

ARCHITECTURAL GUIDELINES

TimberCreek Plantation

Revised as of April 21, 2017

PREFACE

The intent of the ARB is to preserve and enhance the natural beauty of TimberCreek and to integrate man-made improvements and residential development into the natural surroundings. Environmentally sensitive design can be achieved through careful consideration to the configuration, vegetation and topography of each particular lot. The guidelines are intended to assist owners, contractors, and design professionals in achieving a suitable design that will enhance the community and sustain the TimberCreek's design philosophy. The ARB is NOT a home or landscaping design resource. The owner and builder working in conjunction with a qualified design professional and the ARB Guidelines can arrive at a proposed plan for the ARB to consider. Owners/Contractors are responsible for complying with all permits, easements, and governmental building codes. Any approval by the ARB governs only aesthetic considerations and does not constitute a variance or release from any established setbacks, easements, restrictions or criteria. The ARB does not have the authority to release any easements, or to modify any of the Governing Documents other than these ARB Guidelines.

SECTION 1: INTRODUCTION

1. Standards and Guidelines

- 1.1 The Architectural Guidelines consists of established minimum requirements, which will be used to regulate the construction and maintenance of homes at TimberCreek Plantation in order to facilitate a level of high quality and maintain consistency with the primary objectives of the overall development plan for the community. All developers, contractors, architects, engineers, and Property Owners must adhere to the Architectural Guidelines in conjunction with Florida statutes, all applicable building codes, the Americans with Disabilities Act, the terms and conditions of the TimberCreek Plantation Covenants and Restrictions and the Communities Planned Unit Development (PUD) Ordinance, and all contractual requirements.
- 1.2 The Standards are followed in this document by Architectural Guidelines which describe aspects of architectural delineation and site design which are strongly desired to be utilized throughout the design and development process.
- 1.3 The Architectural Guidelines are supported by the Developer and the Association's Architectural Review Board, (ARB), and will be used throughout the development process as criteria for objectively reviewing all development plans and procedures.

2. Review Process and Required Submittals:

- 2.1 Review of Proposed Construction Plans By ARB:

- No building, wall, fence, decorative feature, or other structure or improvement of any nature (including landscaping) shall be erected, placed upon, altered, or permitted to remain on any Lot unless and until the Owner of such Lot has submitted to the ARB an application (hereinafter referred to as an “Application”) for approval, together with two (2) sets of construction plans, exterior specifications, photographs, site plan, drainage plan, irrigation and landscaping plan, and such other information as the ARB may require, and such Application has been approved by the ARB.

2.2 Plan Review; provide two (2) copies of construction documentation and specifications which must include but is not limited to:

- Site Plan / Hardscape Plan @ minimum scale of 1" = 30'
- Grading Plan @ minimum scale of 1" = 30'
- Landscape Plan @ minimum scale of 1" = 30'
- Architectural Elevations @ minimum scale of 1/8" = 1'

The ARB retains the right to request additional drawings, specifications and materials samples prior to approval.

2.3 Application Fees; The ARB may establish application fees to be paid by applicants requesting approval of improvements, in order to defray expenses incurred in connection with such review, including, with out limitation, fees of consulting professionals advising the ARB.

2.4 Upon written approval of the final plans by the ARB, construction may commerce following the procedures described in the Architectural Guidelines and the Declaration of Covenant and Restrictions. No plan or specification shall be deemed approved unless a written approval is granted by the ARB. Any change or modification to approved plans shall not be deemed approved unless written approval is granted by the ARB. It shall be the Owners responsibility to maintain a record of all ARB approvals. If such time occurs that the Owner cannot produce a record of the ARB approval it shall be considered “unapproved.” All submittals become the property of the TimberCreek ARB and will not be returned.

SECTION 2: ARCHITECTURAL GUIDELINES

1. Preservation of Existing Vegetation:

1.1 No site clearing shall occur prior to ARB approval of the site plan. All site plans shall be accompanied with a survey of existing hardwood trees with trunk diameter of 8" or greater measured at breast height and a landscape preservation plan, if applicable.

- 1.2 All structures and pavement shall be located in a manner which will preserve the majority of specimen vegetation on the site.
- 1.3 Temporary barrier fencing shall occur around the areas to be preserved.
- 1.4 Construction machinery and materials shall not be driven or located within any preservation areas. Grading, trenching and other methods of soil compaction are prohibited in preservation areas. Owners shall be solely responsible for any such activities which result in a violation of an applicable environmental permit.
- 1.5 In reviewing building plans, the ARB takes into account the natural landscaping such as trees, shrubs and palmettos and encourages the owner to incorporate them into the landscaping plan. No tree of 6 inches or larger in diameter measured at 2 feet above the natural grade ("Protected Tree") shall be removed without approval of the ARB. Any other tree which requires the approval of County or other government agency to remove is also considered a "Protected Tree." Removal of any Protected Tree without ARB approval is subject to replacement at the owner's expense and a possible fine. Mitigation may be required depending upon the number and size of the trees removed per the ARB. Anyone intending to remove any Protected Tree must apply to the ARB. The request must be approved prior to removing any Protected Tree. Normal tree trimming up-keep and slight canopy raising do not require prior ARB approval; however, if you are planning to change the natural shape or significantly alter the canopy you must obtain the prior consent of the ARB. The ARB may require proof of any County permits as a condition to granting approval for tree removal.

2. Grading and Drainage:

- 2.1 No portion of the Property shall be graded and no changes in elevation of any portion of the Property shall be made which would be in conflict with the "Lot Block Grading Plan" as established by North Beach Engineering and approved by Nassau County and the St. Johns River Water Management District.

3. Landscape Standards:

- 3.1 No landscape plant materials may obstruct areas of pedestrian or vehicular access.
- 3.2 Florida Friendly Landscaping (FFL) is the only authorized replacement landscaping to the current landscape installed by the developer for homeowners and must follow the 9 Principles: planting the right plant in the right place, efficient watering, appropriate fertilization, mulching, attraction of wildlife, responsible management of yard pests, recycling yard waste, reduction of stormwater runoff, and waterfront protection.
- 3.3 Any landscape change, replacement, or variance requires two (2) copies of a landscape plan to be submitted to the ARB for approval for each residence within the

- community. As a minimum, the landscape plan should show the size number and variety of all trees, shrubs and plantings along the front and sides of the home as well as the type of mulch. FFL plans will also require a soil analysis not less than one (1) year old and an irrigation plan. If utilizing a commercial company, a copy of valid environmental landscaping certification will also need to be submitted.
- 3.4 A minimum of one (1) approved specimen trees with a caliper of 4” are required to be planted in the front yard of the residence, except on corner lots where two trees may be required with one tree facing the side street.
- 3.5 FFL plant/turf installation and mulching shall be conducted in accordance with the most current version of the Florida Green Industries Best Management Practices (FGIBMP) handbook guidelines (URL pg 10). Homeowners will refer to the plant listing in the most current version of the UF IFAS Florida Yards & Neighborhoods Plant List (URL pg 10) for approved selections. All plants used for screening shall have adequate size and density to form an opaque screen within one year. Any and all dead or dying plant material shall be removed and replaced in a timely manner from a residence.
- 3.6 Lake Edge Planting:
All lake edge plantings shall consist of plant materials indigenous to wet or moist soil conditions. Trees and shrubs shall be grouped in masses that create desired views across the lake and maintain a consistent and naturalistic shoreline planting design. Sod shall be installed and maintained on each lot that adjoins a lake, from the top of the bank to the mean high water line.
- 3.7 All plant material sizes are at the discretion of the ARB and shall be considered by the ARB as a part of the formal review process.
- 3.8 Irrigation systems shall meet or exceed state standards and rules of the SJRWMD such as rain shut-off devices and/or soil moisture sensors. It must be designed as to not overlap water coverage zones, not to water impervious areas, and not irrigate within 3ft of building foundations. The design shall separate turf irrigation and landscape bed irrigation.
- 3.9 All homeowners with FFL will fertilize and mow in accordance with the most current version of the Florida Yards & Neighborhoods Guide to FFL (URL pg 10). All commercial contractors shall fertilize and mow in accordance with the most current version of the FGIBMP and shall possess a valid certification. Fertilizers and pesticides may not be applied within 10ft of water bodies.
- 3.9 Blanket applications of pesticides are prohibited except as authorized by FGIBMP or termite prevention. Application of any other pesticide will be done only in the area pests exist. All pest control companies utilized will possess valid state and county licenses and certifications for pesticide and environmental landscaping.

- 3.10 All composts shall be in an authorized bin/container and screened from view of the street. Cisterns and rain barrels will be located to maximize full capability of rain capture. The containers should conform to the aesthetics of its natural surrounding or style and/or color of the residential dwelling. Rain gardens and swales will be in the rear yard of the dwelling only. Organic debris will not be swept or left to be allowed to wash into storm drains or curbs. It should be left on the area from which it was cut, used in mulch, or placed in compost bins. Mowing adjacent to swales or water bodies shall be performed such that no clippings are deposited into the water.
- 3.11 No landscape materials shall encroach upon any conservation easement, wetlands area, or other restricted area at any time.
- 3.12 Nassau County, Florida tree and landscape ordinances shall be used to determine any additional planting that may be required.

4. Construction Practices:

- 4.1 No construction shall commence until receiving written approval of the final plans from the ARB.
- 4.2 Prior to site clearing, all conservation easements, wetlands areas, and other restricted areas must be identified on plans, located on site and properly protected with barrier fencing.
- 4.3 Sediment and erosion control provisions shall control run-off and contain all silt and debris within the limits of construction.
- 4.4 All local state and federal regulations must be adhered to.

5. General Architectural Practices:

- 5.1 Air Conditioning Units: No window air conditioning units will be permitted.
- 5.2 Exterior Lighting. All exterior lighting, with the exception of not more than two (2) entry door lights, not more than two (2) garage wall lights, not more than two (2) rear wall lights and not more than two (2) security flood lights, must be approved by the ARB prior to installation. The ARB will review all exterior lighting plans in order to assure that said lighting does not unreasonably interfere with the use or enjoyment of other Lots.
- 5.3 Exterior Holiday Decorations: Lights or decorations may be erected on the exterior of homes in commemoration or celebration of publicly observed holidays without approval of the ARB provided that such lights or decorations do not unreasonably disturb the peaceful enjoyment of adjacent Owners. All lights and decorations may not be erected more than thirty (30) days prior to the holiday and shall be removed within thirty (30) days after the holiday has ended.

- 5.4 Clotheslines: Clotheslines may be located in the rear yard provided that they are screened from view from any street and from the first floor of any adjacent home.
- 5.5 Ornamental Materials and Decorative Components: No ornamental material of any type will be permitted on any Lot which can be seen from the street or the first floor of any adjacent home without the written approval of the ARB. In no event shall any Lot be permitted to have more than three (3) ornamental materials that may be seen from the street. Each ornamental material may not exceed 2 feet x 2 feet. No decorative rock shall be permitted as ground cover. Ground cover or inert material shall not be used to spell out names, nicknames, names of states, city athletic teams, slogans, emblems, geometric patterns or any other communication. Stones, rocks and boulders shall not be used as bed-edging material and are not permitted on turf areas. Fountains and water features shall be limited to one (1) per home site which shall not exceed four feet 2 feet above the natural grade of the Lot. Any fountain shall be of natural material, color and design, each of which is compatible with the overall architectural theme of TimberCreek. Statues and artifacts will be allowed only in the Private Area of the Lot if approved by the ARB. Plastic statuary and yard ornamentation will not be allowed. Plastic pots compatible with the overall architectural theme of the home will be permitted.
- 5.6 Landscape Architectural Features: Landscape may include such items as benches, planters, yard lights, etc. as an integral part of a landscape architectural design. Drawings must be provided to the Reviewing Entity, which clearly show the location, size, and materials planned for these features. In addition, a photograph of the home and the relationship of the feature to the existing or proposed landscape must accompany the submittal. Landscape architectural features will be located only in the planting beds originally installed by Declarant.
- 5.7 Solar Energy Devices: Any solar energy device or collector with the approval of the ARB may be mounted on the roof facing south where in the determination of the certified installer will be the most effective and efficient location for use.
- 5.8 Signs: Except as hereinafter set forth, no commercial or other signs, shall be installed or maintained on any Lot except with the written permission of the Association, accept as may be required by statute, regulation, or judicial decree. If permission is granted for any sign, the Association shall have the right to restrict the size, color and content of such sign. One sign promoting a home or Lot "For Sale" or "For Rent" may be placed on a Lot. Said signs shall not exceed a face size of 18"x24". The Declarant reserves the right to erect any signs of such size and nature as Declarant, in its sole judgment deems appropriate to assist Declarant in the sale of any Lot or otherwise.

SECTION 3: HOMESITE DESIGN STANDARDS

1. Lot Dimensions and Coverage:

- 1.1 Typical lot dimensions within the community vary between approximately 50' x 120' and 90' x 120'.

2. Dwelling Height:

- 2.1 Homes shall not exceed thirty-five (35') feet in height.

3. Standard Setbacks:

- 3.1 Building setbacks shall be as follows:

- Front yard – 20' except a 35' front yard set back for those lots fronting TimberCreek Boulevard.
- Side yard – minimum of 5'
- Rear yard – 10'
- Corner lots, all yards facing street – 20'

- 3.2 Porch, Screened Enclosure, Privacy Wall, Planter Wall, Deck, Patio, Pool and Spa:

- Front yard – no such structures allowed unless part of original construction.
- Side yard – minimum of 5'
- Rear yard – 5'
- Corner lots, all yards facing street – 20'

Note: All privacy walls and planter walls shall have a height limitation of 4'.

Pools and spas are not permitted in front yards.

Pools shall be constructed in ground and composed of material thoroughly tested and accepted by the industry for such construction.

The outside edge of the pool shall be a minimum distance of 4' from all sidewalls of the residence.

- 3.3 Fence setbacks:

- Front yard – no fence is permitted in the front yard.
- Side yard – property line, but cannot extend beyond midpoint of side of residence.
- Rear yard – property line
- Corner lots – no fence is permitted in yards facing streets beyond rear corner of residence (no closer to street than the side of the residence)

- 3.4 Athletic and/or play structures:

- Front yard – no structures shall be permitted in the front yard
- Side yard – no structures shall be permitted in the side yard
- Rear yard – on property line if fenced, 5' if not fenced
- Corner lots – no structures shall be permitted in yards facing street

4. Building Siteing:

- 4.1 All homes shall be sited perpendicular and parallel to streets. Buildings may not be sited diagonally across lots excepting large corner lots, with approval of the ARB.

- 4.2 The architecture of the building façade including the height, form and materials shall vary along the street to promote an interesting and engaging streetscape.

5. Accessory Structures and Furnishings:

- 5.1 Metal sheds and other metal “out” buildings are not permitted. No utility sheds, work building, storage buildings, or any other type of shed or building shall be placed or erected on any Lot without the prior written approval of the ARB. The appearance of any such structure must be in conformity and harmony with all other surrounding improvements and the neighborhood in general. These structures shall be of the same material and color scheme as the main residence, and shall be screened by the utilization of a privacy fence properly placed to screen the rear yard. All such fencing shall be in compliance with this Architectural Guidelines. No structure shall be larger than 12’ x 12’ x 9’. In the case of a corner Lot, no fencing shall be closer to the side street than five feet from the rear corner of the structure closest to the side street. No such structures are permitted on any Lot abutting a pond or lake.
- 5.2 Mailboxes and mailbox structures shall adhere to U.S. Postal Standards and shall substantially conform to the mailbox design standard attached to this Architectural Guidelines.
- 5.3 All refuse and maintenance equipment and/or furnishings must be contained, concealed and located approximately to ensure the safety of residents and the public.
- 5.4 No Owner shall install or maintain on any Lot any television or radio antennas, masts, aerials, satellite dishes, other than a satellite dish larger than one meter (39 inches) in diameter screened from view from neighboring Lots and the street and approved, in advance, by the ARB, nor install towers for the purpose of audio or visual reception or transmission, unless said antennas are located within the enclosed portion of the structure.

6. Driveways

- 6.1 Maximum width of driveways is 20’; except for side entrance garages which shall be approved on a case by case basis.
- 6.2 Sidewalk paving material shall continue across driveways to create continuity of the sidewalk.
- 6.3 Loose, aggregate paving is not permissible.
- 6.4 Parking must be provided per the county code, which requires a minimum of 2 spaces per dwelling unit, each home shall have at a minimum an enclosed two-car garage.

SECTION 4: HOME DESIGN GUIDELINES

1. Architectural Style:

- 1.1 All homes and architectural elements along a street or within a given view area shall be unified in theme and character.
- 1.2 The following are recommended styles to be referenced for establishing the architectural concept and design:
 - Southeastern Vernacular/Coastal
 - Classic/Traditional

2. Building Form and Layout:

- 2.1 Single-family homes should be consistent in style; however they should vary in detail within a given neighborhood. Repetition of an identical home design is not permitted along or across a street for a minimum length of 3 homes.
- 2.2 Homes shall be one or two stories. When two stories are employed, it is recommended that the second level be set back from the remaining facade.

3. Architectural Elements:

- 3.1 All architectural elements shall be designed and detailed in a manner consistent with the style of the home.
- 3.2 A minimum 5/12 pitched roofs are required in gable, hipped, or gambrel forms or their variations.
- 3.3 Doors may be single or paired and are usually centered within the façade. The use of entablatures and/or architraves is recommended for classic or colonial styles to emphasize primary entrances.
- 3.4 Windows and/or dormers should be generally placed in a symmetrical or balanced pattern, and should include small panes of glass and the use of shutters and/or decorative entablatures.
- 3.5 Porches and balconies are highly recommended. Their use should be considered on all faces of the home.
- 3.6 The use of chimneys is encouraged and should be designed according to the architectural typology of the home.

4. Building Materials and Finishes:

- 4.1 The façade of each home must be constructed of brick, stucco, lap siding, Hardy Board or vinyl with accents of brick or stucco.
- 4.2 All sides of each residence that face or are directly visible from adjoining streets shall conform with (be constructed with the same materials and finished quality as) the front facade of the residence. The ARB may make exception to these criteria if a landscape plan is approved by the ARB in advance of construction that would accomplish the following; the non-conforming side of the residence must be screened with landscape materials to obscure the view of the non-conforming materials.
The front material of all homes shall wrap the sides and continue for at least 24' unless otherwise required by these Architectural Guidelines or approved by the ARB.
- 4.3 All materials and finishes shall be complimentary to existing colors, textures and forms.
- 4.4 Recommended materials for walls include brick, stucco, wood, vinyl, lap siding, Hardy Board and stone. Aluminum siding and imitation stucco, brick or imitation stone materials shall not be permitted.
- 4.5 Roofs may consist of slate, tile, aluminum, metal roofing, or standard 3 tab or architectural shingles or shakes.
- 4.6 Exterior Colors: No Owner may alter or re-paint the exterior color of their home without ARB approval. Paint colors for Lot Owners are subject to review and approval by the ARB. Proposed paint/color schemes and color samples shall be submitted to the ARB and color coordinated with the surrounding structures for approval. Only neutral colors in keeping with the Architectural Style set forth herein are permitted. Pre-selected color schemes adopted by the Board of Directors may receive blanket approvals. Bright, bold colors are no longer permitted as of the date of adoption of this section.

5. Walls and Fences:

- 5.1 No fencing or walls shall be commenced without prior approval by the ARB. All walls shall be constructed with brick, stucco, or natural stone on all exposed surfaces. Walls must be capped with brick, stone or pre-cast concrete.
- 5.2 Fences shall be constructed of vinyl or pressure treated wood and shall be board on board type or shadowbox style with the finished side facing out. No pressure treated wood fence shall be painted or stained without the approval of the ARB. Chain link fences stockade type, and wire fence are prohibited except as specifically approved by the ARB along areas where they will be screened from view of the street and neighboring homes. All fences shall have a maximum height of 6'. All Owners shall periodically clean any fence on their Lot so as to keep such fence free of any mold

and mildew and in order to properly maintain the integrity and appearance of such fence.

5.3 Lake front Lots; No fences, hedges, trees or other objects which might interfere with the upkeep and maintenance or view of the lake or interfere with the upkeep and maintenance or view of the lake or interfere with the natural drainage of the Property shall be installed by any Owner, unless specifically approved by the ARB. The ARB shall maintain on file, approved fence styles and colors for lake front lots. Owners should consult with the ARB prior to designing and submitting their proposed lake front fence for ARB approval. On lake front lots, a 4' ft. or 4 ½' ft., "open" style fence, no spear tops, such as aluminum or wrought iron, is allowed, in black only.

FL Yards & Neighborhoods Handbook 3rd Edition, A Guide to Florida-Friendly Landscaping (3rd ed. 2009) http://fyn.ifas.ufl.edu/materials/FYN_Handbook_vSept09.pdf

Florida Green Industries Best Management Practices for Protection of Water Resources (2008) <http://fyn.ifas.ufl.edu/pdf/grn-ind-bmp-en-12-2008.pdf>

UF IFAS Florida Yards & Neighborhoods Plant List
http://fyn.ifas.ufl.edu/pdf/FYN_Plant_Selection_Guide_v090110.pdf

MAILBOX DESIGN

ALL MAIL BOXES SHALL BE OF THE STYLE APPROVED BY THE ARB FROM TIME TO TIME. BEFORE INSTALLING ANY MAIL BOX, PROPERTY OWNERS MUST CHECK WITH THE PROPERTY MANAGEMENT COMPANY OF RECORD OR THE ARB FOR INSTRUCTIONS ON THE STYLE OF MAIL BOX THAT IS APPROVED FOR THE COMMUNITY. ANY MAIL BOX THAT IS NOT APPROVED BY THE ARB IS IN DIRECT VIOLATION OF THE COVENANTS AND RESTRICTIONS AND SUBJECT TO REMOVAL BY THE BOARD.