

Yellow Bluff Landing Design Guidelines

Intent

The objective of the Builder Design Guidelines for Yellow Bluff Landing is to implement criteria which promote and maintain a high quality community appearance with an emphasis on proportionality and simple scaling of the homes. The Builder Design Guidelines are intended to allow flexibility and to encourage architectural variety while respecting the Builder's desire to meet the buyers' expectations. The Builders are encouraged to incorporate building technologies that exceed current energy standards. The Builder Design Guidelines may be amended and supplemented from time to time to achieve the aforementioned goals.

Scope

No construction of any nature, including any building, fence, wall, pool, screen, awning, shelter, structure, grading, exterior lighting or landscaping may commence until the elevations, site plans, floor plans, building specifications, colors, etc. have been approved in writing by CC Duval Property, LLC, its successors and/or assigns (CC Duval). After receipt of a certificate of occupancy, any modifications of the existing improvements must be approved by the Architectural Control Committee (ACC).

Plan Submittal Requirements

Yellow Bluff Landing HOA, as applicable, may impose fees for the review of any plans or submittals required hereunder. The Builders are exempt from the payment of fees for the original submittal of plans and specifications for the initial construction of the homes.

1. Plot Plans:

- North Arrow (site plan)
- Scale
- Title Block
- Lot Number / Address
- Building layout, driveway, walks
- Set-back dimensions, rights of way, easements
- Drainage patterns, with grade elevations
- Proposed grades of finish floor

2. Architectural Plans:

- Scale 1/4" per foot
- Floor Plans with Exterior Elevations
- Building dimensions
- Foundation details, grade and materials
- Roof sections, details, pitch and type

3. Exterior Specifications

- Materials
- Colors
- Finishes

- Doors
- Garage Door
- Windows
- Trim
- Exterior wall finishes

4. Architectural Renderings

- Plan depictions
- Photos

5. Landscaping Plans

- Scale 1"=10'
- Detailed drawing of landscape with dimensions
- Planting beds, areas to be grassed
- Plant materials (size and quantity)
- Tree types (size and quantity)
- Hardscapes

Plan Review Procedure

If CC Duval and/or the ACC, as applicable, disapprove any plans submitted to it, they shall so notify the Builder or Owner in writing stating the specific reason or reasons for denying approval, whereupon the Builder or Owner shall revise the plans accordingly and resubmit same, at which time such resubmission will be treated hereunder as an original submission.

Variations or deviations from the Builder Design Guidelines may be granted in unique situations but will not set any precedent for future decisions. All such requests for variances shall be reviewed on an individual basis.

The Builder or Owner is responsible for submitting the plans to the appropriate governmental authority for review and approval. Nothing contained in the Builder Design Guidelines 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.

Penalties for Noncompliance

If deviations from approved plans become apparent during or after construction, without having been approved previously, then the Builder or Owner must immediately correct the deviation at its sole cost and expense. CC Duval and/or the ACC, as applicable, may impose fines and administrative fees for the violation of the Builder Design Guidelines. CC Duval and/or the ACC, as applicable, may require construction bonds as a source of funds to cover damage to property, fees or fines imposed for the violation of the Builder Design Guidelines. If the construction bond is insufficient to cover all costs and expenses of compliance the remaining cost shall be personal liability of the Builder or Owner.

Setbacks

1. Intent

Setbacks have been established as part of the PUD, the intent is have sufficient space between houses and streets and easements.

2. Corner Lots

Corner lots setbacks on all street sides shall be the same and are classified as front yards. The streetscape character can only be maintained within the minimum front yard setback. Building should be sited so that it does not face on street exclusively.

3. Dimensioning

Setbacks shall be measured either from the right-of-way line, top of lake bank, rear property line or side property line, whichever is the most restrictive. No portions of a building shall encroach upon an easement.

4. General Building Setbacks:

- a. Front Yard: twenty (20') feet from right-of-way line.
- b. Side Yard: five (5') feet from side property line.
- c. Rear Yard: ten (10') feet from rear property line.

Driveway and Walkways

Driveways will be integrated into each lot. The appearance of the driveway should be consistent and complimentary throughout the neighborhood.

Allowable hardscape: concrete pavers, stamped concrete, coated synthetic and salt finishes.

Site Grading

Site grading should attempt to enhance the existing topography, protect the existing vegetation and provide positive drainage. Landscape mounding shall be implemented with smooth transitions resulting in subtle forms to enhance the existing conditions. Landscape mounding shall not be lumpy and abrupt, lots shall be graded to fully accommodate drainage requirements.

Where existing vegetation will be saved, the grades shall be maintained with positive drainage from the trunk to the drip line of the vegetation.

Drainage

Run-off should be directed per the engineered drawings, all drainage shall be directed away from dwelling units at a minimum of 2% or as directed by the engineer of record.

Sidewalks shall have a minimum cross slope of 2%

Landscape swales shall have one and one half (1½%) percent slope. Swales shall not hold water longer than 72 hours.

Retaining Walls

If space limitations result due to existing conditions of grade or plant materials, retaining walls may be employed to facilitate grade changes or to protect existing trees, etc.

Retaining walls shall be constructed of materials which are compatible or match with those of the primary building. Allowable construction: masonry block, poured wall, brick, stone and concrete segmented walls.

General Design Programmed Elements:

Minimum Square Footage

50' 55' Lot 1,200 SF

60' 65' Lot 1,750 SF

Maximum

50' 55' Lot 2,300 SF

60 65' Lot Unlimited

STRUCTURE

Single story

Two Story

Two/Three Car Garage

16" on center wood stud construction on exterior walls or masonry construction

Fully engineered house and roof plans to meet wind code

FOUNDATIONS

Engineered slab on grade or stem wall foundation

All piers shall be concrete block with veneer masonry finish

Vertical lattice allowable with pier construction

WOOD FRAME

Fully engineered house and roof plans to meet wind code

Wood frame construction to have tied down system for high wind protection

Exterior wall to be 16" on center construction

CONCRETE BLOCK STRUCTURE

Block shall receive a finish troweled stucco coat or synthetic finish

Shell tabby finish shall be allowed

Foam band trims allowed

EXTERIOR

Stone & Brick accents shall be allowed

Wood, Masonry cementations board siding

-Lap siding shall have 8" exposure and a minimum 3" exposure and shall be painted or stained

Trim boards shall be B grade lumber or synthetic

Siding is allowed to be either rough or smooth

Paint colors must be approved

Exterior Lighting

Exterior lighting wall mounted lamps, recessed lights and down lights

Ground low voltage lighting

Lights shall be placed to avoid excessive intrusion on adjacent property owner.

WINDOWS

Window frames can be white or cream

Vinyl, aluminum and wood products are allowable

Mullins or window muntins (must be true divided lite or simulated divided lite)

Window proportionality is required

Transoms over doors with side lite are allowable

Soffits - white vinyl

Windows to have wood, synthetic, Styrofoam trim bands or shutters

Scoring of stucco (4) sides, headers & sills or at header only

DOORS

Front doors shall be metal, wood or fiberglass
French single lite or multi-lite doors are allowed
Sliding glass doors with wood, vinyl and aluminum
Shutters with correct proportionality

ROOFING

Fiberglass architectural grade 25/30 year roof shingles
Roof slopes can to be pre-dominantly 5/12 pitch or greater
Eave drip to be white, cream, black or brown
Galvanized metal, copper or tin accents
Gutters to be minimum 6"

GARAGE

Raised panel steel garage door
Garage Doors, raised panel, accessory windows
Garages to be drywalled and painted

WALKS AND DRIVEWAYS

Minimum 3' wide concrete walks from front entry to driveway
Concrete driveway
Concrete patio per plan
Paver driveways, patios and walkways in lieu of concrete

LANDSCAPING

Professionally landscaped yards (exhibits - 50, 55, 60, & 65' typical landscape)
Shrub material in fronts and around HVAC Equipment, back to back lots must have rear yard shrubs and minimum of one tree (Live Oak, Magnolia, Ligustrum, Red Maple)
Full automatic irrigation system
Planting beds to receive 4" of pine bark mulch
Lake banks to be irrigated and planted with St. Augustine grass
Drought resistant native-plant materials are encouraged
(See attached landscape exhibit)
Main street tree shall be place normally at the center of the lot five from builder placed sidewalk
Street tree shall be 4" Live Oak with a grade 2 or better, placed in the center of the lot five feet from the street sidewalk.
All corner lots shall have a street tree (4" Live Oak) placed in the center of the lots along both rights of away.

ENCLOSURES

Screen enclosures surrounding pools are to be black or bronze
Screen enclosures surrounding patios and rear porches are to be black or bronze

POOLS & SPAS

Separate review for drainage criteria and equipment location are necessary
Shall meet setback requirements

ACCESSORY STRUCTURES

Accessory Structures require separate review for architectural guideline compliance

MAILBOXES

There shall be a uniform mailbox design that is required and installed by the Builder. The location and height shall be in accordance with the US postal service regulations. All mailboxes shall be black aluminum with house address applied above the box in white lettering.

HOUSE ADDRESS

Placement of the house numbers shall be a uniform style and placed consistently on all houses.

MECHANICAL EQUIPMENT

All mechanical equipment including, but not limited to power meter, trash cans, HVAC units, and pool/spa equipment shall be screened from the street and from adjacent lots either with masonry walls, fencing and or landscape shrubbery.

HVAC units, pool mechanical and other noise producing equipment shall be located away from bedrooms of the adjacent property owners to the extent possible.

Solar equipment use shall be encouraged, however will require review by the ARC and will be reviewed on its own merits.

Satellite Dishes must be approved.

Exterior antennas of any type are not permitted.

FENCING

4' black aluminum placement shall be from building corners to rear lot line.

6' White vinyl on perimeter lots and back to back lots, placement to be from building corners to rear lot line.

On lakes lots 4' foot open fences are allowable, such as black aluminum, black wrought iron.

6' foot white vinyl is allowed on perimeter lots that adjacent to the YBL property boundary and back to back lots. Lots that boarder power lines, forested natural areas are allowed to install 6' white vinyl.

It is encouraged to have fence types similar where feasible.

All fencing must be approved.

CONSTRUCTION ACTIVITY

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. 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. It is hereby made the duty of the Builder or Owner to remove or cause to be removed any and all of the above debris within 72 hours of notification by CC Duval and/or the ACC, as applicable. Failure to comply with the request will cause removal of the debris by action of CC Duval and/or the ACC, as applicable and all related costs will be charged to the Builder or the Owner.

Construction activity shall be limited to working hours for construction personnel to 7:00 a.m. to 7:00 p.m. (or sunset when earlier) Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays until the first homeowner closes. Thereafter, construction activity which generates noise shall be limited to working hours for construction personnel to 8:00 a.m. to 6:00 p.m. (or sunset when earlier) Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction work will be

allowed on Sundays or the following holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day. CC Duval and/or the ACC, as applicable, may allow exceptions to this rule under special circumstances and with prior written authorization.

A portable toilet must be placed on the lot by the time the lot clearing is complete. A dumpster must be placed on the lot by the time the plumbing installation begins. No children, animals or loud music allowed on job sites.

