



Community Standards

REV 2 - Revised: September 1, 2024

NOTE: New Verbiage Underlined, ~~Old Struck Out~~

I. INTRODUCTION

The **Community Standards** have been adopted by the Board of Directors of Summerwoods Homeowners Association Inc. pursuant to Article VIII Section 1(c) of the Declaration of Restrictions and Covenants (“Declaration”). The Board of Directors and/or its sanctioned committee(s), primarily the Architectural Control Committee (ACC), also known as the Architectural Review Committee (ARC) will enforce these Architectural Guidelines.

In conjunction with the recorded Documents for Summerwoods Homeowners Association Inc. (“HOA”), the design standards are binding on all parties having interest in any portion of Summerwoods and each homeowner is required to comply with the requirements as set forth. Any failure to comply with these requirements will be subject to remedies provided for in the recorded documents.

These Community Standards are designed to provide an overall framework that will allow the community to develop and progress in an orderly, cohesive and attractive manner. They include minimum standards for the design, size, location, style, structure, materials, color, and mode of architecture, mode of landscaping and relevant criteria for the construction or addition of improvements of any nature. They also establish a process for judicious review of proposed changes within the community.

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these guidelines, the government standards shall prevail. To the extent that any government ordinance, building code or regulation is less restrictive than these guidelines and any standards contained herein, or the Declaration, these Community Standards and the Declaration shall prevail. Nothing contained in these guidelines shall obligate any agency, governmental or otherwise, to approve plans submitted, nor shall the approval of the ACC be construed as meeting either the requirements of Manatee County or any governmental agency required for approval.

The ACC and/or the Board of Directors has the right to modify, revise, add, delete or make any changes to this manual by joint resolution of the Board of Directors.

II. ARCHITECTURAL MODIFICATION REQUEST

A. General

Any homeowner wishing to make an exterior change or modification to their home and/or lot shall apply for and receive written approval for such change or modification **prior** to beginning the project.

All modification change requests must be made electronically via the Associa Gulf Coast's Town Square online portal. Log in or sign up at: <https://app.townsq.io/login>, navigate to "Submit for ARC" and select "Submit Project". Categories are provided which customize the information required to the specific request you would like evaluated.

To be approved, applications must document the proposed change in conformity to the applicable standards provided in this guide. Where the proposed change is not specifically addressed in this guide or the declarations, the Architectural Control Committee has the autonomy to vote to allow any change they deem complies with the aesthetic of the community. The Architectural Control Committee also reserves the right to defer or confer with the elected Board of Directors for feedback on any application.

B. Supporting Documents and Materials

An Architectural Modification Request will not be approved until it is accompanied by the required plans, and/or specifications showing the nature, kind, shape, height, materials, and color to be used and the location of the proposed alteration as described by this guide.

The LOT SURVEY included in the request shall have the proposed alteration drawn and labeled where the alteration will be located on the property. In the event of a two-story home where the alteration occurs on the second story of the home indicate positioning via the use of dashed outlines instead of or in addition to solid lines. Dimensions of the alteration may be included on the survey or with additional documentation.

ADDITIONAL DOCUMENTS can include pictures, sketches, samples, and/or written descriptions to support the request. Inclusion of a "vendor's proposal" is highly encouraged due to the detail typically included and may be required for certain requests where vendor requirements exist (ie. the installation of Lot Trees). Refer to the sections in these Guidelines and the Summerwoods Declarations applicable to the request being made to verify application completeness. **NOTE that certain alterations require specific documents to be included in successful submissions.**

C. Application Fee

An application fee for ACC requests may at times be necessary to offset the costs associated with the review process since these are lot specific costs and will vary throughout the community. This fee may not exceed \$75. Currently, the application fee is being waived for this process while the committee is able to self-manage the process with resources provided by your master HOA management fees.

No fee is required for resubmission of any previously considered request whether it was denied or approved and requires an updated request for any reason.

III. THE REVIEW PROCESS

Collaboration of homeowners with the HOA when planning lot improvements is essential to ensure consistent and quality standards which protect and enhance property values within our association. Prior to starting construction, homeowners must document planned improvements in accordance with this guide and receive approval from the Architectural Control Committee confirming conformity.

Questions concerning interpretation of any matter set forth in the guidelines should be directed to the ACC, BOD, or Management Company.

A. Initial Review

Initial Review starts with submission of documentation of proposed changes via Associa's Town Square ARC Request platform utilizing the appropriate category related to the proposed improvement. All categories require a copy of the original lot survey (with seal) be included bearing additional clear markings and labels to indicate the location of the proposed modification. In addition, all categories require written documentation for conformity of materials and procedures with all requirements of the HOA being met.

The ACC, at its discretion may elect to communicate with the homeowner for clarification prior to a vote on the application. The decision of the ACC is final unless appealed in accordance with published procedures.

Upon review of applications by the designated committee members, the homeowner will receive a written response indicating the decision of the HOA.

The ACC will review the accompanying documents within 45 days and send notice of ACC decision with appropriate response shown below:

1. Approved – the entire project submitted is approved in total subject to installation per the existing Community Standards.
2. Approved with Conditions – the project submitted is partially approved. The owner may proceed with the work to be performed as modified by the ACC. Owner must comply with any and all notations made by the ACC regarding the project and the existing Architectural Guidelines.
3. Disapproved – the entire project submitted is denied and no work may commence. In some cases, the project may be denied because additional information is required in order to make an informed decision.

Any Modification Application not approved within 45 days from date of receipt of application shall be deemed to be denied.

Approval by the ACC for installation of a project does not negate the owner's responsibility to comply with all terms and conditions of any municipal or state permitting and building codes required for the project. The owner is responsible for investigating and following all requirements and obtaining necessary permits which may later be requested by the HOA in the Final Inspection stage.

B. Construction Commencement

Upon completion of initial HOA approval step homeowners may proceed with the approved property modification.

The owner shall be held responsible for the acts of his employees, subcontractors and any other persons or parties involved in construction or alteration of the home site. The responsibilities include but are not limited to the following:

When contractors will be crossing over property not owned by the project owner, the owner shall obtain permission of the neighboring lot owner or the Association / CDD in instances where the neighboring property is commonly owned by the Association / CDD.

1. Ensuring that the construction site, community properties and roadways are kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
2. Prohibiting the consumption of alcoholic beverages, illegal drugs or other intoxicants that could hamper the safety or well-being of other personnel on the site.
3. Upon completion of the project, the owner is responsible for restoring any common property or neighboring property that may have been damaged during the construction of the project to its original state or better.
4. Cleanup of the project site is to be completed within 7 days of completion of the project. If a longer period is needed to accomplish this, the owner should contact the community manager for a variance.
5. In instances where common property may be crossed, the Board of Directors may require that the contractor or installer, other than the record titleholder of the project lot, provide the Association with an insurance certificate listing the Association as a named insured prior to commencing work. The Board can establish minimum limits for required insurance that will include coverage for General Liability and Worker's Compensation.

C. Final Inspection

Upon completion of the improvement the homeowner shall give notice to the ACC or HOA manager. Any damage to streets, curbs, drainage inlets, sidewalks, street signs, walls, community signage, landscaping, irrigation, etc., must be repaired or the damage will be repaired by the association and such costs will be charged to the owner. Acceptable completion time frames for projects will be as follows: (measured from the later date of ACC approval or permit issuance, if applicable):

- Pool installation – 12 weeks
- Fence installation – 4 weeks
- Home additions – 4 months

If projects will require additional time, the owner should contact the ACC or HOA manager with the new anticipated completion date. Application approvals are valid for a period of one year and a new modification request application must be submitted after that time has elapsed. The ACC or Board of Directors may at their discretion but is not obligated to perform a final inspection and it is ultimately up to the owner to assure that the completed project complies with the ACC approved plans.

IV. Improvements that do NOT require an ACC application

To facilitate continued upkeep of homes in the community, the following "restorative" home improvements will NOT require an ACC application. Homeowner shall notify the community manager anytime an improvement covered by this paragraph extends beyond thirty (30) days from the start of the work and in no case may an improvement be allowed to take more than ninety (90) days.

- Re-paint house exteriors and trims in the identical color previously approved by the ACC or installed by the original builder.
- Replace existing screening with identical screening materials previously approved by the ACC or installed by the original builder.
- Replace existing roof with identical roof material to that previously approved by the ACC or installed by the original builder.
- Installation of annuals and other plant materials within the original plant beds installed by the builder.

All references in the paragraph to "identical" shall mean that such item shall be replaced with an item that is identical in all respects to the existing item (i.e., the identical style, texture, size, color, type, etc.) or to the examples shown in these Guidelines.

V. Reconstruction

In the event a residential structure or any part thereof is destroyed by casualty or natural disaster, the owner must notify the ACC and commence reconstruction within sixty (60) days. The ACC will make every effort to accommodate the owner in the application process to repair or rebuild in a timely manner.

VI. Administrative Fees and Compensation

As a means of defraying its expense, the ARC may institute and require a reasonable filing fee to accompany the submission of the preliminary plans and specifications in an amount not to exceed \$75.00. No additional fee shall be required for re-submissions. If special architectural or other professional review is required of any improvement, the applicant shall also be responsible for reimbursing the ARC for the cost of such review.

VII. Appeals Process

In the event the HOA committee disapproves any plans and specifications, the applicant may request a rehearing and provide additional documentation for one (1) additional review of the disapproved plans and specifications. The meeting shall take place no later than 30 days after written request for such meeting is received, unless the applicant waives this time requirement in writing. The HOA shall make a final written decision no later than 10 business days after such meeting.

When appealed, the board shall evaluate the appeal and make a final decision at the next scheduled board meeting. The HOA management company will provide results to the homeowner within 10 business days of this meeting.

VIII. SITE IMPROVEMENT STANDARDS

These Architectural Guidelines are supplemental guidelines for the recorded Declaration of Restrictions and Covenants for HOA. Additional requirements may be contained in the recorded documents. Applicants are encouraged to review the Declaration in addition to these guidelines prior to submitting a modification request. In the event a modification requested is not covered in these guidelines the ACC shall have the right to determine if the proposed modification complies with the aesthetic of the neighborhood or defer the application to request information related to approvability to the board of directors.

A. Additions

Additions must be compatible with the architectural style, colors, detailing, and materials of the original structure. The height of any addition shall not be higher than the original ridgeline and the proposed eave-line must be at the same height of the existing eave-line. No alterations or improvements shall be made which provide a roof pitch that varies from the roof originally constructed. Additions shall be built within the building setback lines originally established for HOA (See chart below.) Storm water from a new addition roof must be discharged no closer than five feet of any neighboring property. Down spouts installed as a part of the addition that materially increase the drainage of storm water onto adjacent property, must receive prior consent from the owner of the adjacent property. No addition shall be permitted if it is determined to have a material adverse impact upon neighboring properties and/or the community. All additions shall meet the minimum wind load requirements of the applicable building codes (latest edition) concerning wind resistance and other applicable requirements.

Building Setbacks:

- Front Yard - 20 feet for side entry garages, 20 feet for front entry garages
- Side Yard - 5 feet
- Rear Yard - 15 feet
- Accessory Setback- 5 feet, 3 feet on a lake
- Accessory uses include but are not limited to: pools, patios, fire pits, sheds, etc.
- Owner must also remain outside any easements existing on a lot

B. Air Conditioners / minimum square footage

No air conditioners shall be mounted through a window, door, hung on a wall or mounted on a roof. Replacements of air conditioner components shall be installed in the original component's location unless approved by the ACC. All exterior air condensers / equipment shall be landscaped with hedges and not visible to a street or adjoining home.

C. Antennae & Satellites

All outside antennas, antenna poles, antenna masts, electronic devices, satellite dishes antennas or antenna towers are subject to the prior approval of the ACC. The ACC requires that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes. Installation of the satellite dish shall be in accordance with the 1996 and 1998 amendments to the Federal Telecommunications Act. Placement shall be as inconspicuous as possible not visible from the street.

All satellites shall be no larger than 36 inches in diameter. All antennae and satellites should be either ground mounted or mounted on the rear wall or sidewall of the home, lower than 8 feet from the ground.

Wires must be securely attached to the dwelling and painted to match where attached and any masts used to match the dish must be painted to match the surface it is mounted on. Satellites that are ground mounted shall be installed at no greater distance than 8 feet from the home and shall be located in a mulched bed at least 36 inches in diameter and preferably in a screened or fenced area. If not located in a fenced area, the mounting post shall be camouflaged with landscaping materials to lessen the visual impact of the satellite. It is respectfully requested that satellite dishes NOT be placed on top of roofs or located on the front of the home or lot. If it is found that your roof is the ONLY location that will give you proper reception, please contact the community management company immediately and provide a copy of the proposal provided by your installer.

Homeowners shall not permit their antennae and satellite dishes to fall into disrepair or to become a safety hazard, and shall be responsible for the maintenance, repair and replacement of the equipment to include any safety hazard. If antennae or satellite dishes become detached from their mount, the owner shall remove or repair such detachment within seventy-two (72) hours of the detachment. If the detachment threatens safety, the Association may remove the antennae or satellite dish at the expense of the owner.

D. Barbecues/Smokers/Grills/Fire pits

Barbecue grills and smokers may be located or permitted upon the back patio or yard of a home. If not screened from view of the neighboring property by a fence or other screening device, they must remain covered when not in use.

Built-in barbecue units shall be located within the rear lanai area or outdoor living area a minimum of 5' from any property line (3' if next to a lake), and designed as an integral part of the home. Their location must be carefully planned to minimize smoke or odors affecting neighboring properties.

E. Canopies

Installation of a canopy (fabric gazebo) that is to remain in place for more than seventy-two (72) hours requires approval of the Architectural Control Committee. The Modification Request must include a picture of the canopy/gazebo that is being requested and also a description detailing dimensions, color and location of installation drawn on lot site plan.

Approvals will be considered based upon the following criteria:

- Canopies or fabric gazebos may be installed on the patio or in the rear yard of a home.
- Canopies must be bolted into the concrete of the patio or anchored in concrete if located in a grassy area meeting wind codes
- All safety installation instructions of the product must be followed.
- Dimensions may not exceed 10' X 10' X 10' (at peak height).
- Canopy must be a solid neutral color. No bright colors or obvious stripes and patterns will be approved. The canopy color must compliment the colors and/or construction of the exterior of the home.
- The canopy/gazebo must be maintained. If notified by the community manager that maintenance is needed (i.e. mildewed, stained, etc.), the owner must comply in no less than fourteen days of receipt of the notice. If torn or aged, the canopy/gazebo must be removed. A new application will be required to install a replacement canopy/gazebo. No

other type of tent or canopy cover will be approved. Umbrellas larger than a pool umbrella must have approval of the Architectural Control Committee.

F. Clotheslines

No Clotheslines shall be permitted outside of a fenced yard unless completely screened from view.

G. Dog Houses/Kennels/Dog Runs/Invisible Fences

All doghouses will be located in a fenced rear yard. The exterior colors and materials must relate to the exterior of the owners home. Doghouses are subject to the proper maintenance, care and appearance as with any structure located on the property. They shall be a minimum of fifteen feet (15') from any neighboring property line. Placement of the doghouse must also take consideration safety concerns, noise minimization, the possibility of offensive odors, etc. Dog runs (partial fencing of an area) and kennels are not permitted.

H. Driveway and Sidewalk Extensions

For properties NOT in the gated sections of the COVE/ENCLAVE: Full length widening of driveways will be allowed when approved and permitted in compliance with all requirements of Manatee County (see also: County Driveway Standards.2022 & Access-Drainage) excluding the radius option of the driveway apron. Applications **MUST** include the approved permit as issued by Manatee County.

Alternately (without providing the approved permit to the ACC) homeowners may widen in either concrete or pavers not to exceed the width of the garage structure of the home in pavers or concrete to match (6 inches thick at 3000PSI and match the existing slope) from the home down to but not to attach to or against the existing sidewalk. Ground cover shall separate the addition from the existing sidewalk. Applications **MUST** include copies of the lot survey with the new driveway dimensions to include a calculated percentage of the front yard zone that the new paved area will cover.

For properties WITHIN the gated sections of the COVE/ENCLAVE: Full length widening of driveways will be allowed not to extend the width of the garage structure of the home (or 24 ft across, whichever is less) when in compliance with all other requirements, except as noticed herein, of Manatee County (see also: County Driveway Standards.2022) excluding the radius option of the driveway apron. Homeowner is responsible for any damage to utilities, and correction of any drainage issues may be caused any time after this modification. The new area of the driveway may not exceed forty percent (40%) of the total area of the front yard zone of any property.

Alternately homeowners may widen in either concrete or pavers not to exceed the width of the garage structure of the home in pavers or concrete to match (6 inches thick at 3000PSI and match the existing slope) from the home down to but not to attach to or against the existing sidewalk. Ground cover shall separate the addition from the existing sidewalk. Homeowner is responsible for any damage to utilities, and correction of any drainage issues may be caused any time after this modification. Applications **MUST** include copies of the lot survey with the new driveway dimensions to include a calculated percentage of the front yard zone that the new paved area will cover. If pavers are used and sag overtime, they must be corrected to match the original plain of the driveway within 60 days of written notice.

For All Properties within Summerwoods:

Painting or staining of concrete paved surfaces is prohibited. Concrete surfaces may be sealed in a clear matte finish and a request must be submitted to the ACC. Resident parking is limited to the garage and driveway of the home. Parking on the lawn is prohibited. No parking pads are allowed. Visitors are

allowed short term parking on the street for a maximum of 2 days (48 hours) for events and special occasions as long as it does not create a nuisance to surrounding neighbors.

No parking pads are allowed.

Additional sidewalks in any location require approval of the ACC and must be four (4) feet or less in width, a minimum of 18 inches from the property line. The area between the home and sidewalk should have landscaping or groundcover installed. Sidewalk addition must not obstruct drainage or cause ponding of water between the sidewalk and foundation of the home.

I. Elevation of Lots

No lot elevation changes shall be permitted which materially affect the surface grade of surrounding lots or common property.

J. Encroachment and Plantings on Common Grounds

No extension of the landscaping of a home site will be permitted on association common grounds (property owned by the CDD or HOA and shared by all members of the association), including pond banks. Residents shall not put trees, shrubs, plantings, bird baths or feeders, lawn ornaments, planters, flower pots, picnic tables, furniture, fences, walks, hedge enclosures and other types of groupings on common grounds.

K. Exterior Painting

The ARC shall have final approval of all exterior color plans including materials, and each owner must submit to the ARC a color plan showing the color of all exterior surfaces that shall include samples of the actual colors to be utilized and the materials. The ARC shall determine whether the color plan and materials are consistent with the homes in the surrounding areas and that they conform to the color scheme of the community. The color plan must be submitted prior to construction or repainting. Color pallets should be muted tones with co-coordinating trim colors. Doors may be painted with accent colors. No primary or bright colors will be approved. No home may have more than four colors (base, upper floor, trim and accent door/shutter color). Any paint manufacturer may be used and the color must be similar to those approved within the community.

L. Fences

Fences, walls or hedges shall not be erected or installed without prior approval of the ACC. Fences must be constructed of a 4' or 5' dark bronze aluminum with an open picket design and must be installed per the following criteria:

- Fences shall not be installed flush to the ground so that drainage could be blocked in any way. A minimum of 5 inches of unobstructed, open space between the bottom of the fence and the top of the existing turf must be maintained.
- No fence shall be installed to run parallel and adjacent or against any other fence previously installed along the same property line. Applications which abut existing fences should notate the fence type that is already in place.
- Irrigation systems must be reconfigured to provide complete coverage outside and inside of the fenced area.
- Fences must be kept clean and in good repair.

- All fences that will abut an existing fence must be installed with the final end side section graduating in height to meet the height of the existing fence or perimeter wall.
- No fence shall be permitted to extend beyond the front corners of the house in any circumstance.
- Fences for corner lots require close coordination with the ACC due to their unique layout and concerns for vehicle visibility/safety and compliance with existing easements and County building code setback requirements.
- Except where easements or swales exist, fences will be installed no more than six (6) inches inside the property line. Alleyways between fences will not be permitted.
- Any and all required governmental approvals/permits for fence construction are the responsibility of the homeowners and must be obtained prior to construction. **It is the responsibility of the owner to comply with all County and/or Association requirements, whichever is most stringent.**
- It is recommended that fences not be installed in drainage easements. However, if the ACC grants permission for a fence to be installed in a drainage easement it is the responsibility of the homeowner to correct any changes in drainage on the homeowner's home site or adjoining home sites at the homeowners expense. Should the Association, CDD or County be required to use drainage easement for access to a pond or lake, or correct a drainage situation either above or underground, the homeowner is responsible for all costs associated with the removal and replacement of the fence installed in said easement. If an owner desires to install a fence in a drainage easement to which the County has any access, ownership or maintenance rights, the Owner may be required to sign an Encroachment Agreement from Manatee County, a copy of which can be obtained from the County.
- Signature from neighbors on all sides of the property where fence will be installed must be on the fence application at the time of submitting the form to the ACC. Applications must notate the reason for any missing or unavailable signatures from adjacent lots. The purpose of the signatures is to notify the owners that workers will be installing a fence and may inadvertently trespass onto their property or have materials on their property. Any damage that may arise to another owner's property during the installation process is the responsibility of the owner who is contracting for the fence installation. Neighbors may not withhold signatures in an attempt to delay an application process.
- Tan 6' tall PVC vinyl Privacy fencing will be permitted on lots adjacent to Moccasin Wallow Rd. & future Sawgrass Rd. in addition to back-to-back and back to side lots. Please see **Exhibit B**.
- Fences may finish below the perimeter wall, but in no case may finish above a perimeter wall.

M. Flags

In accordance with Florida Statutes 720.304, any homeowner may display in a respectful manner up to two of the following portable, removable flags, not larger than 4 1/2 feet by 6 feet.

1. The United States Flag
2. The official flag of the State of Florida
3. A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard
4. A POW/MIA flag
5. A first Responder Flag
6. A flag promoting a political candidate**

A homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property as long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole one official United States flag, not larger than 4 1/2 by 6 feet, and may additionally display one other flag permitted above. Such additional flag must be equal in size to or smaller than the United States flag.

The U.S. Flag shall be flown in accordance with the requirements of the United States Flag Code. In no instance shall the flag be flown in violation of Section 720.304, Florida Statutes.

Flags shall be replaced if faded, tattered, or in poor condition. Proper flag etiquette must be employed at all times.

Notwithstanding the forgoing, one decorative flag, no larger than 24" X 36", attached to the home in the above locations and displayed for the purpose of a holiday, shall be permitted without ACC approval.

**Flags promoting a political candidate may only be displayed up to thirty (30) days prior to any election and must be removed not later than one week following the election. Flags may not be offensive or demeaning in nature to any candidates. If flown on a freestanding flagpole it must be flown below an equal or larger American Flag. Homeowners may display only one election related item at any given time. (See Also: Signs - Section EE)

N. Front Doors/Front Entryway/Screen Doors

Front Doors may be modified with hurricane impact glass inserts or replaced with a door of the same color as originally provided. Applications must include an image of the front of the residence and an image of the proposed new door. The new door may include a full-length hurricane rated glass panel or smaller glass panels in the top third of the panel. It is the responsibility of the homeowner to comply with all building codes and permitting requirements.

Homeowners may add one screen door to their front entryway area when the door matches the trim and incorporates standard screen. Screen must be always maintained in good condition and replaced (not patched) within 7 days of any damage or defect (if installed). Kickplates (if used) may not exceed 16 inches tall.

When the floorplan includes a pre-existing covered front porch homeowners may enclose the area with vertical installation of porch-to-ceiling screen to enclose the full porch area. No changes to the original roofline nor screen roof extensions will be permitted. Only one screen door may be installed which must allow the most direct access to the front door. The door swing of the screen door and front door must be

noted on the application and may not overlap or prevent the home's front door from opening fully. Enclosures must be constructed of dark bronze aluminum with standard charcoal colored screen. Applications must include detailed plans of the proposed project. Homeowners are responsible for all county permitting requirements.

A railing or knee wall with and/or without balusters, floor to railing level not to exceed 4 ft from the ground in wood, PVC or aluminum along such installed railing within the existing covered structure of a home will be allowed when it matches the color of the adjacent body of the home. If installed with a screened in front porch, this improvement shall be installed on the exterior of the screen material within the covered front porch area and not protrude beyond the roofline.

Wicker, wood or wrought iron tables, chairs or other furniture may be used in the front entryway within any covered porch area and does not require an ARC approval. All furniture must be kept in presentable, uncluttered and usable condition. No furniture may be stacked. Colors must compliment the home and not stand out. Plastic stackable furniture is not permitted.

O. Front Roof Changes

No changes will be permitted on any roof, which is visible from the front of the home. An extension for the purpose of creating a shelter for a boat, recreational vehicle, automobile or other items is strictly forbidden. Solar tubes may be installed on front roofs but not sky lights. Skylights and solar panels may be added to side and rear roofs.

P. Garages

No garages shall be enclosed or converted into a living area. and must at all times be used as a garage for car storage purposes. No screening is allowed temporarily or permanently on garage door openings. Garage doors shall remain closed when the garage is not in use with an exception for activities such as gardening, lawn maintenance, car washing, etc. that require repeat trips to and from the garage. Replacement of garage doors shall meet current County codes at the time of replacement. If there is more than one (1) garage door, all must be replaced at the same time. The new doors must match or coordinate with the color of the garage door trim or stucco.

Q. Garbage /Screening of Containers /HVAC & Other Equipment

All garbage containers shall be kept inside the garage or in the rear yard and must be screened to conceal them from view of neighboring lots and streets except on the day of collection. Acceptable screens will include landscape and fencing.

Screening of garbage cans and ground-mounted equipment (i.e. HVAC, pool equipment, water softeners) shall be of material and color compatible with the design of the residence. All screens, landscape structures or plant materials shall be located a minimum of two (2) feet from the ground mounted equipment to allow for adequate air circulation around the equipment, but may not encroach or trespass on a neighboring property.

Appropriate enclosures for ground mounted equipment; garbage cans, etc. shall be landscaped, with an approved fence style. Overall height of the enclosure, including posts shall not exceed six (6) feet. Overall length shall be kept to the minimum necessary to accomplish the screening.

If landscaping is used for screening, "adequate screening" shall be provided using tall shrubs for hedge screening selected from the Summerwoods Master Plant List located in Exhibit A. All hedge shrubs used for screening when planted shall be a minimum of four (4) feet tall and (3) three feet wide and spaced (3

o.c.) three feet on center. Planted hedges shall provide a minimum of eighty percent (80%) visual screening opacity at initial planting and equipment one hundred (100) percent within one (1) year of installation.

Garbage cans shall not be placed outside for pick up earlier than 6 pm the night before and empty containers shall be removed from sight the same day as pick up. All food refuse shall be placed in a covered receptacle to avoid attack from animals. Trash may not be accumulated or stored on the exterior of the home and open burning of garbage and other refuse is not permitted.

R. Garden Hoses

Garden hoses shall be on a hose wrap attached to the house or on a mobile station. Hoses may be neatly coiled on the ground in a flowerbed behind shrubbery out of sight from the street, common grounds or nearby neighbors. Circular (spiral coiled) hoses shall be secured. All hoses should be screened in a manner similar to screening of garbage containers. ACC approval is required prior to installing screening.

S. Gas Tanks (Propane and/or Natural)

Any gas tanks shall be buried, unless it is attached to a grill or outdoor fire pit.

T. Gutter

All gutters must match the fascia color. Gutter down spouts should match the exterior body color of the home and must not concentrate water flow onto neighboring properties.

U. Holiday Decorations

Holiday displays in any visible portion of the yard, the front entryway and on the front door, along with traditional holiday lighting do not require approval from the ACC. Holiday lights and decorations shall not create a nuisance to the adjacent residents or the community and must be appropriate for all ages as determined by the majority of both the board of directors and if applicable a majority of the fine committee. One decorative flag, no larger than 24" X 36", attached to the home in locations specified in Section P (Flags) and displayed for the purpose of a holiday, shall also be permitted without ACC approval.

Holiday lights to celebrate Christmas, or other celebration, may be installed the week before Thanksgiving and shall be removed not later than January 15th of the following year unless approved by the ARC as permanent string lighting and then only used in accordance with Section BB of this document. Holders for holiday lights that are installed on a home **must** be removed at the time that the lights are removed.

Holiday displays (i.e. Halloween, Easter) other than those defined above may be installed no earlier than two (2) weeks prior to the holiday and must be removed within seven (7) days after the holiday.

V. House Numbers

To aid emergency personnel, delivery people and to conform to County ordinances, each house shall have a readily visible number permanently attached to the front of the home. The numbers shall be located over the garage door or near the entrance to the front door, in a location clearly visible from the street. House numbers shall be no less than 3 inches, black in color or must match what was originally installed by the builder in size and style.

W. Lake Slope Maintenance and Erosion Standards

The owner will be responsible for repairs and maintenance of the lake slopes and banks to the water's edge for any lake or slope that is part of a lot or adjacent to a property line. This includes regular mowing of sod. Owners must ensure that the easement located around the lake banks remains free of any structures or landscaping in order for the area to be accessed for maintenance. Owners must further ensure that conditions on property will not cause erosion to occur on the lake banks. (i.e. installing drains from gutters or pool backwash). Naturally occurring erosion must also be repaired and maintained by owner; include re-sod, rock installation, etc. Native wetland plantings shall be maintained and not removed by homeowner.

X. Landscaping/Borders/Arbors/Trellis/Water Features

Decorative borders around landscaping beds require the prior approval of the ACC. Approved styles of landscape borders are shown below.



Trellises / Arbors require the approval of the ACC. No more than three trellises will be permitted and only one trellis is allowed to be placed on the front façade of the house. Trellises may be constructed of a white PVC composite material or white aluminum and be kept in good repair. Trellis designed to be 80% covered within two (2) years in plant material. Examples of approved styles are shown below. Trellises may not be placed within wither the County Utility Easement (CUE) or the Utility Easement (UE).

Approved Trellis / Arbor Styles

Arbors may be constructed of wood, composite material, or aluminum. Posts shall be properly anchored to meet all wind codes. The style of arbor should include decorative beams and ties. Arbors shall only be installed in the rear yard.

Water features to include ponds and fountains must have the written approval of the ACC. A site plan showing the location of the pond must be submitted with the application. Fountains and water features shall be limited in height to four feet (2') 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 the community. Design of these features should discourage creation of stagnant pools of water. A picture or conceptual drawing is required to be submitted with the request.

Y. Lawn Furnishings/Decorative Accessories/Statutes/Feeders

Lawn furniture shall be located in the rear of the home and not visible from the street in front or side of the home. Swings and patio style furniture will not be approved for placement in the front yard. Decorative accessories include items such as bird baths, bird feeders, bird houses, decorative flags (including holiday, sports, etc.), fountains, patriotic display items (yellow ribbons, decals, etc.), personal items other than furniture, plants on hooks, plaques, potted plants, statues, sun dials, and tiki torches. Decorative accessories that are visible from the street or a common area shall not exceed thirty six (36) inches in any dimension. The color must blend with the color and architectural features of the home.

No ornaments or decorative accessories shall be hung from trees except for birdhouses or bird feeders. Decorative accessories shall not be placed down driveway perimeters, on street catch basins or on utility boxes.

Flowerpots or decorative pots may be placed in the front yard and/or entryway but cannot exceed six in number. Pots must be maintained in good condition at all times and must be continually planted with live foliage. Partially buried pots will be allowed in the front yard. Pots located in the front yards of the home must be made of clay, masonry or other traditional garden material - plastic containers are not permitted in the front yard of the home. Artificial plants may not be placed in landscape beds but may be located on a front entryway or lanai. Artificial plants must be removed when faded or damaged. The ACC reserves the right to limit or restrict the use of artificial plants placed on a front entryway.

Statues, decorative accessories, birdhouses, bird feeders, birdbaths and other types of lawn ornaments are permitted. Unless within a rear yard with a privacy fence, the combined number of statues and decorative accessories will be limited to three. The statues will not be greater than four feet (4') in height above the natural grade of the lot, must be placed in landscape beds and must blend in color with the home. Statues should be made of clay, masonry or metal – plastic will not be permitted. The ACC reserves the right to require screening of statutes and decorative accessories in the rear yard of homes that are not fenced. If plantings are used for screening, they should be large enough and in a quantity that will screen a minimum of 50% of the statute or decorative accessory at the time of installation and will substantially screen the statute or decorative accessory within one year from the date of installation. A picture or drawing of the statue or decorative accessory must accompany the request.

Birdhouses, bird feeders and birdbaths will be permitted in the back yard only and limited to no more than three in total. Birdhouses may not exceed the roof eave in height and may not be attached to the house. House and support structure must be kept in good repair. Birdbaths may not exceed four feet in height above the natural grade of the lot. A picture or drawing of the birdbath must accompany the request.

For safety reasons, during hurricane season, all lawn furniture and decorative accessories not located within an enclosed lanai shall be removed when residence is unoccupied for a period of seven (7) days or more unless prior arrangements have been made with a neighbor. All lawn furniture and decorative accessories shall be removed upon issuance of any storm warnings of tropical storm warning or higher.

Z. Lighting

All exterior lighting shall be consistent with the character established in HOA and be limited to the minimum necessary for safety, identification, and decoration. Any improvements to current lighting must be approved by the ARC. No spot lights, flood lights, or other high intensity lighting will be placed or utilized upon any home or lot so that the light is directed or reflected on neighboring property. No lighting shall be permitted that constitutes a nuisance or hazard to any owner or neighboring resident.

Enclosures of light fixtures shall be designed to conceal the lamp bulb. Light bulbs may not exceed the manufacturer's recommendation for bulb wattage. Fixtures may be incandescent, metal halide, mercury vapor, LED or high-pressure sodium lamps. Colored lamps are not allowed except as holiday decorations.

Decorative post mount light fixtures shall be permitted in the rear of the home only and shall not be visible from the street in front or side of the home. Height of post may not exceed six feet above the natural grade of the lot. Light must not be directed at any neighboring property.

Seasonal lighting is permitted for illumination during a holiday season. Rope lighting is only permitted for holiday use. Cords shall never be located over public sidewalks.

Decorative path lighting also requires the approval of the ARC and may not exceed 30 inches (30') in height from the top of the light fixture to ground level. Decorative path lighting must be located within landscape beds. A picture of the proposed decorative lighting should be included with the application. Junction boxes and other lighting hardware shall be placed below grade or screened by landscape material to minimize daytime visibility. See below for acceptable styles.



AA. Lightning Rods and Brushes

Lightning rods and brushes may be installed and shall be done in a manner that is least obtrusive and uses the minimum number to accomplish the desired purpose. Lightning rods shall not be allowed to fall into disrepair.

BB. Decorative exterior accent string/track type lighting

Permanent decorative exterior accent string/track type lighting may be installed along the eaves, rooflines, within soffit areas. However, it may not extend in front of any facade of homes, provided the track, any wiring, body and mounting hardware of the lights utilized matches the surface color of any approved surface on which it is installed.

- Homeowners may use such lights at all times of the year configured in either a soft/dim white or a pastel color which matches and compliments the color of the home. Lights must remain in a static configuration which either floods the home or highlights its architectural features. Only one color shall be used.
- Homeowners may use lights two (2) weeks prior and one (1) week after any US federal holiday in any static configuration with up to four colors representing that holiday.
- From the third Thursday in November until January 15th, homeowners may use any color in any configuration representing applicable holidays.

After initial approval, homeowners may submit a request to the ACC without additional fee to seek consideration for any requested colors and/or configuration beyond what is allowed in this section. Approvals granted will apply only to that homeowner making the request unless specified by the ACC.

CC. Outbuildings

All storage sheds, playhouses and other outbuildings shall be within a rear yard, enclosed with a privacy fence, and below the fence level in height. Tree houses will not be permitted. The structure must be erected on site, and anchored to the foundation. Structure must also conform to the materials (i.e. roof shingles, stucco, siding) and colors of the home.

Application must show the use, location and architectural design. All outbuildings will be considered on a case-by-case basis due to lot setbacks, lake views and street views. Some lots such as those with an open four-foot picket fence may not be able to accommodate outbuildings.

DD. Patios and Screen Enclosures (Screen doors, vinyl windows)

Patios and Screen Enclosures must be located on the areas shown as “Patio” or “Lanai” on the house plans. If a screened patio extension is requested on the rear of the home, a set of plans must be submitted with the Modification Request, as well as a site plan showing where the proposed extension will be placed. All patio extensions shall be concrete, concrete pavers, stone pavers. The size of the deck or patio shall be determined by the available space per lot; and may not cover more than twenty-five percent (25%) of the total lot area, excluding any existing building, structures and paved areas. Extended patios only in rear yard and side yards no closer than 30' to front corner of house. Construction of decks and patios that conflict with the drainage pattern for the lot will not be allowed. Additionally:

- Framing may be only bronze anodized or electro statically painted aluminum, and must be dark bronze in color.
- Screening shall be charcoal and of standard mesh size. No privacy screening is permitted; except below chairrail.
- No decorative railing, grilles or bars will be permitted on screens and doors.
- No use of aluminum or vinyl windows to enclose a rear patio or porch or screen room is allowed. All enclosed spaces must be of similar construction to main home.
- A 16-inch aluminum kick plate that matches the framework will be permitted on rear screen enclosures.
- Knee walls shall not exceed 24 inches in height and shall be constructed of concrete block with stucco finish and painted to match the body of the house.
- Acceptable roofs for patio extensions are as follows:
 - Constructed to match the existing roof with matching shingles
 - Composite or “Elite” panel roof or an equivalent aluminum roofing
 - Screen “cage” of opaque Florida glass
 - Roofline may not exceed the height of the home.
- Exterior of the enclosure must be landscaped if not located within a fenced area.
- Irrigation systems may require modification to ensure 100% coverage of the property, if installed. This should be a part of the Modification Request.
- Patio enclosures may NOT be used as a storage area.
- Screens must be maintained in good condition at all times.

EE. Play Equipment and Accessory Structures

All exterior recreation and play equipment, swing sets, jungle gyms, soccer goals, trampolines, etc. require the prior written approval of the ACC. All such equipment must be located within the rear yard of the property and may require screening from public view (i.e. with fence and/or mature landscaping) and must be located at least five feet from any property line. All play equipment must be maintained on a regular basis by the owner to preserve. Tree houses are not permitted. Skateboard ramps may be used in the rear yard of a home but cannot be used on a driveway, pedestrian walkway, street or common area of the community.

Specifications for recreational and play equipment are as follows:

- The overall height of play structures may not exceed twelve (12) feet in height. However, the height may be reduced by the Architectural Review Committee based on the lot size and impact on neighboring lots. This will be determined by a site visit.
- Play structures must be crafted in wood or recycled plastic. Aluminum or metal tubing that extends above the fence line is prohibited. A picture and dimensions of the play structure must be submitted with the architectural application prior to approval.
- Applications for play structures must include a site plan clearly showing its intended placement. The structure's visual impact to neighboring lots and/or the street must be buffered as much as possible with approved fencing and/or landscaping.
- Play structures must be securely anchored to withstand high winds that may accompany a tropical storm or hurricane. Any detachable parts must be removed and stored in a safe location when a tropical storm or hurricane warning is in effect.
- Fence applications must be submitted in advance of installation of the fence and only current approved styles are permitted.
- If the play structure will be buffered by landscape the plant material must start at a height of forty-eight (48) inches from the ground and may not exceed seventy-two (72) inches of overall height at maturity. The landscape buffer must be maintained at a height of 72 inches at all times. The landscape buffer installation may not alter the drainage of the lot. The proposed plant material and location of landscape buffer must be submitted to the committee via application prior to installation.
- Basketball equipment: Permanent basketball goals are not permitted. Portable Basketball hoops are permitted in the rear of the lots only and not in view.
- Trampolines should be located within a rear yard and should be placed a minimum of twelve feet (12') away from neighboring property lines.

Please note that all recreational equipment requires approval of the Architectural Review Committee (ACC). An Architectural Modification Application must be submitted to the ACC along with a site plan showing the area where the equipment will be located. All recreational equipment to include (but not be limited to), large toys, and other miscellaneous personal items should be stored out of public view when not in use. Basketball equipment and trampolines may not be used between dusk to dawn.

FF. Signs

With the following exceptions, owners must advise the management company before erecting any 'For Sale' sign within the properties.

- One "For Sale" sign supported by a typical Colonial-style post not exceeding 64" tall with horizontal cross bar constructed to support a sign of 24" in width. Smaller posts/signs shall also be pre-approved. See the example picture below.



Colonial Style Post



Castle Sign Frame



Esquire Sign Frame

- When needed for permit purposes, contractors may place a sign box on the property during construction of the approved modification but no advertisement sign may be installed.
- "No Soliciting" or security/alarm notifications shall be limited to placards or stickers not to exceed six by eight inches (6" x 8") in size may be placed to the side of the front door frame or in a window near the front door or within the landscaped bed nearest to the front door of the home.
- One campaign sign advertising political candidate(s) or party may be posted in the front yard of not more than (thirty) 30 days prior to an election day and must be removed within one (1) week following the election day. Sign may not be vulgar or demeaning in nature to any candidates. Homeowners may display only one election related item at any given time. (See Also: Flags - Section M).
- Signs may not be larger than twenty-four inches (24") in height or width.

- For Rent signs are not allowed.

GG. Skylights and Solar Collectors

Skylights must be integrated as a part of the roof design and shall only be put on a side or rear facing roof. Color of framing should blend with the roof shingle color.

Solar collectors must be flush mounted on the roof and located on the rear and side roofs of the home and should not be installed so as to be visible from the street. No yard mounted solar collectors are allowed. Roof mounted solar equipment (excluding the solar panels) must match the roof color. (Note: Roof mounted solar collectors and equipment may void that portion of the roof warranty where the panels are installed.)

HH. Storm/Hurricane Shutters

Permanently installed hurricane shutters may be accordion or roll-up style and must be approved by the ACC. Temporary shutters include Lexan panels or similar type material, aluminum panels and fabric panels. While not advised, if using plywood panels they should be marine grade and ¾" thick. Any permanent attachment brackets that are required to be installed on the home must be finished to match the color of that part of the home to which it is attached.

Shutters may be closed or installed 48 hours prior to the expected arrival of a tropical storm or hurricane in the area and must be removed no later than three days after the watch or warning is lifted. In the event of an actual storm event causing substantial damage to the home, panels may remain in place for no more than thirty days. Community Manager must be notified of the need for the panels to remain in place for longer than thirty days. Except as the ACC may otherwise decide, shutters may not be closed at any time other than a storm event. Under no circumstances may storm shutters or protective panels be used as a routine security measure.

II. Swimming Pools/Spas/ Jacuzzis

Any swimming pool to be constructed upon any home site shall be subject to review by the ACC. The setback should be 6' on side or 10' if adjacent to a right-of-way and 5' minimum on rear or 3' if on a lake, as required by the PUD document and any pool or patio improvement shall not be installed within any easement on the lot; as the design must incorporate at a minimum, the following:

- The composition of the material must be thoroughly tested and accepted by the industry for such construction.
- No lighting of a pool or other recreation area shall be installed without the approval of the ACC, and if allowed shall be designed for recreation character so as to buffer the surrounding homes from the lighting.
- All applications for the installation of a swimming pool must be accompanied with a certified lot survey showing the proposed pool. The pool must comply with all applicable setback requirements. Once obtained, a copy of the building permit must be submitted to the ACC and shall not be installed within any easements.
- Pool filter equipment must be placed out of view of neighboring properties and the noise level to neighboring properties must be considered in locating equipment. Pool equipment shall be screened with shrubs or fencing. All screening must have the prior written approval of the ACC.

- Pool heating equipment must comply with all applicable building, zoning and fire codes. Please refer to Section JJ for roof mounted solar panel guidelines.
- When screening the pool filter and heating equipment with landscaping, plants shall be a minimum of thirty-six inches in height and provide seventy-five percent (75%) density at the time of installation. Plants shall be allowed to grow to the height of the pool equipment, then properly trimmed and maintained at that height. Any dead plants shall be replaced immediately with a plant of the same type and similar height.
- Only in-ground pools will be approved – above ground pools are prohibited.
- Spas and Jacuzzis must have the prior written approval of the ACC and should be of the in-ground type with the exception of above ground types not exceeding three feet (3') in height above the existing grade level. They shall be located in the rear yard and screened from street view and the view of any neighboring property.
- The pool is required to be either fenced or enclosed by a screen enclosure. Screen enclosures require the prior approval of the ACC – see Section GG for screen enclosure installation standards. Plans of the proposed screen enclosure or fence must be included with the application and a written description showing design, color, height, etc. is also required.
- At the time of pool construction, a small gravel drain bed (French drain) is required to be installed for the purpose of draining chlorinated water discharged during backwashing or lowering of water level.

Under no circumstances may chlorinated water be discharged onto lawns, other lots, common properties, and streets or into storm drains or retention ponds. Damage, including erosion, to common areas due to backwashing will be repaired by the association and all expenses incurred by the association will be billed to the owner.

JJ. Water Softeners

Water softeners shall be screened from view from the street with landscaping or fence. See Section Q for guidelines regarding screening of equipment. Installation may require a permit from the local municipality. Please check with the County Building Department. Discharge from water softeners shall be routed to an open-air sanitary waste line or it may dump into a laundry tub or sewer line with a “P” trap. It shall not drain to the outside open areas.

KK. Windows, Awnings and Shutters

Owners may request to install energy conservation films on windows. No reflective tinting or mirror finishes (to include aluminum foil) will be permitted. Window tinting film applied to the interior of the windows shall be gray in color with no more than 21% solar reflectance and no less than 30% light transmittance. The degree of darkness allowed for non-reflective tinting shall remain with the ACC on a case-by-case basis. A brochure or manufacturer’s description must accompany all tinting requests. All requests must include a sample of the material to be used. This sample will remain with the application and will not be returned.

Window treatments shall consist of drapery, blinds, decorative panels or other tasteful window covering. Any window treatments facing the front street of the home should be white, off-white or other neutral solid

color (i.e. interior shutters in a wood tone). Non-patterned neutral colored material or other temporary window covering (not to include newspaper) may be used for periods not exceeding 1 week after an owner or tenant first moves into a home or when permanent window treatments are being cleaned or repaired.

Awnings and shutters will be considered on a case-by-case basis. Awnings will be allowed only on the rear of a home and may not be roof mounted. Design, color and materials must be compatible with the home and neighboring properties. A sample of the color and material should accompany the request. Awnings with stripes, patterns, advertising or logos will not be allowed. Shutters must appear as an integral part of the building elevation and must be made of materials that complement the home and neighboring properties. Color must coordinate with that of the home.

LL. Landscape:

1. Purpose

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 lot owner in a manner which also protects the lifestyle of adjoining neighbors. Landscape plans shall be submitted for approval by the HOA.

2. Design Approach / Basis of Landscape Submission, Design and Approval or Denial

The recommended landscape character of yard areas should emphasize a casual or natural environment versus a formal appearance. The ACC may reject the landscape plan based upon its review of the overall design and impact. The landscaping plan must detail the location of beds and planting materials. Except for severely damaged, diseased and/or dead, plants, no landscaping shall be removed without the prior written approval of the ACC.

3. Right for neighbors to provide comments for landscape change requests:

Landscape changes are not meant to have a negative impact on neighboring properties. Homeowners must brief neighbors and receive acknowledgement of adjoining lots and may provide comments to the ARC for consideration during approval of the modification. Neighbors may not withhold acknowledgment to intentionally or maliciously delay applications. Neighbor objections will not necessarily preclude ARC approval of requests otherwise complying with these community standards.

4. Approved Landscape Changes WITOUT SUBMITTING AN ARC REQUEST:

Individual plantings of flowering annuals and perennials for seasonal color, are planted in existing beds and that do not exceed eighteen (18) inches in height shall be permitted without approval of the ACC; however, plans for all other modifications to any existing landscaping beds or additional landscape beds must be submitted to and approved by the ACC. All landscaping must be installed to fit in with neighboring

5. Individual Lot Landscape Zones & Zone Requirements

To maintain a framework of cohesiveness from which Applicants may express their landscape choices, the following landscape zones have been established on each lot:

Streetscape Zone: The Streetscape Zone is located 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. This area includes sidewalks and public/private utility easements.

- No street or lot trees are allowed to be planted in this zone.
- Only approved species of grass sod shall be planted in the Streetscape Zone. No other landscape material is permitted in the Streetscape Zone.

Front Yard Zone. The Front Yard Zone runs the full width of the Lot and is the area located between the front plane of the Structure and the Streetscape Zone. The Front Yard Zone excludes any covered porch area which shall be considered part of the structure of the home. The minimum landscape requirements within the Front Yard Zone shall include the following:

- One (1) approved street tree shall be planted within the Front Yard Zone. The street tree shall not be planted in any designated utility easements. The minimum average size, (main body-not tip to tip), for street trees shall be twelve (12) foot height and five (5) foot spread and eight (8) foot height and four (4) foot spread for lot trees. The minimum root ball container size shall be sixty-five (65) gallon for street trees and forty five (45) gallon for lot trees. These container sizes shall be provided regardless of whether the Florida Grades and Standards permits a smaller container size for the specified species, caliper and spread. Palm trees may be used in lieu of lot trees provided that two (2) palms are planted either together or within this zone.
- The turf area to planting bed ratio shall be a **minimum of 3:1** and a **maximum of 2:1** in the Front Yard Zone Landscape allocated to shrubs and ground cover shall be **no less than 33%** and **no more than 50%** of the Front Yard Zone (excluding hardscape areas).
- A foundation planting of hedge shrubs and lower shrubs and groundcover ~~selected from~~ shall be provided along the entire front face of the structure walls and return a minimum of six (6) feet back along the intersecting side yards.
- All ground surfaces on all portions of the lot outside of the planting beds shall be covered with St. Augustine (Floritam) grass and fully irrigated.
- Shrubs and ground cover in Front Yard Zones shall be planted in clusters or within curvilinear planting beds or in a formal layout. Shrubs of the same species shall be layered and 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. Linear hedges may be used only to screen utilities and as a foundation shrub provided other plants of lower height are located in front of them. Hedges shall be routinely trimmed to an acceptable height concurrent with their purpose. 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 Reviewer to screen air conditioning units and pool equipment, utility transformers, portions of driveways, service yard areas, blank walls, patio decks and swimming pools. Ground covers shall be planted in such a manner to present a finished appearance within one (1) year of planting. Shrubs shall be planted such that the gap will be closed within the first year of growth.
- Corner lots shall be required to provide two (2) additional street trees in the side yard of the front yard zone.

Side Yard Zone: The Side Yard Zone runs from the front to the back of the Structure and is located on both sides to the respective property lines. The minimum landscape requirements within the Side Yard Zone shall include the following:

- **Interior Lots:** Only an approved species of grass sod is required except where the front yard foundation planting is required to return down the side yards at the corners by at least (6) six feet.

- Where space permits, foundation plantings and approved lot trees may be planted in the side yards.
- **Corner Lots – Street Side Yard:** For all widths of Corner Lots, a continuous foundation hedge and lower shrubs and groundcover in front of it are required along the street side yard elevation of the building structure and any pool enclosure or fence. Only shrubs beyond those required for the foundation hedge may be clustered. In addition to the continuous foundation planting and additional required street trees, approved lot trees may be planted in the side yard where adequate space exists.

Rear Yard Zone: The Rear Yard zone runs the full width of the lot and is the area located between the rear plane of the structure and the rear property line. Unless otherwise approved by the ACC, the minimum landscape requirements within the Rear Yard Zone shall include the following:

- An approved species of grass sod is required.
- A minimum of one (1) approved lot tree or two (2) palm trees shall be provided in the rear yard if the lot tree is not planted in the side yard.
- A rear foundation hedge with supplemental plantings is required if the lot backs onto a lake or other open area that can be clearly viewed by the public or other residents.
- All varieties of citrus approved by the Florida Department of Agriculture are permissible within the confines of a fenced rear yard only. Fruit that drops from the tree must be removed on an ongoing basis may not be allowed to rot or become a nuisance to neighbors or extend into a neighboring yard or common area.

6. 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 ACC. 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.

7. Approved Landscape Palette

Summerwoods lot owners may utilize any landscape material native to our climate and region which conform to our neighborhood creating a casual or semi-formal aesthetic and are not otherwise listed on the Prohibited Landscape Materials list.

8. Prohibited Landscape Materials

The following invasive and nuisance landscape materials plus any additional species referenced in Chapter 5B-57, Rules of the Department of Agriculture and Consumer Services, Division of Plant Industry are not permitted for use within the community:

Common Names	Botanical Names
Arbor Vitae	Thuja Orientalis
Australian Pine	Casuarina Spp
Brazilian Pepper	Schinus Spp.
Carrotwood	Cupaniopsis anacardioides
Chinaberry	Meloa Acedarach
Chinese Tallow	Sapium Sebiferum
Eucalyptus	Species Eucalyotus Species
French Mulberry	Morus Alba
Jacaranda	Jacaranda Mimosifolia

Mimosa
Peltophorum
Punk Trees
Beach Naupaka

Albiza Supp.
Pierocarpum
Melaleuca Spp.
Scavola serica and Scavola taccadda

9. Street and Lot Tree Requirements

To ensure uniform quality and appearance, each lot shall be landscaped with pre-approved street and lot trees. As part of initial construction, Builders shall install street and lot trees, at the Builder's expense, in accordance with the Master Developer's Street and Lot Tree Planting Manual. These requirements include the following:

- All street trees shall be a minimum of three (3) inch caliper or greater and all lot trees shall be a minimum caliper of two and one half (2-1/2) inches measured 6" above finish grade.
- The minimum average size, (main body-not tip to tip), for street trees shall be twelve (12) foot height and five (5) foot spread, and eight (8) foot height and four (4) foot spread for lot trees.
- The minimum root ball container size shall be sixty-five (65) gallon for street trees and forty five (45) gallon for lot trees. These container sizes shall be provided regardless of whether the Florida Grades and Standards permits a smaller container size for the specified species, caliper and spread.
- Palm trees may be used in lieu of lot trees provided that two (2) palms are planted together as a group in lieu of one
- All street and lot trees shall be obtained from an established nursery grower in good standing, registered with the
- State of Florida and possessing a current general nursery stock inspection certificate.
- All street and lot trees shall be installed by a qualified and experienced landscape contractor =certified in the landscape industry by FNGLA or an equivalent professional landscape organization. Homeowners are responsible to ensure that utility locates prior to any landscape installation.
- All street and lot trees shall meet or exceed the requirements for Florida No. 1 as set forth in the Florida Department of Agriculture and Consumer Services, Division of Plant Industry, "Florida Grades and Standards for Nursery Plants, 2015, Trees, Shrubs, Palms and Wetlands", including any revisions thereto as determined by the State Plant Board of Florida.
- All trees and palms shall be properly planted and securely anchored in accordance with the Typical Tree and Palm Tree Planting Details (refer to Exhibits B-1, B-2 and B-3) by one the approved methods shown on these details.

All street and lot trees shall be provided and installed in accordance with the Street and Lot Tree Landscape Plan approved by Manatee County. This plan shows the diagrammatic location of the street and lot trees required on each lot.

Each lot is required to provide one (1) street tree in the front yard and one (1) additional lot tree in the side or rear yard. On corner lots, additional tree planting requirements apply. Refer to the tree planting requirements for corner lots in side yards above. Any changes to street or lot trees must be submitted to the ARC for review to ensure compliance and the be installed by a qualified and experienced landscape contractor with at least ten (10) years of tree installation experience in the State of Florida and certified in the landscape industry by FNGLA or an equivalent professional landscape organization. Contractors must perform utility locates prior to installation.

10. Grass and Sod

All portions of the tree lawn in road right of way and the Front Yard Zone of the lot shall be sodded with St. Augustine Grass (*Stenotaphrum secundatum*), except for conservation areas required to remain natural. 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 ACC. As part of initial construction, Builder shall re-sod any lake banks abutting a Lot with Bahia Grass Sod from the Lot boundary to the mean normal water design elevation, if not weed free.

After initial installation by the builder homeowners may opt to change sod within any fenced in area of side and rear lots to any single grass species known to thrive in our climate zone. Irrigation must be maintained, and no areas of grass or sod ever be allowed to grow more than 6 inches tall.

11. General Landscape Requirements:

A. Landscape Quality and Installation:

Trees and shrubs shall meet all of the requirements set forth in Exhibit B and the requirements for Florida No. 1 Grades and Standards. Plant materials shall and 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 development and densely foliated branches. Shrub and ground cover beds shall be planted in such a manner to present a filled in and finished appearance within one (1) year of planting.

B. Tree and Palm Staking: All trees and palm trees planted on lots in Summerwood shall be securely staked in accordance with the Typical Tree and Palm Tree Planting Details, (refer to Exhibits B-1, B-2 and B-3), using one of the approved methods shown on these details. An alternative staking system, Arborbrace tree guying system, Model ATG-R may be used provided it is installed using the Manufacturer's approved installation tools.

C. 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.

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

E. Full Irrigation requirement: All lots will be connected to the master irrigation system. Please keep in mind that changes in landscaping can alter drainage plans for a lot and have a negative impact on neighboring property. When submitting a request for any landscaping projects, a photograph of the home and a site plan depicting the area where the project is to be installed must accompany the request

F. Mulch: Organic Mulches: Black and brown mulch of any type may be approved if used consistently throughout the property. The thickness shall be three (3) inches after settlement. All shrub and groundcover beds shall be provided with a mulch layer. Street and lot trees shall be provided with a five-foot (5') diameter mulch ring. Mulch shall be pulled back at least six (6) inches from the trunks of all trees and palms. Stone, rock, gravel, pine bark, crushed brick or similar non-organic materials are not allowed as a substitute for mulch for new construction.

G. Rock or Stone Mulches: Rock or stone mulches for use in landscape beds may be used in instances where organic mulch material is susceptible to washouts during heavy rain fall. In those instances, only washed river rocks, and other earth tone brown, beige and white rocks with an average diameter of over 1.5 inches shall be allowed unless specifically approved by the ACC-

- H. Landscape Rocks:** The use of landscape rocks as a design element for new construction or modifications shall be limited to no more than three (3) accent boulder rocks areas in the landscape and no larger than a 3' X 3' area for each rock area. Any such materials must be used in moderation and must be shown on plans submitted for Architectural Review, Landscape Review, or Modifications Review (as applicable).
- I. Landscaping within property boundary easements along existing fences:** No landscape shall encroach upon a neighboring property. At the homeowner's risk, hedges and landscape may be installed along property lines within or onto an existing fence under the following conditions: 1) Homeowner accepts responsibility for and corrects at their own expense any drainage deficiencies created by the installation of landscape within the easements including issues to adjacent properties. 2) Installation of adjacent landscape (excluding trees) must be maintained at a height no taller than 6 inches below the height of any existing fence. 3) No trees which produce fruit may be installed within any property easements in any instance.
- J. Utility Equipment:** All utility company boxes and transformers are set within road rights-of-way 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.
- K. Service Yard Access:** Air-conditioning compressors, pool pumps and related equipment in service yards areas must be screened by a service area wall, fence or landscape material.
- L. 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 intersections 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.
- M. Artificial Vegetation and Decorative Embellishments:** No artificial grass, plants or vegetation are permitted on the exterior of a Lot or Structure. Decorative embellishments, readily visible from the street or adjoining Lots, are not permitted including, but not limited to the following: deer, swans, flamingos, ducks, birdbaths, sculptures, windmills, or similar items.
- N. 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 CDD from drawing upon lakes or installing and maintain wells within the Property.
- O. Irrigation Systems:** The source of irrigation water for the Lots will be County reclaimed water. Lot Owners are responsible for the maintenance and upkeep of their irrigation system. In accordance with the requirements of Chapter 7, Part 1-Tree Protection, Landscaping, Buffers and Irrigation, Section 701-Landscaping and Screening Standards of the Manatee County Code, all landscape areas shall be provided with an automatic irrigation system that provides 100% coverage using the lowest quality water available which adequately and safely meets the water needs of the system. Rain or moisture sensing shut-off devices shall be installed, and drip or micro-jet irrigation shall be used in all shrub and groundcover beds. Low trajectory spray nozzles are encouraged in all turf areas.

P. Lot and Landscape Maintenance:

Maintenance of Lots: Lot Owners will routinely mow lawns; edge beds; prune shrubs and groundcovers; control dispose of trash; apply water and repair irrigation systems; replace mulch; and other necessary maintenance measures, including fertilization, to sustain the landscape in a neat, orderly, vigorous and healthy condition. Grass areas on Lots with a finished Structure may not exceed 6” in height between lawn cuts.

- **Maintenance of Streetscape Zone:** Lot Owners shall be responsible for maintaining and irrigating sod within the right-of-way between the pavement edges or back of curb and the Lot line. Lot Owner is responsible for maintenance of sidewalks including keeping level and replacing if cracked, removal of weeds in the sidewalks or sodded areas, and general upkeep and maintenance of this Zone.
- **Maintenance of Driveways:** Owners of Lots fronting on any roadway shall maintain their respective driveways, including portions of driveways and aprons within rights-of-way. Pressure wash on regular basis to keep free of weeds, mildew, etc.
- **Shorelines Areas:** Owners of Lots encompassing or bordering on any body of water or wetland shall keep the shoreline (including the property line to water's edge) free of litter and debris.

Q. Basketball Goals: Portable Basketball Goals will be allowed without an Architectural Review Committee (ARC) approval contingent on the requirements provided in this section. Lot owners are responsible for compliance with quality, use and storage provisions of this section. The ARC may not approve requests for any permanent or portable equipment as of the date of this revision.

Goals may be positioned within the front yard zone area or in a driveway during use or while attended (please note the requirements of Section P of this document). Goals shall be positioned to minimize the chance of rebounds or errant balls from entering neighboring lots or any portion of the right of way. At no time may a basketball hoop be positioned at the base of a driveway where the ball is thrown towards the street.

All basketball goals and equipment must be kept in good condition when in view of any street or neighbor and when not within a privacy fence. When not in use or attended, Basketball Goals must be relocated out of the front yard zone, driveway, sidewalk or any side yard which faces a street. In the event of any named storm, all equipment shall be removed from view of the lot exterior and secured.

This section shall be enforced based on an observed pattern of non-compliance when noted by a member of community leadership, delegated person(s) or any employee contracted by the association and in accordance with our published violation enforcement policy. The board reserves the right to modify or revoke this section at any time in accordance with Summerwoods bylaws and standard procedures.

Architectural Guideline Exhibits

EXHIBIT A: FENCE PLAT

EXHIBIT B-1: TYPICAL TREE PLANTING DETAIL

EXHIBIT B-2: TYPICAL PALM TREE PLANTING

DETAIL

EXHIBIT B-3: ALTERNATIVE ARBORBRACE TREE STAKING DETAIL

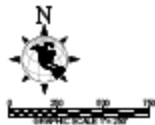
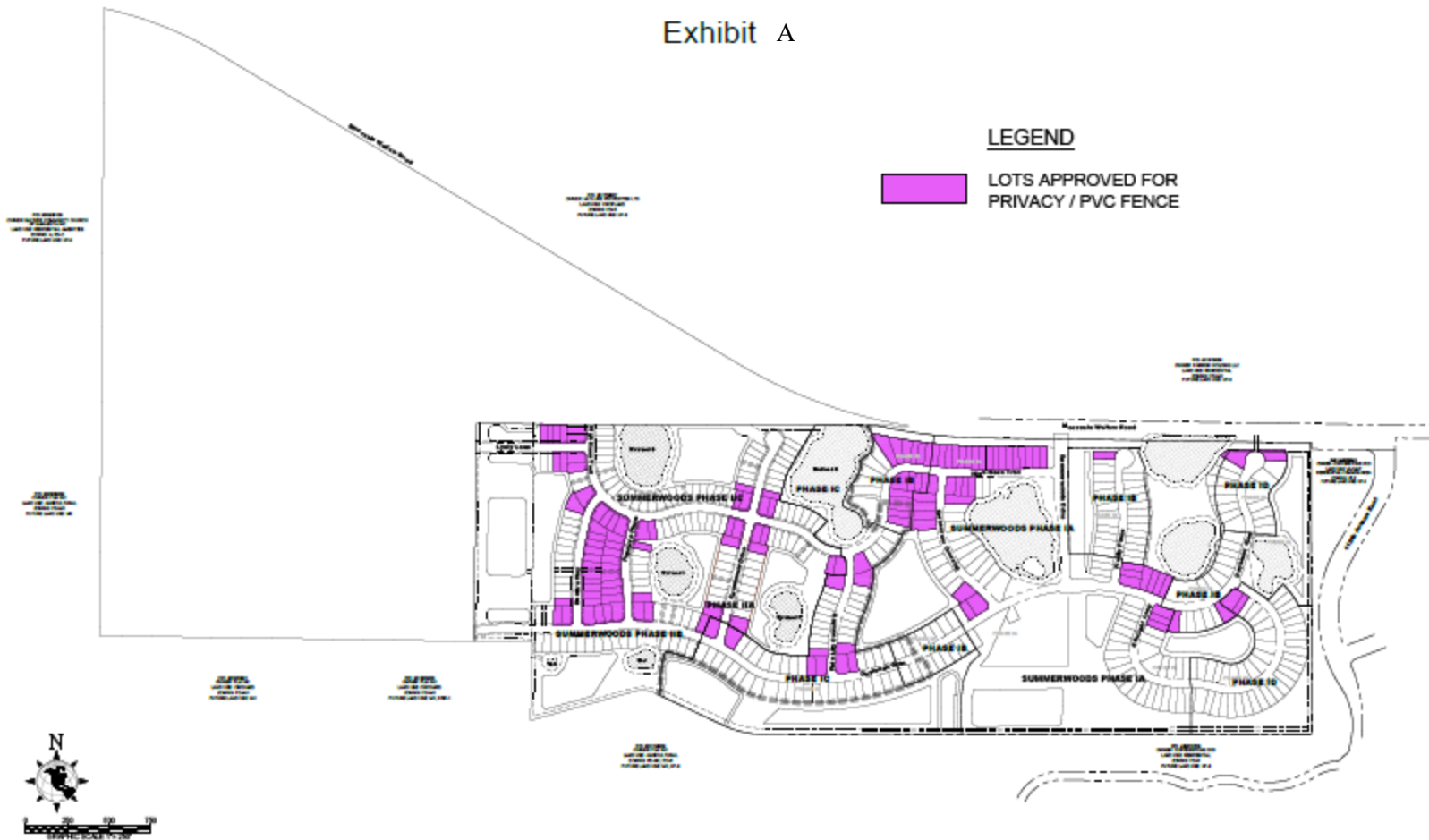
EXHIBIT C: FENCE ACKNOWLEDGEMENT FORM

EXHIBIT D: LANDSCAPE COMMENTS FORM

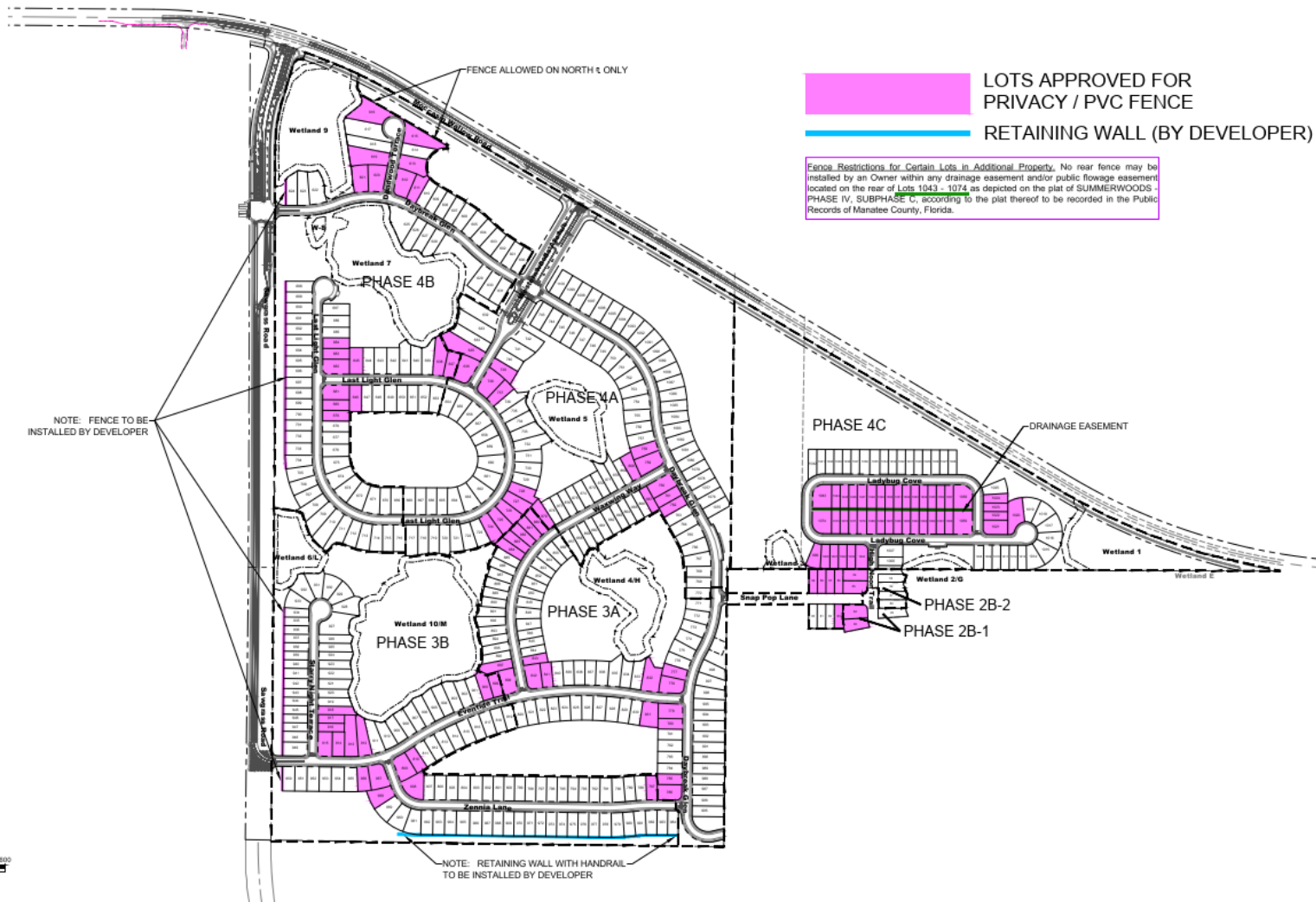
Exhibit A

LEGEND

LOTS APPROVED FOR
PRIVACY / PVC FENCE



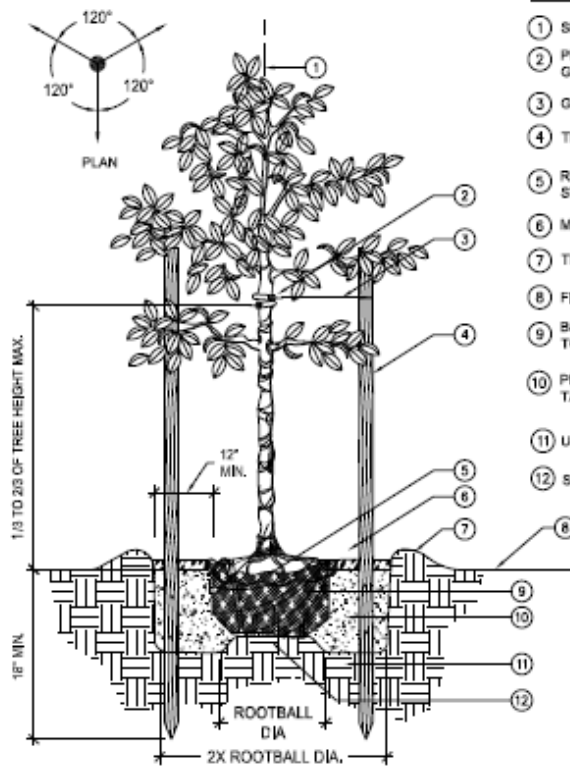
 MORRIS ENGINEERING AND CONSULTING, LLC Civil Engineering and Land Development Consulting 20150 Morris Road, Suite 100, Fort Myers, FL 33908-1000		DATE: 10/1/15 DRAWN BY: JRM CHECKED BY: JRM SCALE: AS SHOWN	MASTER DEVELOPMENT PLAN SUMMERWOODS PHASE II MANATEE COUNTY, FLORIDA	SHEET NO. 1 OF 1
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EXHIBIT B-1



KEY

- ① SET TREE PLUMB IN PLANTING PIT.
- ② PROTECT TREE TRUNK WITH FRICTION GUARDS AS SPECIFIED.
- ③ GUYING WIRE AS SPECIFIED.
- ④ THREE 2" DIAM X 8' P.T. WOOD STAKES AS SPECIFIED.
- ⑤ REMOVE TOP 1/2 BURLAP AND/OR WIRE CAGE AND STRAPS FROM ROOTBALL.
- ⑥ MULCH TYPE AND DEPTH AS SPECIFIED.
- ⑦ TEMPORARY SOIL BERM TO HOLD WATER.
- ⑧ FINISH GRADE.
- ⑨ B&B OR CONTAINERIZED ROOTBALL, REFER TO PLANT LIST.
- ⑩ PLANTING SOIL BACKFILL AS SPECIFIED, WATER AND TAMP TO REMOVE VOIDS.
- ⑪ UNDISTURBED SUBGRADE.
- ⑫ SET ROOTBALL ON UNDISTURBED SUBGRADE.

NOTES:

1. CONTRACTOR TO ASSURE ADEQUATE DRAINAGE AND PERCOLATION IN ALL TREE PITS PRIOR TO INSTALLATION.

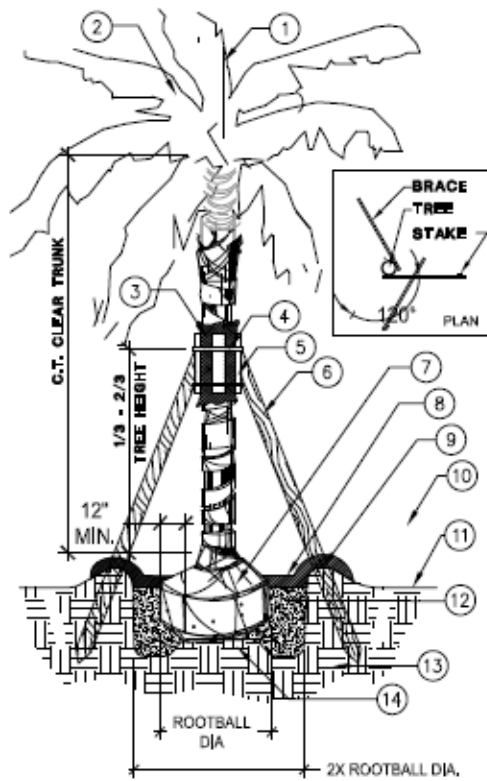
2. TOP OF ROOTBALL SHALL BE LOCATED 3" ABOVE FINISH GRADE AFTER SETTLING.

3. AN ALTERNATIVE ARBORBRACE STAKING SYSTEM WILL BE PERMITTED ONLY IF THE CORRECT KIT IS PURCHASED AND INSTALLED CORRECTLY, REFER TO EXHIBIT B3 FOR THIS OPTION, FINAL TREE STAKING TO BE APPROVED BY THE BUILDER AND MASTER DEVELOPER.

1 TYP. TREE INSTALLATION DETAIL (under 4" cal.)
EXH B SECTION

SCALE: N.T.S.

EXHIBIT B-2



KEY

- 1 SET TREE PLUMB IN PLANTING PIT.
- 2 PRUNE DAMAGED BRANCHES.
- 3 2 LAYERS OF BURLAP TO PROTECT TRUNK.
- 4 TWO (2) GALV. STEEL OR NYLON BANDS TO SECURE BATTENS.
- 5 FOUR (4) 2"X6"X12" P.T. WOOD BATTENS AS SPECIFIED.
- 6 THREE (3) 2" X 4" X 8' P.T. WOOD BRACES AT 120 DEGREES APART, TOE NAIL TO BATTENS AND DRIVE SECURELY IN SUBGRADE, LOCATE WITHIN THE MULCH RING IF PLANTED IN A LAWN AREA.
- 7 REMOVE BURLAP FROM UPPER 1/3 OF ROOTBALL.
- 8 MULCH BED AS SPECIFIED.
- 9 SOIL BERM TO HOLD WATER.
- 10 2"X4"X3' LONG P.T. WOOD ANCHOR STAKES
- 11 FINISH GRADE.
- 12 CLEAN COARSE SAND BACKFILL AS SPECIFIED.
- 13 UNDISTURBED SUBGRADE.
- 14 SET ROOTBALL ON UNDISTURBED SUBGRADE.

NOTES:
1. FINAL TREE STAKING TO BE APPROVED BY THE BUILDER AND MASTER DEVELOPER.

2. LANDSCAPE CONTRACTOR TO ASSURE ADEQUATE DRAINAGE AND PERCOLATION IN ALL PLANTING PITS PRIOR TO INSTALLATION.

2

TYP. CANOPY PALM INSTALLATION DETAIL

EXH B

SECTION

SCALE: N.T.S.

EXHIBIT B-3

ArborBrace®
Tree Guying System
(305) 992-4104

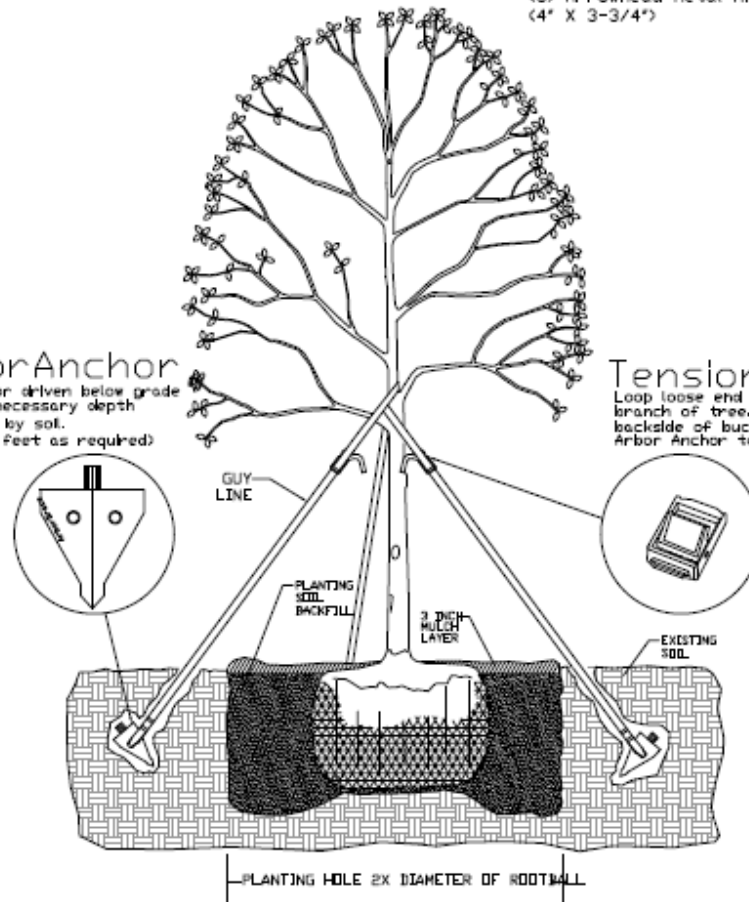
Arborbrace Tree Guying
Specifications:
ATG-R
For up to 4" Caliper Trees
(3) Polypropylene guylines 3/4" X 12'=800 lb
test, olive drab, UV resistant
(3) Nickel plated spring cam-lock
tension clips
(3) Arrowhead Nylon Anchors (4" X 3-3/4")
or
(3) Arrowhead Metal Anchors for hard soil
(4" X 3-3/4")

ArborAnchor

ArborAnchor driven below grade
grade to necessary depth
determined by soil.
(1.5 to 2.5 feet as required)

Tension Buckle

Loop loose end of webbing around leading
branch of tree. Tie 1/2 knot onto
backside of buckle. Pull buckle towards
Arbor Anchor to tension line.



3

EXH B

ALTERNATE ARBORBRACE TREE STAKING DETAIL

SECTION

SCALE: N.T.S.

Note: All anchors shall be installed per the Manufacturer's recommended Instructions using (1) an Arborbrace (ATG-DR) Tree Guying Drive Rod and (2) An Arborbrace (ATG-DRP) Tree Guying Drive Rod Pounder.



ARCHITECTURAL CONTROL COMMITTEE

SECTION L - Fences

"Signature from neighbors on all sides of the property where fence will be installed must be on the fence application at the time of submitting the form to the ACC. Applications must notate the reason for any missing or unavailable signatures from adjacent lots. The purpose of the signatures is to notify the owners that workers will be installing a fence and may inadvertently trespass onto their property or have materials on their property. Any damage that may arise to another owner's property during the installation process is the responsibility of the owner who is contracting for the fence installation. Neighbors may not withhold signatures in an attempt to delay an application process."

Project Address: _____

Adjacent Lot Number: _____ Street Address: _____

Homeowner (Print): _____ (Sign) _____

If homeowner is not available to sign, please advise why: _____

Adjacent Lot Number: _____ Street Address: _____

Homeowner (Print): _____ (Sign) _____

If homeowner is not available to sign, please advise why: _____

Adjacent Lot Number: _____ Street Address: _____

Homeowner (Print): _____ (Sign) _____

If homeowner is not available to sign, please advise why: _____

Adjacent Lot Number: _____ Street Address: _____

Homeowner (Print): _____ (Sign) _____

If homeowner is not available to sign, please advise why: _____

Summerwoods



ARCHITECTURAL CONTROL COMMITTEE

SECTION LL - LANDSCAPE CHANGE

"Right for neighbors to provide comments for landscape change requests:

Landscape changes are not meant to have a negative impact on neighboring properties. Homeowners must brief neighbors and receive acknowledgement of adjoining lots and may provide comments to the ARC for consideration during approval of the modification. Neighbors may not withhold acknowledgment to intentionally or maliciously delay applications. Neighbor objections will not necessarily preclude ARC approval of requests otherwise complying with these community standards."

Project Address: _____

SUMMARY OF CHANGES:

Adjacent Lot Number: _____ **Street Address:** _____

Comments:

Homeowner (Print): _____ (Sign) _____

If homeowner is not available to sign, please advise why: _____

Adjacent Lot Number: _____ **Street Address:** _____

Comments:

Homeowner (Print): _____ (Sign) _____

If homeowner is not available to sign, please advise why: _____