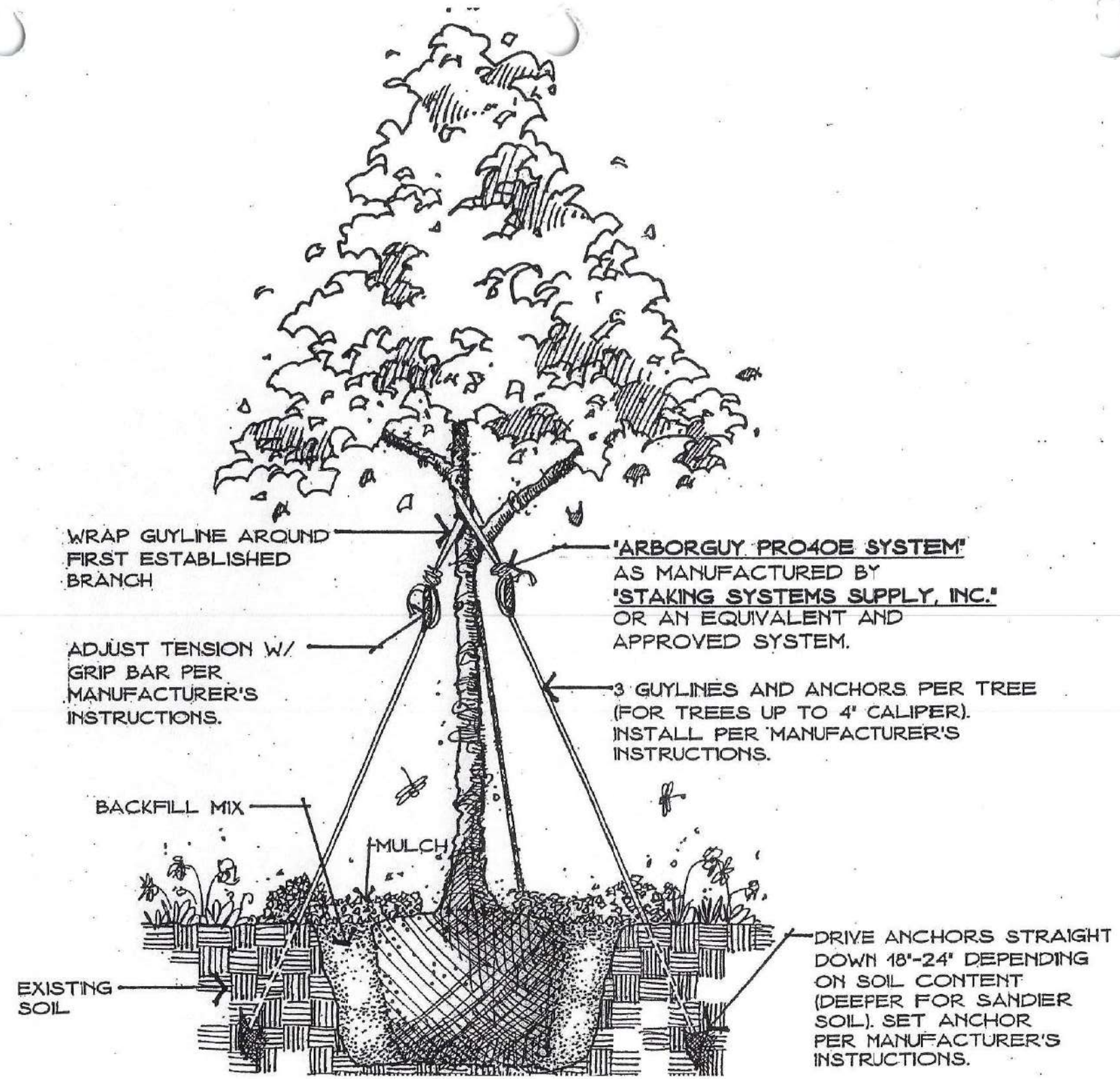


EXHIBIT:
Tree Staking Details

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Lot and Landscape Maintenance

SECTION	4.16
PAGE	01
DATE	02/07/22

1. **Maintenance: Vacant Lots.** Except as prohibited in conservation areas, Lot Owners will routinely maintain their respective vacant Lots, including protection of existing trees; removal of dead trees, leaves, debris and trash; and prevention of soil erosion. All Lots will be mowed and groomed by the Lot Owner on a periodic, mandatory basis, and as requested by the DRC.

2. **Maintenance: Landscape Lots.**

   A. **Maintenance of Lots:** Except for conservation areas where special provisions may apply, Lot Owners will routinely mow lawns; edge beds; prune shrubs and groundbeds; control weeds, pets and diseases via spray application of appropriate products; remove and replace dead trees and plants; dispose of trash; apply water and repair irrigation systems; replace mulch; and other necessary maintenance measures, including fertilization, to sustain the landscape in a newt, orderly, vigorous and healthy condition. Grass areas on Lots with a finished Structure may not exceed 6" in height between lawn cuts.

   B. **Maintenance of Driveways.** Owners of Lots fronting on any roadway shall maintain their respective driveways, including portions of driveways and aprons within right-of-ways.

   C. **Maintenance of Right-of-Ways.** Lot Owners shall be responsible for maintaining and irrigating sod within the right-of-ways between pavement edge or back of curb and the Lot line.

   D. **Shoreline Areas.** Owners of Lots encompassing or bordering on any body of water shall keep the shoreline free of litter and debris and shall maintain and irrigate, at Lot Owner's expense, landscaping between the Lot boundary and such water's edge. Maintenance of landscaping shall be in accordance with the requirements of the Association or CDD and requisite governmental authorities.

   E. **Maintenance of Street Trees.** Street trees located in right-of-ways between the curb and sidewalk will be maintained by the Association, including trimming, pruning, and other activities necessary to maintain the health and beauty of these trees. Lot Owners shall be responsible for the proper irrigation of street trees located in right-of-ways adjacent to their respective Lot.

If a tree dies or has to be removed for any other reason, as determined, and approved by the Association, the Association will be responsible for removing the street tree. In the event a replacement tree is required, the Association will have a new tree installed that meets the standards of the Association for the quality, species, height, spread and trunk caliber of the tree.

- **Unless approved by the Association or DRC, no landscape materials – other than street trees and sod – are permitted in right-of-way areas between the pavement edge and sidewalk adjoining a Lot.**

Signs and Mailboxes

SECTION	4.17
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1. **Signs**. Except as may be required by legal proceedings or applicable law, all signs, billboards or advertisements of any kind must be approved in writing by the Developer or DRC.

   A. **Lot Markers and Sales Signage**. Lot markers and sales center, model and "for sale" signs for Builders are permitted with the approval of size, design and location by the Developer or DRC. In the event the Developer or DRC establishes uniform sales signage graphics and standards, Builder shall be required to comply with such requirements. The cost of fabrication and installation of sales signage is the responsibility of Builder. Builder shall maintain lot markers and sales signage in a good, neat and attractive condition.

   B. **Owner "For Sale" and "For Lease" Signs**. After completion of a home and sale to a third party, no signs will be permitted on any Lot, except for a single "for sale" or "for lease" sign, provided it conforms to the standard design criteria contained under exhibits in this section. "For sale" and "for lease" signs shall be placed at least 10 feet behind the front property line of a Lot.

   E. **Miscellaneous Signs and Advertising Devices**. Except as provided for in this manual or otherwise approved by the Developer or the DRC, no other signs, flags, banners or advertising devices may be placed on or about any Lot, attached to or part of any Structure, located in or about windows visible from the street or adjoining Lots, located within road right-of-ways or Common Areas, or placed on or about the Property.

   F. **Removal of Non-Conforming or Unapproved Signs**. Any sign, flag, banner or advertising device in violation of the provisions in this section will be removed and discarded by a representative of the DRC without prior notice or obligation to the offending party.

      - ***See Approved Signage Details under exhibits in this section. For details on ordering or installing approved signs, contact the DRC Administrator.***

      - ***Unless approved by the Developer or DRC, roadside or "bandit" signs are not permitted within any portion of the community or rights-of-way along County Line Road in proximity to the community.***

2. **Twin Mailboxes**. Within neighborhoods planned for Lots typically ***35' or larger in width***, twin mailboxes with a single post shall be installed on the demising line between Lots as part of initial construction. The cost of fabrication and installation is the responsibility of the Builder [*if both Lots are owned by the same Builder*] or shared by Builders [*if adjacent Lots are owned by separate Builders*]. The design of mailboxes shall conform to a standard design, color, size, lettering, post detail and manufacturer on file with the Developer or ARC. The design of mailboxes and post details may vary by neighborhood or Lot size within the community. Twin mailboxes shall be located along the alley behind dwellings planned for Lots with a typical width of 35' to 45'. For Lots in neighborhoods planned for 50' and wider widths, twin mailboxes shall be located along the street frontage.

   After completion of new construction and sale to a third party, Lot Owners are responsible for the cost of maintenance and replacement of mailboxes serving their respective Lots. All replacements shall conform to the approved design on file with the Developer or DRC.

3. **Cluster Mailboxes**. Within neighborhoods planned for townhomes, cluster mailboxes shall be installed as part of new construction based on locations and designs approved by the Developer or DRC. The Builder shall be responsible for the cost of fabrication and installation.

CREATIVE Mailbox & Sign DESIGNS

Grand Hampton
Community House Plaque Selection



Shell verticle
(Side load garage)



Shell horizontal
(Front load garage)

1. Cast aluminum house plaque.
2. 4"x19"
3. 3.0"" house numbers
4. Black with gold border and numbers.
5. $59.00, incl tax & install

Note: Plaque should be ordered when house is started to assure that it will be ready when house is complete.

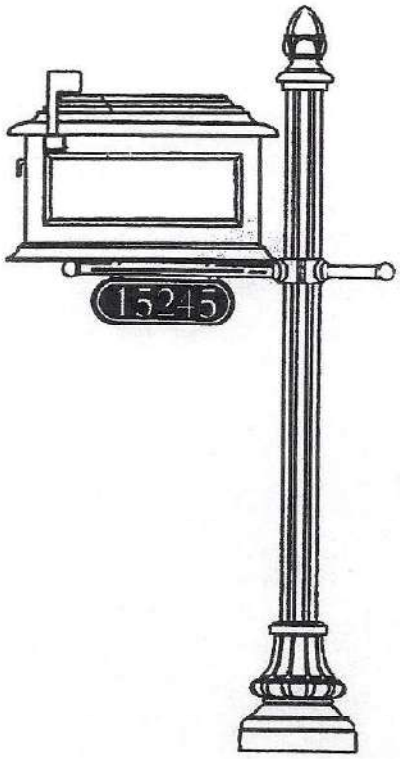
Order from Creative Mailbox & Sign Designs
(813)818-7100 fax (813) 818-7200

EXHIBIT: Approved Mailboxes

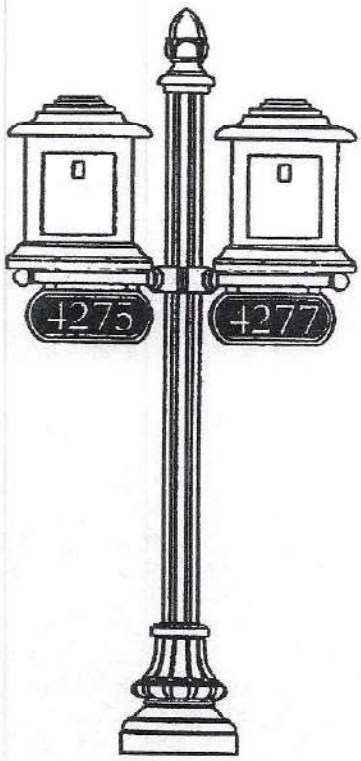
SECTION	4.17
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Creative Mailbox & Sign Designs

Grand Hampton
Community Mailbox Selection



$495.00, installed



$710.00, installed.
$355.00 per house, installed.

1. **3"x6'x.125" extruded aluminum pole.**
2. **Cast aluminum finial, base, and mailbox brackets.**
3. **Cast aluminum mailbox.**
4. **Gold aluminum flag.**
5. **Reflective gold house numbers.**

Order from Creative Mailbox & Sign Designs
(813)818-7100 fax (813) 818-7200

Satellite Dishes and Antennas

SECTION	4.18
PAGE	01
DATE	07/15/03

1. **Design Approval**. The size, location and method of installation for a satellite dish shall be submitted with a Modifications Review Application for approval by the DRC prior to installation.

    - ***Requests for the installation of a satellite dish will be processed on a expeditious basis without unreasonable delay by the DRC. No design review fees will be charged for Modifications Review Applications pertaining solely to requests for satellite dishes.***

3. **Satellite Dishes**. Subject to provisions in this section, one [1] satellite dish is permitted if it is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite. Satellite dishes must be one meter or less in diameter or diagonal measurement. Except for standards which may result in unreasonable delay, use or cost or preclude acceptable quality signals, satellite dishes shall comply with the following:

    - ☐ Satellite dishes shall be located in a place shielded from view from the street, adjoining Lots, and Common Areas to the maximum extent possible as determined by the DRC.

    - ☐ All attendant wiring for satellite dishes shall be internal to the Structure.

    - ☐ Installation of satellite dishes by an Owner or professional installer shall be in accordance with permits, regulations and safety requirements of government or quasi-government authorities with jurisdiction over such equipment.

    - ☐ The repainting of satellite dishes shall be required of Owners if such colors are considered inharmonious, discordant, incongruous or aesthetically displeasing by the DRC, and if repainting does not impair the use of such equipment or reception of an acceptable quality signal.

    - ☐ Owners shall not permit satellite dishes to fall into disrepair or to become safety hazards.

        - ***Owners in violation of these provisions may be required by the DRC to repair, repaint, relocate and/or modify any such satellite dish at their sole expense.***

9. **Other Transmission or Reception Antennas**. Unless otherwise permitted by government authorities with jurisdiction over transmission or reception equipment, no other antennas, masks, towers, poles, aerials, satellite dishes or similar appurtenances shall be erected, constructed or maintained on the exterior of any Structure or Lot.

Play Equipment

SECTION	4.19
PAGE	01
DATE	07/15/03

1. **Overview**. Planning for the recreation of children and young adults is an essential part of life at Grand Hampton. Commercially available play equipment, however, is often less than desirable in appearance. As a result, the standards in this section have been established to create a balance between the need for play equipment and the impact on streetscapes, adjoining Lots and Common Areas.

   Play equipment includes, but is not limited to, basketball goals, swing sets, jungle gyms, playhouses, play complexes, tree houses, trampolines and similar items. The location, number, size, materials and colors for ***permanent*** play equipment shall be reviewed on a case-by-case basis. A color photograph and size information should be submitted with a Modifications Review Application to the DRC prior to installation.

2. **Location of Play Equipment**. Except for portable basketball goals as provided below, all permanent play equipment shall be located in the rear yard within the Maximum Buildable Area.

   - ***Portable play equipment, including portable basketball goals, shall be removed from view when not in use.***

3. **Buffer Landscaping**. Landscaping may be required for permanent play equipment to buffer views from the street, adjoining Lots and Common Areas. The location of play equipment will be evaluated on an individual basis to determine the extent of landscaping required. Generally, more extensive landscaping is required for Corner Lots.

4. **Portable Basketball Goals**. All basketball goals must be mounted on a portable base and pole system only. Basketball goals may be placed on or near the driveway and must be set back at least 15' from the front Lot line. The base and pole must be black with a clear backboard. Goals must have nylon nets in good condition at all times. The base and pole must be in good condition free of rust and other exposure damage.

   - ***Permanent poles, basketball backboards and goals may not be attached to a Structure or permitted on any Lot. Portable basketball goals may not be placed on a sidewalk.***

5. **Swing Sets**. Swing sets may be made of wood and left natural or stained a medium to dark earth tone color to blend with the landscaping. Other materials will be considered, provided the color is acceptable.

1. **Solar Collectors**. The location and design details for solar collectors shall be submitted for Design Review or Modifications Review [*as applicable*]. A solar collector shall not be installed on any Lot unless it is an integral and harmonious part of the architectural design of a roof structure. Solar collectors shall be located on a roof exposure shielded from view from the street, adjoining Lots and Common Areas to the maximum extent possible. Solar collectors shall be flush mounted and installed parallel to the plane of the roof. Under no circumstances may solar collectors extend above the ridgeline of a roof.

2. **Window Air-Conditioning Units**. Window air-conditioning units are not permitted for use on Residential Units.

3. **House Numbers, Family Names and Related Symbols**. As shown under exhibits in this section, one [1] set of house numbers shall be installed by Builders as part original construction and maintained thereafter by Lot Owners. The size, color, design and location of house numbers may vary by neighborhood within the community. Except as provided by the DRC, no additional house numbers or family names, coat of arms, crests, insignias, medallions or similar items may be attached to any Structure or located in the open yard area of any Lot.

4. **Flags and Poles**. Lot Owners may install one [1] American flag not to exceed 30" x 48" on a flag pole sleeve of 5'-0" in length or less. The flag pole sleeve must be attached to the exterior wall of a Residential Unit with brackets at a height not to exceed 8'-0" above grade. Except as provided below, no other banners or flags are permitted on a Lot.

   The Developer and the Association may install flag poles within Common Areas or other portions of the Property. Subject to the approval of the Developer or the DRC, Builders are permitted to install one [1] American flag and one [1] company flag per model center.

5. **Roadside Obstacles**. No concrete cylinders, pyramids, half-rounds or similar items or devices may be placed along roadways or within right-of-ways in front of a Lot.

6. **Firewood**. Firewood must be stacked and stored within landscaped or walled service yard areas.

7. **Sheds**. No portable or detached sheds are permitted.

6. **Playhouses**. Playhouses are limited to 100 square feet in area and a maximum height of 6' above grade. The exterior of play houses shall be stained or painted a medium to dark earth tone color to blend with the landscaping. No electrical or plumbing connections are permitted to service playhouses.

7. **Play Complexes**. Play complexes may not exceed 250 square feet in area or more than 12' in height above grade. The exterior of play houses shall be stained or painted a medium to dark earth tone color to blend with the landscaping.

8. **Tree Houses**. Tree houses are not permitted anywhere within the community.

9. **Trampolines**. Other than portable trampolines which are moved from view when not in use, trampolines intended to remain outside will be evaluated on a case-by-case basis by the DRC.

10. **Skateboard Ramps**. Permanent skateboard ramps are not permitted on any Lot within the community.

EXHIBIT: House Numbers

SECTION	4.20
PAGE	02
DATE	11/11/2003

Creative Mailbox & Sign Designs

Grand Hampton
Community House Plaque Selection



Shell verticle
(Side load garage)



Shell horizontal
(Front load garage)

Community House Plaque General Guidelines:

Note: Please be sure to locate house plaque on the garage when applicable. We also recommend that the plaque be placed as close as it can to the front door of the home. If possible, please place house plaque below the garage light fixture for street visibility.

5 ENVIRONMENTAL STANDARDS

Environmental Standards

SECTION	5.01
PAGE	01
DATE	07/15/03

The ponds, lakes and conservation areas within Grand Hampton are highly valued amenities. Every effort must be made to preserve and protect the environment that contributes to the community's identity as a most desirable place to live. Accordingly, Builders and Lot Owners are required to comply with the following standards:

1. **Conservation Areas**. Conservation areas established within Grand Hampton may in no way be altered from their natural state without approval from the Developer, Association, CDD, DRC and the requisite governmental authorities with jurisdiction over such areas.

2. **Environment Control during Construction**. Silt fences, straw bales and other sediment control methods shall be employed by Builders or Low Owners upon request by the Developer or the DRC Administrator and as required by governmental authorities.

3. **Hazardous Substances**. No petroleum substances or other potentially hazardous or toxic substances shall be dumped, whether intentionally or unintentionally, on any Lot or in any conservation area, lake or drainage system within the Property. All violations of this provision must be immediately reported to the Developer and the DRC Administrator.

4. **Tree and Native Landscape Material**. The employees of building and trade contractors must protect existing trees and native landscape material targeted to remain during construction and to respect tree fence areas for the protection of root systems from heavy vehicles and equipment.

5. **Aeration Systems and Tree Wells**. When fill is required around trees, aeration systems or tree wells shall be installed by Builder and Lot Owners as may be required by the DRC.

6. **Protective Tree Fences**. If required by the DRC, protective fences must be installed at the drip line or farther for more mature trees prior to any clearing, site work or construction activities. Protective fencing must be maintained throughout the building phase and shall conform to a standard design established by the DRC. No equipment, material, fill, trash or toxic substances may be placed within boundaries of protective fencing for trees.

7. **Concrete Washout & Vehicle Washing**. The washing of concrete trucks or other vehicles is not permitted on roadways or within the drip line of trees. All concrete washouts must be performed entirely on the Lot where such materials were provided or in areas designated by the Developer or DRC Administrator.

8. **Tree Maintenance**. Unless otherwise required to remain in a natural state, all trees will be maintained and cared for throughout construction. As provided in this manual, no trees may be removed from Lots without the written approval of the DRC.

9. **Penalty for Damage**. In the event native landscape material or trees targeted to remain are damaged, the Builder or Lot Owner may be required to pay a fine and/or to replace such vegetation or trees with comparable materials of such size and number, and in such locations, as the DRC may determine to mitigate the damage.

10. **Vehicle Maintenance**. Oil changes and the removal of other vehicle and equipment fluids must be performed in accordance with environmental regulations and, under no circumstances, are any toxic fluids permitted to be discharged onto the ground.

    - ***The Lot Owner shall be solely responsible for violations of Environmental Standards by Lot Owner or Lot Owner's agents, employees, contractors, subcontractors or suppliers.***

6 CONSTRUCTION SITE STANDARDS

Construction Site Standards

SECTION	6.01
PAGE	01
DATE	07/15/03

Construction Site Standards have been established to foster a positive working relationship among construction personnel performing work within the community. All Builders and their agents, employees, contractors, subcontractors or suppliers are required to comply with the following Construction Site Standards:

1. **Construction Access**. All construction vehicles [*trucks, vans and cars*] are required to use the construction entrance and to limit travel to certain roadways as may be requested as may be requested by the Developer.

2. **Registration of Trade contractors**. Upon request by the Developer, Builders will provide a list and changes as they occur, of their subcontractors and suppliers who are authorized to perform work or to deliver materials within the community. Unregistered persons and parties may be denied access.

3. **Employees Only**. Only construction personnel, employed by Builders, subcontractors and suppliers, are permitted access to construction sites within the community. No family members or children are allowed, unless such persons are bona fide employees or riding in a vehicle to drop off or pick up construction personnel.

4. **Community Amenities**. Community amenities are for the benefit of residents. Construction personnel are not permitted to use community amenities or to lounge along shorelines of lakes after the move-in of initial residents.

5. **Community Improvements**. Builders assume full responsibility for the cost any reconstruction, maintenance, repair or clean-up of property or improvements within the community arising from activities of the Builder or Builder's agents, employees, contractors, subcontractors or suppliers. Unless the offending party can be identified, damage to utilities in the right-of-way of a Lot is the responsibility of the Builder or Owner of the Lot. If damage to utilities occurs along the demising line of a Lot owned by two Builders, the cost of such repairs will be assumed equally by both Builders unless the offending party can be identified.

6. **Speed Limits**. For the safety of residents, the speed limit within the community is 25 M.P.H. for all vehicles.

7. **Construction Parking**. Under certain circumstances, construction personnel may be required to park in designated areas. When parking along roadways, only one side of the street may be used. No parking is permitted in permanently landscaped or grassed areas. Whenever possible, construction personnel should

avoid parking in front of a completed and occupied residence.

8. **Removal of Construction Vehicles**. Construction vehicles [*trucks, vans and cars*] must be removed from job sites at the end of day unless otherwise Approved by the Developer. Vehicles left within the community are subject to removal at the owner's expense and without prior notice.

9. **Dumpsters**. All Builders must maintain a twenty [20] cubic yard dumpster, or a Developer approved container, for every home under construction. Dumpsters must not be placed within 15' of the roadway or adjacent to a completed home.

10. **Job Site Conditions**. All job sites shall be kept in a clean, neat and workmanlike appearance at all times. Trash and debris must be removed and placed in dumpsters weekly or more frequently as required by the Developer.
In the event of an infraction, the Builder will be provided with 48 hours notice to resolve the problem, or the Developer will arrange for clean-up and charge back the cost to the offending Builder.

11. **Street Cleaning**. Builders will provide street cleaning and removal of construction materials, trash and debris from roadways and right-of-ways on a routine basis. In the event of an infraction, the Builder will be provided with 48 hours notice to resolve the problem, or the Developer will arrange for street cleaning and charge back the cost to the offending Builder.

    - ***If street cleaning work or repairs are required to restore the appearance of street surfaces, the cost of any such repairs shall be the responsibility of the applicable Builder or Lot Owner.***

12. **Pedestrian Paths & Driveways**. Driving across pedestrian paths is not permitted. Residential driveways may not be used for parking or to turn around vehicles.

13. **Storage of Fill & Materials**. No fill or materials may be stored or placed in right-of-ways, on vacant lots, or any other portions of the community without approval of the Developer. No spoils or dump sites are available within the community to receive export cuts. Applicants requiring import fill should check with the Developer's Project Manager to determine availability on-site.

14. **Temporary Electric & Water**. Builders are responsible for providing temporary electric and water service for homes under construction. Builders and their subcontractors are not permitted to use the services of another Builder without

permission. The use of electricity or water from homeowners is strictly prohibited.

15. **Loud Music**. For the benefit of residents and other workers, the playing of loud music is prohibited. Construction personnel, who continue to violate this provision, after adequate warning, will be asked to leave the community.

16. **Pets**. Pets of construction personnel are not permitted on job sites or inside vehicles parked within the community.

17. **Signs**. No signs are permitted within the community, except signs authorized by the Developer or DRC. Unapproved signs will be removed and discarded without notice or obligation to the offending party.

18. **Portable Restrooms**. Builders shall provide one portable restroom per home under construction. Portable restrooms must be located 15' back from the edge of the roadway with the access door facing the opposite direction of the street.

19. **Construction Trailers**. During initial construction, one [1] trailer for construction supervision per Builder will be permitted. The location, appearance and size of trailers are subject to approval of the Developer. Builders shall maintain the trailer in good, neat and attractive condition and install landscaping or buffer fencing as may be required by the Developer.

20. **Construction Deliveries and Work Hours**. Prior to the move-in of the first resident, there shall be no restriction on work hours. After the move-in of the first residents, work hours for deliveries or construction shall be from 7:30 a.m. to 6:00 p.m., Monday to Saturday. No work shall be performed on Sunday unless approved by the Developer or DRC Administrator. Any exceptions to construction delivery or work hours must be approved in advance by the Developer or DRC Administrator. With advance notice of the Developer, deliveries and work may be prohibited or limited on days when community-wide promotional events are scheduled.

21. **Fires**. Builders or their subcontractors are not permitted to burn rubbish or trash on any portion of the property without approval of the Developer and obtaining necessary permits from governmental authorities.

22. **Alcoholic Beverages**. No alcoholic beverages may be consumed by construction personnel within the community. Failure to comply with this provision will result in ***immediate dismissal***.

23. **Intentional Damage**. Building and subcontractors will respect the work of other trades. Workmen causing intentional damage to materials or workmanship of others are subject to ***permanent dismissal*** from the community.

24. **Security**. The security of construction improvements and materials is the responsibility of each Builder. Construction vehicles are subject to search at any time, and construction personnel are required to cooperate fully with representatives of the Developer.

    - ***Lot Owners shall be solely responsible for the violations of Construction Site Standards by Lot Owner or Lot Owner's agents, employees, contractors, subcontractors or suppliers.***

7 DRC APPLICATIONS

DRC Applications

SECTION	7.01
PAGE	01
DATE	07/15/03

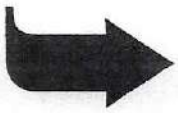
Applications for new construction, modifications to existing improvements, and changes to work in progress are required for approval by the DRC prior to the commencement of work. Copies of applications, listed below, are available under exhibits in this section.

☐	Design Review Application for Master Approval ~ Long Form	Section 7.02.01
☐	Design Review Application for Master Approval ~ Short Form	Section 7.03.01
☐	Design Review Application for Individual Approval	Section 7.04.01
☐	Landscape Review Application:	Section 7.05.01
☐	Modifications Review Application:	Section 7.06.01
☐	Request for Change Application:	Section 7.07.01

EXHIBIT:
Design Review Application For Master Approval ~ Long Form

SECTION	7.02
PAGE	01
DATE	07/15/03

Use this application for master approval of plans, colors and landscaping on Lots typically 75' or less in width. *Changes which may be desired subsequent to master approval must be approved on a Request for Change Application.*



Grand Hampton

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ LONG FORM: 1 of 4

Use for master approval of plans, colors and landscaping

To	DRC Administrator		
Applicant			
Neighborhood(s)			
Plan Name			
Elevation Name	(a)	(b)	(c)
AC Sq. Ft. by Elevation	(a)	(b)	(c)
Landscape Budget	(a) $	(b) $	(c) $

CERTIFIED, ACKNOWLEDGED AND AGREED BY APPLICANT:

Applicant certifies the air-conditioned square footages to be true and correct. Once approved [*unless such approval is withdrawn by the DRC*], Applicant may construct these plans within the above-referenced neighborhood(s). Applicant agrees to construct plans, colors, landscaping and related improvements in accordance with this Application and the Design Review Manual. All changes must be approved in advance by submitting a Request for Change to the DRC.

Applicant Signature [*Lot Owner*]	Date

ATTACH COPIES OF THE FOLLOWING ITEMS AND DESIGN DOCUMENTS FOR EACH ELEVATION

- ❑ Design Review Application [2 *copies*]
- ❑ Product Photo Copies and Literature [2 *copies*]
- ❑ Site Plan for Typical Lot [2 *copies*]
- ❑ Floor Plans [2 copies *for each elevation*]
- ❑ Wall Sections [2 *copies for each plan*]
- ❑ Exterior Elevations [2 *copies for each elevation*]
- ❑ Roof Plans [2 *copies for each elevation*]
- ❑ Pool Plans [2 *copies for each pool plan*]
- ❑ Screen Enclosure Plans [2 *copies for each pool plan*]
- ❑ Landscape Plans [2 *copies for each plan*]
- ❑ Design Review Fee

DRC ACTION

Date Received	
Approval Status	❑ APPROVED as Submitted ❑ APPROVED with Stipulations ❑ DISAPPROVED

DRC STIPULATIONS [*if any*] • STIPULATIONS ARE BINDING ON APPLICANTS

ISSUED BY

DRC Administrator Signature	Date

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ LONG FORM: 2 of 4

Exterior Material and Finish Schedule

Applicant	
Neighborhood(s)	
Plan Name	

Item	Manufacturer, Model, Series and/or Description	Finish and/or Pattern	Submit With Application		
			B&W Photo Copy	Color Photo Copy	Product Literature
Roof Shingles				●	●
Chimney Cap / Cowling			●		
Fascia					
Soffit					
Louvered Vents					
Fiber-Cement Siding					
Brick				●	●
Stone				●	●
Windows			●		
Columns			●		
Shutters			●		●
Railings			●		
Front Door			●		
Garage Door			●		●
Driveway				●	●
Entry Walkway				●	●

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ LONG FORM: 3 of 4

Color Chip Sheet

Applicant	
Neighborhood(s)	
Plan / Elevation Name	
Color Pallette No.	

ATTACH ONLY ONE SHEET PER APPLICATION FOR EACH COLOR PALLETTE * MAKE COPIES OF THIS SHEET AS REQUIRED

APPLIES TO: [✔]		CHIP #1
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

APPLIES TO: [✔]		CHIP #2
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

APPLIES TO: [✔]		CHIP #3
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

APPLIES TO: [✔]		CHIP #4
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ LONG FORM: 4 of 4

Landscape Material Schedule and Budget

Applicant	
Neighborhood(s)	
Landscape Plan No.	
Landscape Plan Type	Check one: ❑ Interior Lot ❑ Corner Lot

COMPLETE THIS SHEET FOR EACH DIFFERENT LANDSCAPE PLAN ▪ MAKE COPIES OF THIS SHEET AS REQUIRED
CODE ITEMS BELOW TO LANDSCAPE PLANS ▪ SHOW LIGHTING ON LANDSCAPE PLANS

CODE TO PLANS	COMMON NAME	Caliper or Gallons	Height	Spread	Spacing	Qty.	Wholesale Unit Cost	Total
							TOTAL	

EXHIBIT:
Design Review Application For Master Approval ~ Short Form

SECTION	7.03
PAGE	01
DATE	07/15/03

If Applicant obtains master approval of plans, colors and landscaping, use this form to obtain approval for the use of a plan on a specific Lot.

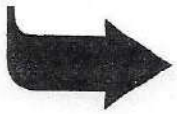
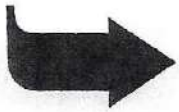


EXHIBIT:
Design Review Application For Individual Approval

SECTION	7.04
PAGE	01
DATE	07/15/03

Use this application for individual approval of plans and colors on a specific Lot for which master approval has not been received and for all neighborhoods planned for Lots typically 85' or wider in width.



Grand Hampton

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ SHORT FORM: 1 of 2

To	DRC Administrator
Applicant	
Purchaser [*if any*]	
Neighborhood / Lot	
Street Address	
Plan Type	❑ Model Home ❑ Inventory Home ❑ Pre-Sale Home
AC Sq. Ft.	
Lot Coverage %	
Plan / Elevation Name	
Closest Lots	[*closest Lots where same model has been approved or for which another application is pending*]
Color Paillette No.	
Pool Plan No.	
Landscape Plan No.	

CERTIFIED, ACKNOWLEDGED AND AGREED BY APPLICANT:

Applicant certifies the air-conditioned square footage and lot coverage to be true and correct. If approved by the DRC, Applicant agrees to construct the home and related improvements in accordance with this Application, the Design Review Application for Master Approval ~ Long Form, and the Design Review Manual.

Applicant Signature [*Lot Owner*]	Date

ATTACH COPIES OF THE FOLLOWING ITEMS

❑ Design Review Application [*2 copies*] ❑ Design Review Fee	❑ Site Plan [*2 copies*]

DRC ACTION

Date Received	
Approval Status	❑ APPROVED as Submitted ❑ APPROVED with Stipulations ❑ DISAPPROVED

DRC STIPULATIONS [*if any*] ~ STIPULATIONS ARE BINDING ON APPLICANTS

ISSUED BY

DRC Administrator Signature	Date

DESIGN REVIEW APPLICATION FOR MASTER APPROVAL ~ SHORT FORM: 2 of 2

Applicant	
Neighborhood / Lot	
Street Address	

SITE PLAN: ATTACH 2 COPIES SHOWING THE FOLLOWING ITEMS AS APPLICABLE

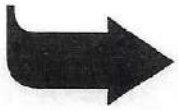
- ❑ Property Lines with dimensions
- ❑ Easements with dimensions
- ❑ Building setback lines with dimensions
- ❑ Building location with dimensions
- ❑ Building corners with dimensions to property line
- ❑ Finish floor elevations
- ❑ Driveway and apron dimensions
- ❑ Existing and proposed grades at lot corners
- ❑ Existing and proposed grades along side property lines
- ❑ Arrows showing direction of drainage flow
- ❑ Sidewalks and walkways
- ❑ Above-ground utilities on lot or in adjacent ROWs
- ❑ Street light locations in adjacent ROWs
- ❑ Mailbox location
- ❑ Porches, patios, pools and decks with dimensions
- ❑ Fences and walls
- ❑ HVAC equipment and screening
- ❑ Pool equipment and screening
- ❑ Retaining walls and tree wells
- ❑ Trees to be saved [*4" and over caliper @ 18" above grade*]

INDICATE CHANGES *(IF ANY)* TO MASTER APPROVAL ~ ATTACH PLANS AND SKETCHES AS NECESSARY

EXHIBIT:
Design Review Application For Individual Approval

SECTION	7.04
PAGE	01
DATE	07/15/03

Use this application for individual approval of plans and colors on a specific Lot for which master approval has not been received and for all neighborhoods planned for Lots typically 85' or wider in width.



Grand Hampton

DESIGN REVIEW APPLICATION FOR INDIVIDUAL APPROVAL: 1 of 3

Use for individual approval of plans on a specific Lot

To	DRC Administrator
Applicant	
Purchaser *[if any]*	
Neighborhood / Lot	
Street Address	
Plan Type	Check one: ❑ Model Home ❑ Inventory Home ❑ Pre-Sale Home
AC Sq. Ft.	
Lot Coverage %	
Plan / Elevation Name	
Closest Lots	*[closest Lots where same model has been approved or for which another application is pending]*

CERTIFIED, ACKNOWLEDGED AND AGREED BY APPLICANT:

Applicant certifies the air-conditioned square footage to be true and correct. If approved by the DRC, Applicant agrees to construct the home and related improvements in accordance with this Application and the Design Review Manual. All changes must be approved in advance by submitting a Request for Change to the DRC.

Applicant Signature *[Lot Owner]*	Date

ATTACH COPIES OF THE FOLLOWING ITEMS AND DESIGN DOCUMENTS

- ❑ Individual Design Review Application *[2 copies]*
- ❑ Product Photo Copies and Literature *[2 copies]*
- ❑ Site Plan *[2 copies]*
- ❑ Floor Plans *[2 copies]*
- ❑ Wall Sections *[2 copies]*
- ❑ Exterior Elevations *[2 copies for each elevation]*
- ❑ Roof Plans *[2 copies]*
- ❑ Pool Plans *[2 copies] [if applicable]*
- ❑ Screen Enclosure Plans *[2 copies] [if applicable]*
- ❑ Design Review Fee

DRC ACTION

Date Received	
Approval Status	❑ APPROVED as Submitted ❑ APPROVED with Stipulations ❑ DISAPPROVED

DRC STIPULATIONS *[if any]* ▪ STIPULATIONS ARE BINDING ON APPLICANTS

ISSUED BY

DRC Administrator Signature	Date

DESIGN REVIEW APPLICATION FOR INDIVIDUAL APPROVAL: 2 of 3

Exterior Material and Finish Schedule

Applicant	
Neighborhood / Lot	
Street Address	

Item	Manufacturer, Model, Series and/or Description	Finish, Color and/or Pattern	Submit With Application		
			B&W Photo Copy	Color Photo Copy	Product Literature
Roof Shingles				●	●
Chimney Cap / Cowling			●		
Fascia					
Soffit					
Louvered Vents					
Fiber-Cement Siding					
Brick				●	●
Stone				●	●
Windows			●		
Columns			●		
Shutters			●		●
Railings			●		
Front Door			●		
Garage Door			●		●
Driveways				●	●
Walkways				●	●

DESIGN REVIEW APPLICATION FOR INDIVIDUAL APPROVAL: 3 of 3

Color Chip Sheet

Applicant	
Neighborhood / Lot	
Street Address	

ATTACH COLOR CHIPS AND CHECK APPLICABLE ITEMS ▪ ONLY ONE COLOR CHIP SHEET REQUIRED PER APPLICATION

APPLIES TO: [✔]		CHIP #1
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

APPLIES TO: [✔]		CHIP #2
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

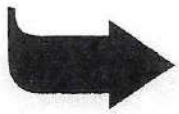
APPLIES TO: [✔]		CHIP #3
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

APPLIES TO: [✔]		CHIP #4
❑ Stucco: Main Body	❑ Garage Door	[ATTACH COLOR CHIP HERE]
❑ Stucco: Bands / Quoins	❑ Shutters	
❑ Siding	❑ Window Frames	
❑ Fascia	❑ Columns	
❑ Soffit	❑ Louvered Vents	
❑ Front Door	❑ Railings	

EXHIBIT:
Landscape Review Application

SECTION	7.05
PAGE	01
DATE	07/15/03

Use this form for landscaping and exterior lighting for new construction on a specific Lot which master approval has not been received. This form may be submitted as part of a Design Review Application for Individual Approval or anytime thereafter, but prior to commencement of landscaping.



Grand Hampton

LANDSCAPE REVIEW APPLICATION: 1 of 2

Use to request approval for landscaping and exterior lighting

To	DRC Administrator
Applicant	
Purchaser *[If any]*	
Neighborhood / Lot	
Street Address	
Plan Type	Check one: ❑ Model Home ❑ Speculative Home ❑ Pre-Sale Home
Landscape Budget	$
Est. Lot / Home Price	$

ACKNOWLEDGED AND AGREED BY APPLICANT:

If approved by the DRC, Applicant agrees to complete landscaping and related improvements in accordance with this Application and the Design Review Manual. All changes must be approved in advance by submitting a Request for Change to the DRC.

Applicant Signature *[Lot Owner]*	Date Submitted

ATTACH COPIES OF THE FOLLOWING ITEMS AND DESIGN DOCUMENTS

❑ Landscape Review Application *[1 copy]*	❑ Landscape Plans *[1 copy]*

DRC ACTION

Date Received	
Approval Status	❑ APPROVED as Submitted ❑ APPROVED with Stipulations ❑ DISAPPROVED

DRC STIPULATIONS *[IF ANY]* ▪ STIPULATIONS ARE BINDING ON APPLICANTS

ISSUED BY

DRC Administrator Signature	Date

LANDSCAPE REVIEW APPLICATION: 2 of 2

Landscape Material Schedule and Budget

Applicant	
Neighborhood / Lot	
Street Address	

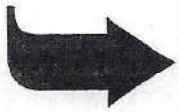
CODE LANDSCAPE MATERIALS TO LANDSCAPE PLANS • LANDSCAPE LIGHTING MUST BE SPECIFIED ON LANDSCAPE PLANS

CODE TO PLANS	COMMON NAME	Caliper or Gallons	Height	Spread	Spacing	Qty.	Wholesale Unit Cost	Total
							TOTAL	

EXHIBIT:
Modifications Review Application

SECTION	7.06
PAGE	01
DATE	07/15/03

Use this form for
the approval of modifications to
completed homes.



Grand Hampton

MODIFICATIONS REVIEW APPLICATION: 1 of 2

Use to request modifications for completed homes

To	DRC Administrator
Applicant	
Neighborhood / Lot	
Street Address	
Telephone	
Existing AC Sq. Ft. (+)	*[applies only if additional AC square footage will be added to home]*
Additional AC Sq. Ft. (+)	*[applies only if additional AC square footage will be added to home]*
Revised AC Sq. Ft. (=)	*[applies only if additional AC square footage will be added to home]*

ACKNOWLEDGED AND AGREED BY APPLICANT:

If shown above, the Applicant certifies the air-conditioned square footages to be true and correct. Upon approval by the DRC, Applicant agrees to complete modifications in accordance with this Application and the Design Review Manual.

Applicant Signature *[Lot Owner]*	Date Submitted

ATTACH ITEMS AND DESIGN DOCUMENTS CHECKED *[only if requested by DRC Administrator]*

- ❑ Modifications Review Application *[1 copy]*
- ❑ Sketches *[1 copy] [if applicable]*
- ❑ Product Photo Copies and Literature *[1 copy] [if applicable]*
- ❑ Site Plan *[1 copy][if applicable]*
- ❑ Floor Plans *[1 copy][if applicable]*
- ❑ Wall Section *[1 copy][if applicable]*
- ❑ Exterior Elevations *[1 copy] [if applicable]*
- ❑ Roof Plans *[1 copy] [if applicable]*
- ❑ Pool Plans *[1 copy] [if applicable]*
- ❑ Screen Enclosure Plans *[1 copy] [if applicable]*
- ❑ Landscape Plans *[1 copy] [if applicable]*
- ❑ Color Chips *[1 set] [if applicable]*
- ❑ Insurance Certificates *[1 copy] [if applicable]*
- ❑ Contractor or Trade Licenses *[1 copy] [if applicable]*
- ❑ Modifications Review Fee

DRC ACTION

Date Received	
Approval Status	❑ APPROVED as Submitted ❑ APPROVED with Stipulations ❑ DISAPPROVED

DRC STIPULATIONS *[IF ANY]* ▪ STIPULATIONS ARE BINDING ON APPLICANTS

ISSUED BY

DRC Administrator Signature	Date

MODIFICATIONS REVIEW APPLICATION: 2 of 2

Use to request modifications after completion of original construction

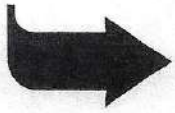
Applicant	
Neighborhood / Lot	
Street Address	
PRIMARY BUILDING OR TRADE CONTRACTOR [*if applicable*]	
Company	
Street Address	
City / State / Zip	
Telephone	
Fax	
Contact Person	
WORK SCHEDULE	
Est. Start Date	
Est. Completion Date	
Total Days to Complete	

DESCRIPTION OF CHANGE ▪ ATTACH 2 SETS OF PLANS AND SKETCHES AS REQUESTED BY THE DRC ADMINISTRATOR

EXHIBIT:
Request for Change Application

SECTION	7.07
PAGE	01
DATE	07/15/03

Use this form to request an exterior change, including color changes, to a Design Review Application for Master Approval, Design Review Application for Individual Approval, Landscape Review Application or Modifications Application after approval of any such application and prior to commencing changes. This application applies to work in progress only. For changes to a completed home, use the Modifications Review Application.



Grand Hampton

REQUEST FOR CHANGE: 1 of 2

Use to request a change to work in progress

To	DRC Administrator
Applicant	
Neighborhood / Lot	
Street Address	
Plan Type	Check one: ❑ Model Home ❑ Speculative Home ❑ Pre-Sale Home ❑ Completed Home
Plan Name / Elevation	*[required for new construction only]*
Request Applies To:	❑ Design Review Application for Master Approval ❑ Design Review Application for Individual Approval ❑ Landscape Review Application ❑ Modifications Review Application

ACKNOWLEDGED AND AGREED BY APPLICANT:

Applicant requests a change to the application checked above. If approved by the DRC, Applicant agrees to complete changes in accordance with this Application and the Design Review Manual.

Applicant Signature *[Lot Owner]*	Date Submitted

ATTACH ITEMS CHECKED *[only if requested by DRC Administrator]*

- ❑ Request for Change Application *[1 copy]*
- ❑ Sketches *[1 copy]* *[if applicable]*
- ❑ Product Photo Copies and Literature *[1 copy]* *[if applicable]*
- ❑ Site Plan *[1 copy]* *[if applicable]*
- ❑ Floor Plans *[1 copy]* *[if applicable]*
- ❑ Wall Section *[1 copy]* *[if applicable]*
- ❑ Exterior Elevations *[1 copy]* *[if applicable]*
- ❑ Roof Plans *[1 copy]* *[if applicable]*
- ❑ Pool Plans *[1 copy]* *[if applicable]*
- ❑ Screen Enclosure Plans *[1 copy]* *[if applicable]*
- ❑ Landscape Plans *[1 copy]* *[if applicable]*
- ❑ Color Chips *[1 set]* *[if applicable]*
- ❑ Request for Change Fee

DRC ACTION

Date Received	
Approval Status	❑ APPROVED as Submitted ❑ APPROVED with Stipulations ❑ DISAPPROVED

DRC STIPULATIONS *[if any]* • STIPULATIONS ARE BINDING ON APPLICANTS

ISSUED BY

DRC Administrator Signature	Date

REQUEST FOR CHANGE: 2 of 2

Applicant	
Neighborhood / Lot	
Street Address	

DESCRIPTION OF CHANGE ▪ ATTACH PLANS AND SKETCHES AS REQUESTED BY THE DRC ADMINISTRATOR

8 DEFINITIONS AND INTERPRETATIONS

DEFINITIONS

Unless the context expressly requires otherwise, the words defined below shall be interpreted as such throughout the Design Review Manual.

Accessory Structure shall mean and refer to a detached structure which is customarily associated with a single-family residential dwelling including, but not limited to, detached gazebos, pavilions, cabanas, pergolas and trellises.

Air-Conditioned Square Footage shall mean and refer to the finished space of a Structure as measured at floor level from the outside of finished perimeter walls and from the center line of demising walls separating air conditioned and non-air conditioned space. Openings in floors are not included in calculations. The area of stair treads and landings proceeding to the floor below is included for the floor from which the stairs descends, not to exceed the area of the opening in the floor. To be included in calculations, finished areas must have a ceiling height of at least 7'-0" except: (a) under beams, ducts and other obstructions where the height may be 6'-4"; (b) under stairs where there is no specified height requirement; or (c) where the ceiling is sloped. If a room's ceiling is sloped, at least one-half of the finished square footage in that room must have a vertical ceiling height of at least 7'-0"; no portion of the finished area that has a height of less than 5'-0" may be included in calculations. Garages and unfinished areas are not included in calculations. Chimneys, windows and other finished areas that protrude beyond the exterior finished surface of the outside walls and do not have a floor on the same level are not included in calculations.

Applicant shall mean and refer to a legal owner of a Lot who submits an application to the Design Review Committee.

Application shall mean and refer to a Design Review Application for Master Approval, Design Review Application for Individual Approval, Landscape Review Application, Modifications Application or Request for Change as the context may imply.

Association shall mean Grand Hampton Association, Inc., a corporation not for profit organized and operated pursuant to Chapters 617 and 720, Florida Statutes, its successors and assigns.

Board or **Board of Directors** shall mean the Association's Board of Directors.

Builder shall mean any person designated as such by Developer who purchases Lots within the development for the purpose of constructing Residential Units thereon for sale to third party purchasers.

CDD shall mean a community development district created by Developer with respect to the Property or any property added to the Property by Developer pursuant to the terms of the Declaration, as authorized by Chapter 190, Florida Statutes.

Commencement of Construction shall mean and refer to the start of construction which shall not have been deemed to commence until (a) all plans for such construction have been approved by the Design Review Committee; (b) a building permit has been issued by the requisite building department; and (c) construction has physically commenced beyond site preparation.

Common Areas shall mean all real property or any interest in real property from time to time owned by the Association or designated for ownership by the Association for the common use and enjoyment of all Lot Owners, together with all improvements, fixtures, and tangible personal property now or hereafter situated thereon and all appurtenant easements. Common Areas shall include all roads, roadways and rights-of-way in the Development, all community parks within the Development, and the club property.

Completion of Construction shall mean and refer to the date a Structure is complete, including installation of all landscaping, as evidenced by the issuance of a final certificate of occupancy by the requisite building department.

Conservation Areas shall mean those portions of the Property as defined in the Declaration and shall include areas such as jurisdictional wetlands, river buffer transitional habitats, live oak hammocks, and other types of developable uplands which have been restricted.

Construction Site Standards shall mean and refer to standards pertaining to construction site activity and operations as provided in the Design Review Manual.

Corner Lot shall mean and refer to any Lot which abuts two roadways. For purposes of this definition, an alley is not a roadway.

Declaration shall mean the Declaration of Covenants and Restrictions for Grand Hampton, together with any amendments and supplements hereto.

Design Documents shall mean and refer to site plans, architectural or design drawings, specifications, lot grading plans, surveys, engineering details, landscaping plans, color and material samples, and any other documents, drawings, photographs or literature which illustrates, describes, or otherwise interprets the plan of construction or modification for any Lot or Residential Unit located thereon.

Design Review Application for Individual Approval shall mean and refer to the Design Review Application for Individual Approval and any attachments thereto, including Design Documents, for the review and individual approval of new construction on a specific Lot by the Design Review Committee.

Design Review Application for Master Approval shall mean and refer to the Design Review Application for Master Approval and any attachments thereto, including Design Documents, for the review and master approval of new construction by the Design Review Committee.

Design Review Committee ("DRC") shall mean and refer to the committee formed to establish and administer the provisions and standards of the Design Review Manual as provided in the Declaration.

Design Review Committee ("DRC") Administrator shall mean and refer to the individual appointed to accept Design Review Applications from Builders or Lot Owners; to conduct field inspections of construction; to maintain records of the Design Review Committee; to enforce design, environmental and construction site standards; and to counsel with Applicants with regard to specific standards and guidelines.

Design Review Manual ("Manual") shall mean and refer to the manual which sets forth policies and procedures of the Design Review Committee, and establishes standards and provisions for new construction and modifications to existing Structures.

Design Standards shall mean and refer to the standards of site planning, site development, architecture, landscaping and related improvements as contained in the Design Review Manual.

Developer shall mean Trout Creek Developers, LLC, a Delaware limited liability company, as defined in the Declaration of Covenants and Restrictions.

Development means the residential and recreational development as described in the Zoning Ordinance.

Environmental Standards shall mean and refer to standards pertaining to protection of the environment as contained in the Design Review Manual.

Front Yard Zones shall mean and refer to the portion of a Lot between the front plane of a Structure and the Streetscape Zone and running the full width of a Lot.

Interior Lot shall mean and refer to a Lot other than a Corner Lot.

Landscape Review Application shall mean and refer to the Landscape Review Application and any Design Documents attached thereto for the purpose of requesting approval by the Design Review Committee for landscaping and related improvements.

Legal Documents collectively means the Declaration, the Association's Articles of Incorporation (the "Articles") and the Association's By-Laws (the "By-Laws"), as the same may be amended from time to tome.

Lot shall mean any plot of land shown on any recorded subdivision plat of the Property or portions thereof, which is intended as a building site for a Residential Unit, and excluding any areas designated as Common Areas or dedicated for utility sites or public use.

Lot Coverage shall mean and refer to that portion of the area of a Lot, expressed as a percentage, occupied by all buildings or structures as defined by the City of Tampa.

Lot Owner or **Owner** shall mean the record owners, whether one or more Persons, of the fee simple title to any Lot, including contract sellers, but excluding contract buyers, any Person holding such fee simple title merely as security for the performance of an obligation, the Association, the CDD, and governmental authorities and utility companies that have received dedications or conveyances of rights-of-way, easements or utility sites. Developer is an Owner as to all portions of the Property owned by Developer.

Manual shall mean and refer to the Design Review Manual for Grand Hampton.

Master Plan shall mean the conceptual plan for the development of the Development as determined by the Developer from time to time, including the General Development Plan as described by the Zoning Ordinance. All references to the Master Plan shall be references to the latest revisions thereof.

Maximum Buildable Area shall mean and refer to the portion of a Lot within the building setbacks and upon which the Structure and any Accessory Structures may be constructed, subject to provisions contained in the Design Review Manual.

Modifications Review Application shall mean and refer to a Modifications Review Application and any Design Documents attached thereto for the purpose of requesting approval by the Design Review Committee for modifications to a Lot or a completed Structure.

Neighborhood shall mean and refer to each portion of the Property, in which Owners may have common interest other than those common to all Association Members, such as a common theme, entry feature, development name, and/or common areas and facilities which are not available for use by all Members. Where the context permits or requires, the term Neighborhood shall also refer to the Neighborhood Association having jurisdiction over the property within the Neighborhood. Neighborhoods may be designated by Plat or Neighborhood Supplement. It shall not be necessary for any portion of the Property to be designated as a Neighborhood except as required by law.

Property shall mean the real property as legally described and defined in the Declaration.

Rear Yard Zones shall mean and refer to the portion of a Lot between the rear plane of a Structure and the rear property line and running the full width of a Lot.

Regulations shall mean any rules and regulations regarding the use of the Property duly adopted by the Association in accordance with the Legal Documents.

Request for Change Application shall mean and refer to the Request for Change Application and any attachments thereto, including Design Documents, to request approval for a change to a Design Review Application for Master Approval, Design Review Application for Individual Approval, Landscape Review Application or Modifications Review Application after initial approval by the Design Review Committee. This Application applies to a request for changes to work in progress.

Residential Unit shall mean any improved portion of the Property intended for use as a dwelling unit, including, without limitation, any single-family attached or detached dwelling.

Side Yard Zones shall mean and refer to the portion of a Lot from the front to the back of a Structure on both sides over to the respective property lines.

Streetscape Zone shall mean and refer to a portion of the right-of-way adjoining a Lot and running from the curb to the front yard property line across the full width of a Lot. On Corner Lots, the Streetscape Zone also extends the full length of the street side yard to the rear property line.

Structure shall mean and refer to a residential dwelling on a Lot, and shall include any attached structures such as a portico, garage, and porch.

Subdivision Developer shall mean any Person, their successors or assigns, named as the grantee in a deed or other conveyance document executed by Developer (excluding Persons named as Mortgagees in documents securing obligations of Developer) that acquires part of the Property from the Developer for the purpose of developing such property as a residential community, including, by way of example, the Person identified as the "developer" or "declarant" on any recorded subdivision plat, declaration of covenants and restrictions, or other instrument establishing a residential development. A Person that acquires one or more developed Lots from Developer (or one or more Lots which Developer is contractually required to develop) for the purpose of constructing a Residential Unit thereon for resale or personal use is not a Subdivision Developer.

Surface Water or Stormwater Management System shall mean a system which is designed and constructed or implemented to control discharges which are necessitated by rainfall events, incorporating methods to collect, convey, store, absorb, inhibit, treat, use or reuse water to prevent or reduce flooding, over drainage, environmental degradation, and water pollution or otherwise affect the quantity and quality of discharges from the system, as permitted pursuant to Chapters 40D-4, 40D-40, or 40D-42, F.A.C. The lands comprising such systems may be owned by the CDD.

SWFWMD shall mean the Southwest Florida Water Management District.

USACE shall mean the U.S. Army Corps of Engineers.

Variance shall mean and refer to an exception to the standards contained in the Design Review Manual as may be granted by the Design Review Committee.

Grand Hampton shall mean and refer to the master planned community anticipated to be developed pursuant to the Declaration.

INTERPRETATIONS

The following interpretations shall apply to the contents of the Design Review Manual:

- ☐ Unless the context expressly requires otherwise, the use of the singular includes the plural and vice versa; the use of one gender includes all genders; the use of the terms ***including*** or ***include*** is without limitation; the use of the terms ***will***, ***must*** and ***should*** have the same effect as the use of the term ***shall***.

- ☐ The use of headings and other textual divisions in this manual are for indexing purposes only.

