



AMELIA WALK
A PLANNED COMMUNITY

(A/K/A Hampton Lakes)

Architectural Planning Criteria

January 24, 2007

1st Revision – February 28, 2008 – changed S.F. requirements (Section IV.A, p. 10)

2nd Revision – January 7, 2009 – changes to design standards (Section IV.A.4 and IV.A.5), signage (Section IV.X.4), and irrigation requirements (Section V.D)

3rd Revision – August 10, 2015 – housekeeping clean up and mailbox spec

4th Revision – December 22, 2015 – Scrivener error clean up throughout, updated table of contents, defined Community and Owner (Introduction); changed mailing address, ARB Review and Inspection Fee amount, defined Completion Deposit, and changed \$500 penalty to coming out of Completion Deposit (Section II.B.); removed detached storage shed language and added that they are prohibited (Section IV.L); and removed repeating sentences (Section VI.A).

5th Revision – January 7, 2016 – Changes to the ARB Review and Inspection Fee amount and Completion Deposit requirements (Section II.B.).

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INTRODUCTION

The developed standards and criteria within this document are intended to serve as Architectural Planning Criteria for Amelia Walk (the “**Community**”), a master planned residential community in Nassau County, Florida. It contains the necessary information to guide homebuilders and homeowners (“**Owner**”) about the design criteria and requirements of said development and the pertinent governing authorities. This document is prepared specifically for Amelia Walk, and it is suggested that it be reviewed thoroughly and plans be prepared accordingly since plan review will be based on its contents.

The styles of the homes in Amelia Walk draw upon the architecture found in the historic neighborhoods of Amelia Island and Fernandina Beach. The styles in Amelia Walk may include: Craftsman, Coastal Cottage, Folk Victorian, and Colonial Revival.

SECTION I - PURPOSE

- A. Intent.** The intent in requiring the approval of all submittals is to promote the general pattern of development of Amelia Walk consistent with the planned community envisioned by the Declarant. The Architectural Planning Criteria (the “**Criteria**”) as they are amended and supplemented from time to time, will be used in evaluating the compatibility of any requested construction. The Architectural Review Board (the “**ARB**”) shall not be bound by the specific criteria and Criteria adopted from time to time, but shall be free to add to, or amend, the Criteria. Nothing contained in the Criteria, shall be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by the Owner at the Owner’s sole cost and expense. No approval by the ARB shall be under any obligation to meet with respect to future approvals of any construction anywhere within the Community. The “Criteria” are compatible and consistent with the Declaration of Covenants and Restrictions of Amelia Walk (“**CCRs**”).
- B. Scope.** No Single Family Lot, building, fence, wall, structure, yard ornaments, sheds or other improvements of any nature including all signage and landscaping plans (collectively referred to herein as “Intended Improvements”) shall be commenced, erected, placed, altered or maintained; no change, addition or alteration to the exterior of any of the existing improvements including, without limitation, colors, signage or landscaping as initially improved and installed shall be made, until the construction plans, elevations, site plans, floor plans, building specifications, colors, plans showing the location of the Intended Improvements, have been approved in writing by the ARB. The items or matters to be submitted to the ARB for its approval shall hereinafter collectively or individually, as the context may require or permit, be referred to as the “Plans”. Items to be reviewed by the ARB will include any improvement or structure of any kind, including without limitation, any building, dwelling, fence, wall, sign, site paving, grading, sewer, drain, disposal system, decorative lighting schemes, painting or alteration of a dwelling (including doors, window, roof), installation of solar panels, satellite dishes, or other devices, construction of fountains, yard ornaments, sheds, swimming pools, screened enclosures, jacuzzis, construction of privacy fences, additions of awnings, shelters, gates, flower boxes, shelves, statues, playground equipment, trampolines, and basketball goals. Any Intended Improvements shall be erected, placed, or altered upon Amelia Walk, only in substantial accordance with the Plans as approved. Refusal to approve

plans, or any portion thereof, by the ARB may be based solely upon aesthetic considerations.

SECTION II – PROCESS

A. Plan Submittal Requirements. The Owner will submit comprehensive construction plans and specifications. The Owner shall make one (1) submittal for each home plan to be sold. Plans shall include but not be limited to the items listed below:

1. Architectural Construction Plans:

- a. *Site plan:* Indicate the location of the house on the lot. Indicate all easements, setbacks building restriction lines, lot drainage, drives, walks, patios, mechanical equipment, also walls, pools and fences when applicable. Indicate the percentage of total lot coverage.
- b. *Floor plans:*
 - i. heated and cooled living area
 - ii. garage
 - iii. patios or enclosures
 - iv. total overall square footage (under roof)
- c. *Dimensioned floor plans at a minimum 1/8" = 1' scale:*
 - i. mechanical equipment locations
- d. *Dimensioned elevations at a minimum 1/8" = 1' scale:*
 - i. roof pitch, minimum 7/12
 - ii. height of structure (not to exceed 35 feet)
 - iii. pattern of window mullions
- e. *Typical wall section.*
- f. *Window and exterior door schedule.*

2. Specification and Color Package Submittal

- a. *Master color book*
 - i. exterior body colors
 - ii. trim colors
 - iii. accent colors for doors and shutters
- b. *Roof color samples*
 - i. manufacturer and warranty specifications
 - ii. material (asphalt shingle, tile etc.)
- c. *Building material list of specifications and manufacturers*
 - i. windows (style and color)
 - ii. exterior doors styles
 - iii. list of brick colors and manufacturer
 - iv. list of stone colors and manufacturer

3. Landscape Submittal

- a. Proposed landscape layout including legend of plant types and sizes.

B. Review Procedure.

All submittals and inquiries shall be made to:

Amelia Walk HOA ARB
C/o Evergreen Lifestyles Management
7643 Gate Pkwy., #104-37
Jacksonville, FL 32256
Telephone: (877) 221-6919

All Architectural Review Applications shall be accompanied by a Fifty Dollar (\$50.00) application review fee (“**ARB Review and Inspection Fee**”) and a One Thousand Dollars (\$1,000.00) check shall be deposited by the Owner as a completion deposit (the “**Completion Deposit**”). The ARB Review and Inspection Fee and Completion Deposit will be collected with the submission of an application for any Modification Activity. The ARB Review and Inspection Fee and Completion Deposit may vary depending on the nature of the proposed Modification Activity, may be waived at the discretion of the ARB, and when deemed appropriate by the ARB, may include the cost of review of the submitted plans by an architect or engineer approved by the ARB. Both the ARB Review and Inspection Fee and the Deposit shall be made payable to **Amelia Walk Homeowners Association, Inc.**

Requests for refunds of the Completion Deposits must be made within sixty (60) days of completion of the home, including landscaping, otherwise they shall be considered forfeited.

Prior to the commencement of construction, the Owner shall obtain written approval of the proposed improvements from the ARB. Such approval may be conditioned upon submittal and approval of the landscape plan and the exterior colors. If construction is commenced prior to such conditional approval or landscaping is not completed in a timely manner as required by the CC&R's and the Criteria, the Owner, Applicant, or Builder will be subject to a \$500 penalty to be withheld from the Completion Deposit. Such penalty shall not relieve the applicant from complying with all requirements of the CC&R's or the Criteria as contained herein.

All lot owners within the Community shall prepare and submit a plan package in accordance with the aforementioned requirements to the ARB for review. A blanket approval may be obtained for prototype home plans. An individual submittal will be required for each custom home plan or modifications to prototype home plans.

The ARB will release the Plans back to the Owner after full plan review and approval by the ARB. The Owner is responsible for submitting the Plans to the appropriate governmental authority for review and approval.

Note: The ARB's approval of the Plans shall not be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by Owner's sole cost and expense.

If the ARB disapproves any plans submitted by Owner, ARB shall so notify the Owner in writing stating the specific reason or reasons for denying approval, whereupon Owner shall revise the Plans accordingly and resubmit same. The resubmission will be treated as an original submission. If

deviations from approved final plans become apparent during or after construction, then the Owner must remove the deviation at Owner's sole cost and expense at the discretion of the ARB. Construction may commence upon receiving written approval of the construction plans by the ARB and upon receipt of all required permits from municipal or other jurisdictional authorities over the project.

SECTION III - SITE OVERVIEW

- A. Zoning.** Existing zoning requirements will be considered as per Nassau County Zoning Ordinance as well as approved PUD Ordinance No. 2004-09 for Amelia Walk (formerly known as Hampton Lakes PUD).
- B. Site Conditions.** All lots in the Community have a curb and gutter at the front or side of the lots. This paving and drainage design shall not be altered in any way. Owners shall refer to site development drawings for any information about these areas. Where lots have existing vegetation, preservation of existing trees shall be pursued for trees with a trunk caliper of 4" or greater at a point 3' above ground level, unless they interfere with the house pad, driveway or drainage. No tree shall be removed from any Lot without the consent of the Developer until the Owner shall be ready to commence construction.
- C. Parking.** No parking will be permitted in areas where the subdivision's drainage flow may be interrupted. Additional driveway for parking purposes is subject to review and approval. Required parking for each residence will not be allowed in the streets of the development.
- D. Setback Requirements.**
1. Minimum setback requirements.
 - a. Front: twenty (20) feet
 - i. Homes Fronting on Majestic Walk Boulevard in Phase 1 shall have a front setback of thirty (30) feet.
 - b. Side: five (5) feet
 - c. Rear: ten (10) feet
 - d. Corner Side Yard abutting a street right-of-way: sixteen (16) feet
 - i. Corner lots shall permit one vehicular access only. The frontage on the road used for access shall be considered the front yard and shall have the required minimum front yard setbacks. The other frontage shall be considered a corner side yard with a minimum setback of sixteen (16) feet. The two remaining yards will be either a side yard or a rear yard for purposes of the required minimum setbacks.
 2. Maximum Allowable Height.
 - a. Thirty-five (35) feet
 3. Other Setback Restrictions. All minimum yard requirements shall be measured from the face of exterior walls to the property line. Cantilevered projections from dwelling units shall be permitted to project no more than five (5) feet into the required minimum yard setback. All screened pool enclosures, whether attached, semi-attached or detached from the principal building, shall adhere to a minimum rear yard setback requirement of ten (10) feet and side yard setback requirement of

five (5) feet, and shall not be located in the front yard.

4. Setback Waivers. The foregoing setback requirements may be waived by a written instrument executed by the Developer or the ARB in the event that the Developer or ARB determine in their sole discretion that such waiver is necessary or convenient.

However, any waiver of setback requirements shall not be in conflict with the approved PUD or the Nassau County Zoning Code.

SECTION IV – DESIGN STANDARDS

The following design criteria pertain to design items which add individual character to the overall impression of the house and provide constant design continuity for all the buildings within Amelia Walk. All homes in Amelia Walk shall be erected of frame construction, concrete block (CBS), or other approved construction methods. All block and framing must be covered.

A. Minimum Square Feet.

1. 50-foot Lots.

All homes on 50-foot Lots shall have a minimum of 1,100 square feet of finished space exclusive of second story bonus rooms, garages, storage rooms, covered patios, etc. The ARB may require additional square feet of finish space depending on compatibility with existing homes or otherwise at its discretion. Homes must have a minimum 2-bay garage.

2. 60-foot and 65-foot Lots.

All homes on 60-foot and 65-foot Lots shall have a minimum of 1,200 square feet of finished space exclusive of second story bonus rooms, garages, storage rooms, covered patios, etc. The ARB may require additional square feet of finish space depending on compatibility with existing homes or otherwise at its discretion. Homes must have a minimum 2-bay garage.

3. 80-foot, 85-foot, and 90-foot Lots.

All homes on 80-foot, 85-foot, and 90-foot Lots shall have a minimum of 1,500 square feet of finished space exclusive of second story bonus rooms, garages, storage rooms, covered patios, etc. The ARB may require additional square feet of finish space depending on compatibility with existing homes or otherwise at its discretion. Homes must have a minimum 2-bay garage.

4. 100-foot Lots (Non-Marsh Front).

All homes on 100-foot Lots (Non-Marsh Front) shall have a minimum of 2,000 square feet of finished space exclusive of second story bonus rooms, garages, storage rooms, covered patios, etc. The ARB may require additional square feet of finish space depending on compatibility with existing homes or otherwise at its discretion. Homes must have a minimum 3-bay garage.

5. 100-foot Lots (Marsh Front).

All homes on 100-foot Lots (Marsh Front) shall have a minimum of 2,400 square feet of finished space exclusive of second story bonus rooms, garages, storage rooms, covered patios, etc. The ARB may require additional square feet of finish space depending on compatibility with existing

homes or otherwise at its discretion. Homes must have a minimum 3-bay garage.

B. Exterior Elevations. Exterior elevations shall be evaluated on the overall character, depth, and balance of the design. The use of boxed out windows, dormer windows, covered entries, and other significant jogs in exterior walls are encouraged. Large expanses of flat, unbroken surfaces are discouraged. Double gables over the entire width of a 3-bay garage are discouraged, unless otherwise approved by the ARB. Stacked rooms over garages shall incorporate a change in the front plane of the garage to avoid large, unbroken vertical surfaces. Where siding is used, batten boards or trim shall be located as inconspicuously and as symmetrically as possible.

Unless otherwise approved by the ARB as compatible with a particular architectural design or style, the minimum pitch for roofs, excluding roofs at porches and deck covers, shall be 7/12. Steeper front-to-back roof pitches may be required on shorter roof spans if needed to provide greater street presence. Broken roof lines are encouraged and required. Mixing of differing roof pitches on the same elevation is discouraged. Roof vents and other ventilation pipes shall be located on the rear elevation except where impractical, shall be painted to match or blend with the roof color, and shall otherwise be installed in an inconspicuous location and manner.

1. Street scene variety. It is important that home plans, elevations and exterior color packages be diverse and vary throughout Amelia Walk. Unless otherwise approved in writing by the ARB, no home plan or elevation can be duplicated on either side of an existing home or approved plan by two lots or four lots directly across the street. Additional home siting limitations may be imposed along Majestic Walk Boulevard. Exterior color packages will also be reviewed and approved based upon this same criterion.

C. Exterior Walls.

1. Brick, Stone, or Stucco. Subject to compatibility with the overall architectural style and design, all homes, except as noted below, shall be required to incorporate brick, stone, or stucco in the exterior finish. Architectural and aesthetic balance shall be a primary concern in determining how much brick, stone, or stucco will be required. In most cases, brick, stone or stucco will be required to wrap the corners a minimum of 24” or to the nearest foundation offset. Requests for exceptions must be approved in advance by the ARB. Brick, stone, and stucco colors shall be compatible with the exterior paint colors selected and approved by the ARB. Darker brick shades are encouraged. White or light gray colored bricks are not permitted.

The requirement for the use of brick, stone, or stucco on the exterior elevation may be waived for homes with Colonial, Craftsman or other design influences that do not lend themselves to the incorporation of those materials. The ARB may require upgraded siding, additional landscaping, or other design elements at its discretion.

2. Siding. Hardboard sidings by James Hardie (“Hardie”) or equal of the following types are permitted:
 - Hardie Lock 6" full lap siding or ARB approved equal
 - Hardie Cedar Shake lap siding or approved equal
 - Hardie Cottage lap siding or approved equal

- Vertical board and batt siding as approved by the ARB

Other types of siding not contemplated herein are subject to written approval by the ARB. Steel, aluminum, or vinyl siding is prohibited.

D. Exterior Paint Colors. Exterior wall colors, garage doors, front doors, architectural features and trim colors must be selected for their harmony with each other and the overall aesthetic goals of Amelia Walk. Rain gutters and downspouts shall be painted to match the color of the surface to which they are attached. Exterior colors shall be selected from the ARB approved list of exterior colors unless otherwise approved in writing by ARB. All other color selections must be approved in writing by ARB.

E. Roof. In Amelia Walk roof forms must be designed to provide the same character on all elevations and this character shall be carried out through the pitch, material, color and applied features.

1. **Structure.** Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.
2. **Materials.** Finish materials for pitched roofs must be consistent throughout the individual neighborhoods of the different housing products at Amelia Walk. Roofs shall be 30-year architectural asphalt shingles and the color shall be Driftwood. Other roofing materials are subject to written approval by the ARB. Copper may be used only on roof features like cupolas, dormers, bay windows, etc. *All patio and lanai roofing must match the roofing material of the main structure.* After market patio enclosures with metal pan type roofing will not be allowed. The eave drip color shall be brown.
3. **Pitch.** Unless otherwise approved by the ARB as compatible with a particular architectural design or style, the minimum pitch for roofs, excluding roofs at porches and deck covers, shall be 7/12.
4. **Cupolas.** Cupolas with fixed panes or louvers may be used in houses at Amelia Walk. The cupola shall be hip, square or hexagonal. Sizes will vary according to the size of roof and shall be reviewed by the ARB.
5. **Dormers.** Gable and hip dormers are allowed on roofs. Other types may be considered but are subject to review and approval by the ARB.
6. **Chimneys.** Chimneys may be restricted for size and location. All full height chimneys shall have an architectural metal chimney cap that fully encloses the chimney termination cap and painted as approved by the ARB.
7. **Vents & Pipes.** These types of roof accessories extending through the roof shall be painted to match the color of the roof.
8. **Valleys & Flashings.** These types of roof accessories attached to the roof shall be painted to match the color of the roof.

9. Downspouts & Gutters. These types of accessories attached to eaves and walls shall be painted to match the color or the surface that they are attached to or the color of the trim of the house.

10. Equipment. Roof top mechanical equipment must be located so it will not be visible from the street, sidewalk or adjacent property.

F. Fascia Trim. Roof fascia shall be a minimum of 6” width. Gables shall incorporate stacked trim detailing. Rain gutters, where used, shall run the entire length of the fascia, and shall be 6”.

G. Architectural Detail/Accents. Special attention should be paid to architectural details. Proper proportioning of elements will be considered. Architectural statements at front entries, porch columns and rails, gable vents etc. should receive particular attention to architectural detailing.

H. Windows & Window Treatments. All windows shall be insulated glass with standard color white in anodized aluminum, vinyl clad, or painted wood. Painted wood, vinyl or fiberglass shutters may be used provided that the width of the shutters is no more the ½ the width of the window. All exterior windows shall be double-pane.

Interior blinds and/or shutters must be white, off white or stained in color. Fabric window coverings must be lined with white or off white lining. No flags, unlined fabrics, sheets or the like may be placed or hung in the windows. Deviation from the standard criteria must meet with ARB approval.

I. Doors. Entrance doors shall be compatible with the design and color and made of either solid wood, fiberglass or insulated metal. Glass inserts may be included. Garage doors shall be architectural compatible with the style of the home.

J. Garages and Driveways. Interiors of garages shall be sheet rocked, taped, sanded and painted or sheet rocked, taped, sanded and textured.

Driveways shall not extend past the edge of the garage doors more than one foot on three-car garages or two feet on two car garages and shall be meet County requirements at the curb.

K. Exterior Lighting. In order to maintain a well-lit streetscape and promote neighborhood safety, each home shall provide front yard exterior lighting by one of the following methods:

1. A minimum of two (2) wall-mounted lights or three (3) soffit-mounted can lights with a sixty (60) watt bulb shall be installed at the front of each home in a location that will provide light to the front yard and adjoining street.

Other approved lighting includes normal entrance lights on porches, garages, and other entries to the home providing they do not exceed 100 watts each. High watt fixtures intended for lighting back yard play areas may be permitted with the approval of the ARB. Such fixtures must be mounted in an unobtrusive manner and shall not illuminate neighboring properties and shall not be operated at late hours that causes a nuisance to neighboring property owners.

L. Detached Storage Facilities. All vehicles, trailers, tools, and equipment shall be stored out of view in an enclosed structure. Detached storage facilities, such as storage sheds or other dissimilar

structures are prohibited. The ARB encourages the storage of boats, RV's, camp trailers and other similar vehicles or trailers in offsite storage facilities.

- M. Screened Enclosures.** Screened enclosures shall be permitted on the rear patio and /or pool, subject to review and approval by the ARB. No screened enclosures shall be permitted on the front of the house. The roof of the enclosure may be a screen roof or must be a permanent roof whose shingle matches the main structure in color and style. After market patio enclosures with metal, pan type roofing is not allowed. Screened roofing may also be used with pool screen enclosures. Only bronze colored enclosures are allowed.
- N. Awnings.** Awnings shall be permitted subject to the discretion of the ARB.
- O. Exterior Structures.** Any free standing structure contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, playhouse, storage room, cabana, etc. must be submitted for approval with the required drawings and information to the ARB. Approval will be granted only upon the merit of the structure and desirability for the neighborhood.
- P. Fencing & Garden Walls.** Fencing and garden walls shall be designed as an extension of the architectural mass of the house and shall be detailed to unify the site design with the architecture of the house.

Article IX, Section 18 of the CC&R's provides that the ARB may promulgate ARB Rules or Standards relating to the construction of improvements within Amelia Walk. Without proper design, construction, and maintenance standards, perimeter fencing can often present a hodgepodge look, which can rapidly deteriorate and degrade the character of the neighborhood.

Article IX, Section 18 of the CC&R's states, *"The type, design, material and finish of all fences shall be as specified in the Architectural Planning Criteria, it being the intent of the Declarant that all such fencing shall present, to the extent reasonably practicable, a uniform appearance throughout the Property."*

Prior to the construction of any fence, plans shall be submitted to and approved in writing by the ARB. The submittal shall include a site plan showing the location of fencing proposed, including setback dimensions, and shall designate the type, material and height of fence proposed.

All proposed fencing and garden walls shall be shown on the Design Documents. Architectural approval is required prior to installation of all fencing.

1. Design. The fence types authorized for fencing of private lots at Amelia Walk is:
 - a. *Type "A."* Black, aluminum smooth rail top. Height for Type "A" is four-foot (4'0"). (See Exhibit "1")
 - i. Style: "Saybrook" Black, aluminum smooth rail top (4-feet high).

2. Garden / Masonry Walls. The ARB has not adopted any standard designs for masonry fencing. The Owner or Builder shall submit plans and specifications for any proposed masonry fencing to the ARB for approval. Courtyard walls constructed of brick, stone, stucco, or other materials matching the approved exterior finish of the house and not exceeding 3 feet in height may be allowed in front yards with written ARB approval of location, design and materials.
3. Site Locations. Fencing shall match the rear plane of the home. Fencing sections with gates may be installed. Fences shall have gates as to not block ingress / egress of any easements. Pool enclosures related to children's safety or other reasons shall be subject to consideration by the ARB on an individual basis.
4. Fencing Guidelines.
 - a. *Fencing for Side yard of Corner Lots.* Fences constructed on the side yard of a corner lot shall be Fence Type "A." Fence Type "A" must be a minimum five (5) feet from the property line. The area adjacent to the fence shall be planted with a hedge of 3-gal shrubs, 24" minimum height at planting time and spaced at 36" on center. The landscaping shall incorporate mulch around the plants. The remainder of the area can be either groundcovers and / or grasses.
 - b. *Other Requirements.* Wherever possible, adjoining lots shall use common corner posts. Transitions in fence height shall be accomplished by stepping (not angling) the fence top.

Q. Recreation Structures. All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball backboard) shall be constructed on any part of the lot located in front of the rear line of residence constructed hereon and shall be constructed so as to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior approval of the ARB and without limiting any other criteria for approval, the ARB shall review the height of such structures to assure the privacy of neighboring homeowners. No basketball backboards may be installed adjacent to the street or on any cul-de-sac.

R. Air Conditioners &, Irrigation / Pool Pumps. A.C. equipment, irrigation or pool pumps located at ground level shall be shielded by white vinyl fence panel or masonry walls. No window or wall air conditioning units will be permitted. All exterior air conditioner compressors and irrigation / pool pumps shall be surrounded on all exposed sides by 5-gallon hedge type plants. A minimum of three to four per exposed side is required. The service opening shall not face the street.

S. Swimming Pools. Any swimming pool to be constructed on any lot shall be subject to review and approval by the ARB. Above ground pools are prohibited in Amelia Walk. Pool equipment located adjacent to the house shall be enclosed on two sides by a 42" high matching wall. The service opening shall not face the street. On lake lots, the service opening shall be landscaped pursuant to the landscape requirements.

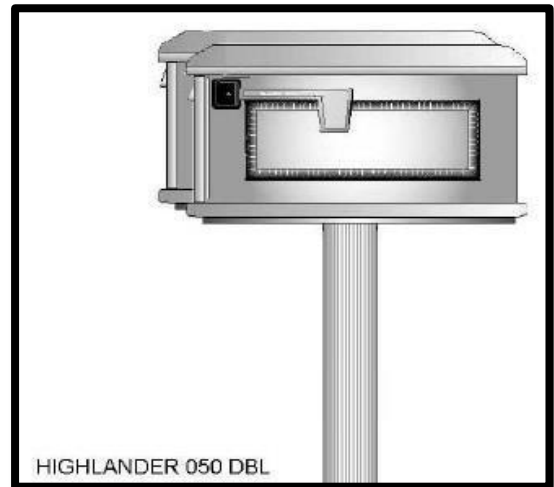
T. Satellite Dishes. Satellite dishes up to 24 inches in diameter may be permitted subject to ARB approval. The location of the same must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible.

U. Cable TV & Telephone Communication. The ARB recommends each new Single Family Dwelling be pre-wired for cable-TV, telephone and alarm systems.

1. *Telephone & Cable TV.* For each new house that is constructed at Amelia Walk, it is required that it be pre-wired for cable-TV and telephone service. This shall be the homebuilder's responsibility. The company to provide these services shall be selected by the Master Developer, its successors and assignees, at its own discretion.
2. *Antennas & Dishes.* Only small satellite dishes, not exceeding 24" in diameter, are allowed in Amelia Walk. The location of the same must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible. The type of dish and location will be reviewed by the ARB. Television antennas may not be visible from the exterior of a house, the street or adjoining properties, provided a quality signal can be received from inside a house. If it can be demonstrated that a quality signal is not achievable from inside a house, one (1) television antenna is allowed in an inconspicuous location. Other types of antennas are not allowed without the written approval of the ARB.

V. Address Plaques. Address plaques or numbers shall be metal construction as approved by the ARB and shall be sized and located per Nassau County requirements.

W. Mailboxes. Mailboxes will be provided by builder or owner. Mailboxes are to be double boxes on a single post installed on the property line, shared by the neighboring lot. When not applicable a single box and post may be used. Mailboxes are to be black "Highlander" design with "satin" finish; posts are to be 4' "Euro" design and "black" in color. No exceptions or substitutions are permitted unless otherwise approved in writing by the ARB. After installation, the Owner shall protect and maintain the mailbox. Replacement necessitated by damage from whatever cause shall be at the expense of the Owner.



X. Signage. All signage at Amelia Walk to be installed by the homebuilders or homeowners, shall be consistent with the approved PUD. Signage at Amelia Walk will be classified as:

- Identification signs (Homebuilder Signs)
- Directional signs
- Information signs
- Other signs

Signs or features related to the overall community of Amelia Walk shall be designed and installed by the Master Developer. These include signs at the main entrance feature, directional signs, informational signs at the Amenity Center and other informational signs.

1. *Homebuilder Signs.* These are the type of signs homebuilders will use to display the name of their

company and the availability of the lot. One (1) sign is allowed in each lot and it shall conform to the design, size, height, color and post details specified by the Developer. Homebuilders shall be responsible for the cost and installation of the same.

2. *Directional Signs.* Non-advertising vehicular and/or pedestrian directional signage will be designed and initially installed by the Developer. These shall be designed of a specific size of sign area and a maximum height above grade.
3. *Informational Signs.* This type of signage, as required throughout the site, must conform to all details and specifications for standard D.O.T. sign faces. In order to enhance the overall site, the following details must be followed. The backs of all single faced signs are to be painted with the appropriate type of paint in the same color paint as the support post.
4. *Other.* Except for the types of signs explained in this chapter or otherwise approved by the ARB, no other signs, flags (other than one American flag per lot), banners or advertising of any kind may be placed on or about any Lot, attached to or part of any house, located in or about windows visible from the street or adjoining lots, located within road right-of-ways or common areas, or placed on or about any of the properties within Amelia Walk. However, flags or signs for sports teams may be displayed a day before, the day of and a day after a sporting event (a maximum of three (3) days). Flags and signs for sports teams cannot exceed 12 square feet. “For Sale” or “For Rent” and “Yard Sale” signs are allowed in Amelia Walk. One (1) sign will be allowed on a single-family lot front yard which is available for re-sale or rent.

Y. Waivers. The architectural planning criteria set forth herein are intended as Criteria to which adherence shall be required by each homebuilder and homeowner within Amelia Walk; provided, however, the ARB shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

SECTION V – LANDSCAPING

- A. Intent.** The Developer of Amelia Walk considers landscaping to be a critical design element to the community and to the individual homes within the community. Landscape design, from its inception, should be integrated into the design of the home. The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.
- B. Requirements.** All landscaping will be in accordance with the requirements of the Nassau County landscape and tree ordinances. Nothing outlined herein shall be construed to be less than or reduce the requirements of the County. Driveways and walks shall be constructed of four inch (4”) poured concrete or concrete pavers. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials must be submitted and are subject to review and approval. However, asphalt pavement shall not be permitted. Front and side elevations and rear elevations on Lots which front a lake shall incorporate the minimum hedge, shrub and tree requirements. Any plant material which dies or becomes unsightly after installation will be replaced

using approved plants upon written notification by the ARB. Corner lots shall incorporate the minimum hedge, shrub and tree requirements

- C. Plant Material.** Plant material shall be Florida No. 1 grade or better. Yards shall be completely sodded with St. Augustine/Florata sod. Lake lots must be completely sodded and irrigated to the water's edge. Shrubs and hedges shall be a minimum three-gallon plant, be of a minimum height of twenty-four inches immediately after planting provided the screen hedge grows so that it closes all gaps within the first year.

Synthetic plants or plastic mulch are not permitted. Trees shall be a minimum height of eight feet when planted. Trunk caliper shall be minimum diameter of three inches. Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways, and the like, shall not be used within fifteen feet of those improvements. Trees with invasive root systems, however, can be used in large open yards far from any improvements.

- D. Irrigation.** The entire yard for all Single Family Lots shall be 100% irrigated. The irrigation system shall be automatically controlled by a time clock. Shallow wells are not permissible and will not be allowed for irrigation on individual lots.

- E. Landscape Lighting.** Lighting is to be low key and should be used on accent entrances and special features. Overall high levels of light are not desired. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties.

- F. Recommended Landscape Material.** A minimum of two (2) trees, shall be provided by homebuilders. The number of shrubs will be determined by the extent of the exterior elevations on front and both side yards. The lineal dimension of the elevations, excluding garages, divided by eighteen inches (18") (maximum distance between plants) will yield the number of shrubs. These shrubs may be planted in clusters or in a hedge-like fashion. The following criteria should be considered when selecting plants for use within Amelia Walk:

- Native species and evergreens.
- Relatively resistant to insects and diseases.
- Cold hardy material.
- Adaptability to existing soil conditions.
- Long life expectancy

The selection of plant material for development within the project should be given careful consideration. Attention should be given to year round appearance, maintenance requirements and cold resistance. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables, accordingly, all plans must be reviewed and approved by the ARB to ensure that satisfactory plants have been selected for each location.

- G. Plant List.** Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

- | | |
|---|--|
| <p>1. <u>Ground Cover.</u>
 Botanical name
 Asparagus Sprengeri
 Liex Cornuta Rotunda
 Juniperus
 Liriope
 Pyracantha Walderii</p> | <p>Common Name
 Asparagus Fern
 Dwarf Holly
 Various Juniper Ground Covers
 Lily Turf
 Walders Dwarf Pyracantha</p> |
| <p>2. <u>Evergreen Trees.</u>
 Botanical Name
 Cinnamomum Camphora
 Eriobotrya Japonica
 Ligustrum Japonicum
 Ligustrum Lucidum
 Magnolia Grandiflora
 Magnolia Viginiana
 Pinu Elliottiif Slash Pine</p> | <p>Common Name
 Camphor
 Loquat Tree
 Wax Leaf Privet
 Glossy Privet
 Magnolia
 Sweet Bay
 Slash Pine</p> |
| <p>3. <u>Palms.</u>
 Botanical Name
 Livistona Chinensis
 Butia Capitata
 Chamaerops Humilis
 Sabal Palmetto
 Phoenix Robenimum
 Washingtonia Robusta
 Cycas Revoluta</p> | <p>Common Name
 Chinese Fan Palm
 Pindo Palm
 European Fan Palm
 Cabbage Palm
 Pigmy Date Palm
 Mexican Fan Falm
 Sago Palm</p> |
| <p>4. <u>Shrubs.</u>
 Botanical Name
 Raphiolepis Indica
 Cocculus Laurifolius
 Cortaderia Selloana
 Eleagnus Pungens
 Llex Burfordii
 Llex Vomitoria
 Juniperus Spp.
 Ligustrum Lucidum
 Mahonia Bealei
 Myrica Cerifera
 Nandina Domestica</p> | <p>Pampas Grass
 Silverthorn
 Burford Holly
 Yaupon Holly
 Various Juniper Shrubs
 Glossy Privet
 Leatherleaf Mahonia
 Wax Myrtle
 Heavenly Bamboo</p> |

Common Name
Indian Hawthorne
Snail seed

Photinia Glabra
 Pittosporum Spp.
 Pyracantha Coccinea
 Trachelospermum Jasminoides
 Viburnum Odoratissimum
 Viburnum Suspensum
 Ilex crenata 'Compacta'

Red Photinia
 Various Pittosporums
 Firethorn
 Confederate Jasmine
 Sweet Viburnum
 Sandankwa Viburnum
 Compacta Holly

5. Shade Trees.

Botanical Name

Quercus Virginiana
 Quercus Laurifolia
 Acer Rubrum
 Betula Nigra
 Cornus

Common Name

Live Oak
 Laurel Oak
 Red Maple
 River Birch
 Dogwood

6. Ornamental Trees.

Botanical Name

Pyrus Calleryana
 Photinia Fraseri
 Ilex x 'Nellie R. Stevens'
 Lagerstroemia

Common Name

Bradford Pear
 Tree Photinia (Red Tip)
 Nellie Stevens Holly
 Crape Myrtle

SECTION VI – CONSTRUCTION CRITERIA

A. Maintenance During Construction.

During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of container to assist in keeping the debris from being scattered. Construction dumpsters are preferred. Construction sites shall be free of debris prior to each weekend. Lot owners and builders who fail to maintain the lot in an orderly manner or who allow construction debris to clutter surrounding properties may be subject to appropriate action from the ARB and / or Owners Association.

After construction no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. In events of severe weather, Builders / Owners are required to properly store materials and cover construction dumpsters. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ARB. Failure to comply with the request will cause removal of the debris by action of the ARB and all related costs will be charged to the homebuilder or the homeowner.

Construction shall not begin prior to 7:00 a.m. or continue after sunset. Animals of any kind shall not be allowed at the construction site. No inappropriate language, shouting, or other inappropriate behavior is allowed. Radios or other music must be kept to a minimum volume.

The lot owner or builder shall be responsible for maintaining the jobsite in an orderly manner. Temporary toilets, construction equipment, and construction material shall be contained within the lot boundaries and shall not be placed on streets and sidewalks. All construction vehicles will be parked within the lot boundaries or on public streets adjacent to the lot and shall not block traffic, mailboxes, or otherwise interfere with existing home owners.

Concrete trucks will be given a designated area for cleanout. Cleanout of concrete trucks will not be allowed on adjoining or vacant lots.

Power and water must not be used from existing dwellings without permission from the owner.

- B. Condition of Lot.** The builder shall inspect the lot prior to purchase and construction for condition of all utilities, location of property pins, and general conditions and report any defects or damages to GreenPointe Holdings, LLC. Unless otherwise notified, all improvements shall be considered in good repair and all damages or deficiencies thereafter shall be the responsibility of the lot owner or builder. GreenPointe Holdings, LLC, or its surveyor will relocate missing property pins or sewer markers that cannot be located by ordinary inspection (including light digging to uncover buried pins or markers) prior to closing or commencement of construction. Resetting property pins or sewer markers after possession or beginning of construction or locating existing property pins and sewer markers will carry a minimum charge of \$300 from GreenPointe Holdings, LLC.
- C. Excavation.** Excavators are required to contact the ARB prior to commencing excavation on the lot. Lots shall be excavated in a manner that will not adversely impact neighboring lots. Excess dirt shall be removed from the subdivision and may not be deposited or dumped on other lots or vacant ground slated for future development.
- D. Grading, Drainage and Elevation of Foundations.** Unless otherwise approved by the ARB, foundations shall be set a minimum of 18” above the back of curb elevation. Owner shall take all necessary steps in setting the foundation elevation to ensure that drainage onto neighboring properties will be eliminated. All drainage from buyer’s lot will be retained on site or drained into the adjoining street in accordance with engineered and approved neighborhood drainage plan.

SECTION VII –MISCELLANEOUS

- A. Maintenance.** No weeds or underbrush or other unsightly vegetation shall be permitted to grow or remain on any lot within Amelia Walk and no refuse pile or unsightly object shall be allowed to be placed or suffered or remain anywhere on such Lots. The Owner shall maintain the exterior of his Single Family Lot, building and improvements on his Lot in good and workmanlike manner and shall present a neat and clean appearance upon the Lot. In the event that any Owner fails or refuses to keep his Single Family Lot free of weeds, over grown grass, underbrush, refuse piles, debris or other unsightly growths or objects or to keep the Single Family Unit, building or improvements on his Lot, including mailboxes in a good and workmanlike manner or in a neat and clean appearance, the ARB or the Board of Directors of the Association may enter upon the Lot and perform any necessary maintenance at the expense of the Owner and such entry shall not be deemed a trespass.

During the construction of a Single Family Lot or other improvement, each Owner will be required to maintain his Lot in clean condition, providing for trash and rubbish receptacles and disposal. Construction debris will not be permitted to remain on any lot and must be kept out of the lakes and right of ways.

- B. Sales & Construction Activities.** Notwithstanding any other provisions hereof, the Developer, its agents, successors, assigns and designees may maintain such facilities and undertake such activities as may reasonably be required to sell Lots or Single Family dwellings and to construct improvements thereto and to Amelia Walk.
- C. Clothes Drying Area.** No portion of any Lot shall be used as a drying or hanging area for laundry of any kind, unless fully screened from the view of the neighboring Owners and from the street.
- D. Artificial Vegetation.** No artificial grass, plants or other artificial vegetation or sculptural landscape décor shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ARB.

EXHIBIT “1”

Fencing Types

Fence Type “A”

“Saybrook”

Black, aluminum smoothrail top – 4’0” Tall

