



WILD HERON POA
ARCHITECTURAL REVIEW CRITERIA (ARC)

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I. LIMITING CONDITIONS

The existence of the Architectural Review Board and its publication of these criteria and guidelines is intended for the mutual benefit and protection of all Owners of property in Wild Heron. This manual sets forth minimum standards of design for Wild Heron in order to protect the value of all homes located therein. Attached hereto as Exhibit A is the Wild Heron Development Master Plan which illustrates the original planning by Lake Powell L.L.C., the Developer. The Association will update and revise this manual over the course of development as the Board of Directors determines is reasonably necessary in order to fulfill the intentions of these guidelines.

Under the terms of the Declaration of Covenants and Restrictions for Wild Heron, this manual is binding on all parties having an interest in any portion of the community. Each owner is required to comply with the requirements set forth in this manual. Any failure to comply with these requirements will be subject to the remedies provided in the Declaration of Covenants, Conditions and Restrictions, in addition to available legal remedies.

Terms not expressly defined herein shall have definitions provided in the Association's Governing Documents. If the definition of any term is not found in this Manual, or the Association's Governing Documents, those terms shall be defined in the Bay County Land Development Regulations, other applicable governing law or code, or finally, are defined by the ordinary course of business.

II. ABBREVIATIONS

ARB - Architectural Review Board
ARC - Architectural Review Criteria
BOD - Board of Directors
POA - Property Owners Association
Zone A – Landscape Area
Zone B – Hardscape Area
Zone C - Building Area
COO – Certificate of Occupancy

III. DEFINITIONS

1. ANCILLARY STRUCTURE(S)

A structure within the Building Area (Zone C) which extends vertically above finished grade detached from the main residence, such as a guest cottage, gazebo, solarium,

green house, cabana or garage and constructed with the same materials, roof pitch and colors as the main unit. Patios or any such horizontal structures are not included in this description.

2. APPROVED ARCHITECT

A duly licensed Florida architect who has been approved by the ARB by submitting all applications and forms required by the ARC and having met all criteria required to design homes in Wild Heron to include, but not limited to, demonstrating sufficient skill and expertise in architectural design that is in keeping with the intent of the ARB and conforms to the “Coastal Craftsman” style of design, as interpreted by the ARB.

3. APPROVED BUILDER

A duly licensed Florida contractor who has been approved by the ARB by submitting all applications and forms required by the ARC and having met all criteria required to constructing homes in Wild Heron to include, but not limited to, demonstrating sufficient skill and expertise in construction that is in keeping with the intent of the ARB and conforms to the “Coastal Craftsman” style of construction, as interpreted by the ARB. Any builder that has been inactive on the Approved Builder list for 3 or more years must be requalified.

4. ARB

The Architectural Review Board is a group of people appointed by the Wild Heron Property Owners Association’s Board of Directors for the purpose of reviewing, administering, and enforcing the ARC set forth in this manual and the Declaration for all construction within Wild Heron.

5. ARB COORDINATOR

The Architectural Review Board Coordinator oversees Architectural Issues regarding any Lot, Building Site, Common Area, or other real property within Wild Heron. Contact the POA office at (850) 249-1516 for the ARB Coordinator's contact information.

6. ARC

The Architectural Review Criteria, set out in this manual which contains guidelines, criteria and standards for the development, design construction and landscaping of all homes within the community.

7. ARCHITECTURAL ISSUE

Any addition, change, alteration, clearing, landscaping, improvement or structure of any kind, including without limitation, any building, fence, wall, screen enclosure,

dock, sewer, drain, disposal system, landscape device or object, driveway or other improvement commenced, erected, placed or maintained upon any Lot, Building Site, Common Area, or any other real property within Wild Heron.

8. ASSOCIATION

The Wild Heron Property Owners Association, Inc. which is a Florida not-for-profit corporation, formed for the administration of the properties described in the legal exhibits to the Declaration.

9. BOARD OF DIRECTORS

The Board of Directors of the Association provided for by the Declaration and the Bylaws.

10. BUILDING AREA (ZONE C)

That portion of a lot intended for the building of the home. All allowed uses can take place in this area of the lot.

11. COMMON AREAS

Those areas within the Wild Heron community which are or will be owned and maintained by the Association and are for the use and enjoyment of all Owners within Wild Heron.

12. CONSERVATION AREA

Areas of environmental sensitivity including buffers and preserve areas to be protected from impacts of construction or development.

13. CONSTRUCTION ACTIVITY

Any type of construction or building activity including, but is not limited to, land clearing, grading, landscaping, placement of construction material, replacement of damages or rotten board with a different material, or any improvements, additions, or modifications to any structure of any kind.

14. CDD

The Lake Powell Residential Golf Community Development District, which is a unit of local government established to provide certain infrastructure services to the Wild Heron community.

15. DECLARATION

The Declaration of Covenants and Restrictions of Wild Heron, as may be amended from time to time, encumbering the Lots, Building Sites, Common Area, and other real property within Wild Heron providing terms and conditions and relating to the use of

those properties.

16. FORCE MAJEURE

Shall mean acts of law, including governmental bodies acting pursuant to law, acts of god, strikes, lockouts or other labor disturbances, acts of the public enemy, wars, insurrections, riots, lightning, fires, floods, civil disturbances, explosions, breakage or accidents to machinery, or any other cause, whether of the kind enumerated in this Section or otherwise, not reasonably within the control of the party claiming inability to perform. The affected party shall use all possible diligence to remove the Force Majeure condition as quickly as possible, but it is understood that settlement of strikes, lockouts or other labor disturbances shall be entirely within the discretion of the party having the difficulty.

17. HARD SURFACE AREA (ZONE B)

That portion of the lot intended for use for outbuildings and horizontal construction such as patios, decks, sidewalks and driveways.

18. LANDSCAPE AREA (ZONE A)

That portion of the lot intended for landscaping only, and through which driveways and walkways can pass.

19. LOT (TOTAL LOT AREA)

A portion of the properties, whether developed or undeveloped, intended for development, use, and occupancy as a single-family detached home on a separately platted lot. Each lot contains three (3) Zones as depicted on Exhibit B. The zones on each lot have been predetermined and will be provided by the ARC.

20. MANUAL

This document.

21. OUTBUILDINGS

Those structures within the Rear Hard Surface Area (Zone B) which are no larger than 150 square feet in size or greater than 15 feet to the roof ridge line.

22. OWNERS/MEMBERS

Any person or entity that holds the record title to a Lot or Building Site is an Owner and an automatic Member of the Association.

23. UNIT

The residential dwelling constructed upon a lot.

24. WILD HERON

That certain real property developed in Bay County, Florida, as described in the Master Plan (see Exhibit A) as the same may be amended.

25. XERISCAPING

A landscaping method developed especially for arid and semi-arid climates that utilize water-conserving techniques such as the use of drought-tolerant plants, mulch, and efficient irrigation).

IV. WILD HERON PROPERTY OWNERS ASSOCIATION

The Wild Heron Association was created to govern the community. The Association is responsible for the administration of all residential and commercial property and common areas within Wild Heron. The Association's responsibilities include maintenance of the common areas, preparation and maintenance of accurate budgets, assessment and collection of each Member's share of the common expenses.

Each and every Owner of property within Wild Heron is a Member of the Association. Owners are encouraged to serve on the many committees needed to operate the Association and are encouraged to completely review the CCR's (Covenants, Codes & Restrictions), the requirements of the CDD, and the By-laws of the Association, which are the documents that establish and describe the organization and operation of the Wild Heron community.

V. INTRODUCTION TO THE ARB

1. OVERVIEW

One of the most effective methods of assuring the protection of the master plan concept, community lifestyle, environment and individual property values is through the establishment of high standards of architectural review. All construction or modification changes to the community, i.e. buildings, garages, site work, building exterior improvements, etc., must be approved through an architectural review process. The ARB administers this process by the authority vested in it by the Wild Heron Board of Directors through the Declaration. All proposed construction or modifications must be channeled through the owner's Architect of Record to the ARB. Architect submission of modification changes only apply to those properties that are under construction and have not completed a Final Inspection. All owners of properties that have previously completed a final inspection may submit an Architectural Change Application (Exhibit R) directly to the Community Association Manager for ARB approval consideration.

design documents for all new construction and any modifications, including landscaping. Each application is evaluated on its own merits. The ARB will use this Manual for the purpose of review, but may consider individually the merits of any design, due to special conditions that may provide benefits to the adjacent lots, the specific lot, or to the community as a whole. The ARB does not seek to restrict individual creativity or preferences. It will maintain within the overall community, the aesthetic relationship between homes, natural amenities, and surrounding neighborhoods.

2. COMMITTEE MEMBERS

The ARB shall consist of three (3) people and may obtain the services of other individuals with a balance of lay people and professionals experienced in architecture, construction and landscaping.

3. DECISION

The ARB shall, in its sole discretion, determine whether to approve or deny an application submitted by any Owner. The ARB has the right to disapprove any application upon any ground consistent with the objectives and purposes of this manual or the Declaration, including purely aesthetic considerations, any failure to comply with any provision of this manual or of the Declaration, failure to provide requested information, objection to exterior design, appearance of materials, objection on the ground of incompatibility of any proposed improvement with the scheme of development proposed for Wild Heron, objection to the location of any proposed improvement on any lot, objection to the landscaping plan for any lot, objection to the color scheme, finish, proportions, style of architecture, height, bulk or appearance of any improvement of any other matter that, in the sole discretion of the ARB, would render the proposed improvement inharmonious with the general plan of development. The ARB shall have the right to approve any application with conditions or stipulations with which the Owner of such lot shall be obligated to comply and which must be incorporated into the plans and specifications for such improvement. Approval of an application shall not be deemed to obligate the ARB to approve similar plans and specifications or any of the features or elements for the improvements for any other application within Wild Heron. An Owner cannot rely on any oral representations of any person regarding the status of an application or any future decision by the ARB.

4. MEETINGS

Currently, the ARB shall meet to review applications every month, as needed, with the ARB retaining the right to cancel or re-schedule. Plans shall be submitted seven (7) days before scheduled meetings by 5:00 p.m. to be reviewed with responses and decisions on application within ten business (10) days of the scheduled meeting. All decisions made by the Board will be recorded and transcribed in minutes. The minutes may include the decisions of the ARB and the rationale behind these decisions, which can be utilized in future decisions. Plans and specifications will be retained by the ARB as part of the Association record for no longer than seven (7) years unless specifically

required by Florida law.

5. RESPONSIBILITIES

On behalf of the Association, the ARB is empowered to perform the following services:

- A. Establish architectural motifs and exterior architectural themes.
- B. Establish architectural standards and criteria.
- C. Review all architectural applications for compliance with the ARC, as well as with the Declaration.
- D. Assure compatible architectural standards and harmonious relationships with neighboring properties.
- E. Require standards of architecture and construction as set out in the ARC.
- F. Establish fees for the review of applications as may be required.
- G. Assure that all properties are maintained in conformance with the community-wide standard.
- H. Monitor violations of the ARC and notify the Association for appropriate action.
- I. Amend the ARC as may be deemed appropriate from time to time;
- J. Contact applicants whose plans and specifications have been disapproved and provide reasonable assistance and recommendations for adjustments which may assist in bringing applications into compliance with this manual and the Declaration.
- K. Maintain copies of applications, and related records as deemed necessary.
- L. Inform Members of the Association regarding ARB activities and changes in standards and criteria as they may occur.

6. ENFORCEMENT POWERS

Should an architectural violation occur, the Association has the right to injunctive relief to require the Owner or Builder to stop, remove and/or alter any improvement in a manner which complies with the standards established by the Association and the ARB. The Association also has any and all other enforcement rights provided in Chapter 720, Florida Statutes, and the Association's Governing Documents.

Approval by the ARB does not negate the obligation of the Owner or Builder from obtaining any required governmental approvals. If such approvals are required and are not obtained, the ARB and/or the governmental agency may take whatever action is necessary to obtain compliance, including stopping Construction Activity.

7. AMENDMENT

The ARC may be revised and/or amended by the Board of Directors from time to time.

VI. ARCHITECTURAL REVIEW BOARD POLICIES

1. LIMITATION OF RESPONSIBILITIES

The primary goal of the ARB is to review the applications, plans, specifications, materials and samples submitted, to determine if the proposed structure conforms in appearance and construction criteria with the standards and policies as set forth by the ARB. The ARB does not assume responsibility for any of the following:

- A. The structural adequacy, capacity or safety features of the proposed improvement or structure.
- B. Soil erosion, unsuitable or unstable soil conditions.
- C. Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.
- D. Performance or quality of work of any contractor or sub-contractor.

2. REVIEW FEES / IMPACT FEE

All plans are subject to a design review fee. Please contact the ARB Coordinator for the current review fee. Additional fees may be charged should additional professionals be required to consult or verify field progress. Additional review fees will be collected if plans are revised after final acceptance. The review fees are subject to change without notice.

All new construction projects are also subject to an impact fee payable to the Association.

3. TIME LIMITATIONS

The Preliminary Review and Final Review applications attached hereto in Exhibit Q must be submitted and approval obtained before commencement of construction. After review and approval of the Final Submittal by the ARB, the Owner or Builder must begin construction within ninety (90) days from the date of approval, with continued construction thereafter with all due diligence, or forfeit all approvals. Every effort shall be made to ensure project completion of house and grounds within twelve (12) months from project commencement. Approvals will only be valid for twelve months and will require a new submittal and approval to continue work thereafter. There will be continuous construction with no more than a period of thirty (30) days inactivity unless a Force Majeure occurs. Construction shall be restarted within five (5) days after the Force Majeure event has terminated. If construction is not restated within such time, the application must be resubmitted and approved by the ARB prior to resuming construction.

4. APPLICATION WITHDRAWAL

A request for withdrawal may be made without prejudice, provided the request for

withdrawal is made in writing and filed with the ARB prior to the review and/or action on the application.

5. MODIFICATIONS

Once approved by the ARB, any changes to the approved plans must be requested in writing on the appropriate modification form and approved in writing by the ARB.

6. CONSTRUCTION DEPOSIT

A refundable construction deposit (see fee schedule) must be submitted by the Owner or Builder prior to any Construction Activity. These funds will be utilized to repair any damage caused by construction personnel or equipment to adjacent property, amenities, Common Area, or used to clean the construction site, if necessary, and to assure compliance with all rules and regulations. The deposit will be returned upon receipt of Certificate of Occupancy, less any funds withheld due to damage or cleanup required. Please contact the ARB Coordinator for current construction deposit requirements.

These funds shall be used as assurance that all Owners and Builders will keep their lot, any adjacent lots and the construction site in a neat, clean and reasonable fashion, during and after construction, and to comply with all rules and regulations as set forth by the ARB. Owners and Builders are responsible for the actions of their contractors and sub-contractors, who, if found to be in violation of the ARB policies and procedures the ARB may take action to prohibit them from doing further work in Wild Heron.

7. CONSTRUCTION COMPLIANCE INSPECTIONS

Periodic inspections may be made by the ARB without need for prior notice while construction is in progress to determine compliance with the approved architectural plans and specifications. The ARB is empowered to enforce its policies, as set forth in the Declaration and this manual, by any action, including an action in a court of law, to insure compliance.

VII. DESIGN REVIEW PROCEDURE

The following is a discussion of the procedures for plan submissions for all Architectural Issues. Attached as Exhibit P is Architectural Review and Construction Process Outline. All plans are to be submitted to the ARB. No change in a lot, including the exterior appearance, color, or design feature of any building or structure on the lot or any other Construction Activity, shall be made, unless and until the plans, specifications, and location of the same have been submitted to, and approved in writing by the ARB pursuant to this Design Review Procedure. Without limiting the generality of the foregoing, no clearing, grading, landscaping, improvement or structure of any kind, including any building, fence, wall, pool, screen enclosure, dock, sewer, drain, disposal system, landscape device or object (including playhouses, birdhouses, birdfeeders, birdbaths, dog houses, gardens, and swing sets), driveway

or other improvement shall be commenced, erected, placed, demolished, removed, modified or maintained upon any lot, building site, or any other location within Wild Heron, without the approval of the ARB.

Refer to Design Documents in this manual for details on criteria and specifications.

1. REVIEW RELEVANT DOCUMENTS:

- A. Lot Purchase Agreement
- B. The Declaration
- C. Architectural Review Criteria

2. ARCHITECT AND BUILDER APPROVAL

Only approved architects, landscape architects, and builders are allowed to design or construct a residence within the Wild Heron development, with the exception that a non-approved architect, landscape architect or builder may be granted a one-time written authorization from the ARB. Granting permission for a one-time approval will be on a case-by-case basis. Any builder who has been inactive on the Wild Heron Approved Builder list for three (3) or more years must be requalified by the ARB.

A list of approved architects and builders is maintained and is available through the POA Manager or ARB Coordinator.

If the architect and/or builder are not on the approved list, applications for approval must be secured from the POA Manager or ARB Coordinator prior to submitting applications or plans. The approval procedure consists of the builder and landscape contractor completing the appropriate application and submitting it to the POA Manager or ARB Coordinator. The ARB will act on the application with written notification of approval or rejection.

3. PRE-DESIGN MEETING

Prior to the preparation of any materials for formal ARB review, the Owner's consultant(s) shall attend a pre-design meeting with the ARB's consulting architect and one member of the Review Board. This step's purpose is to provide the introductory information, which establishes the overall intent of regulations, restrictions and/or special considerations for the Lot. This step is for the benefit of the Owner and their Architect/Builder. Although not mandatory for owners, it is highly recommended that they also attend this meeting. Pre-Design Meetings are scheduled before or after regularly scheduled ARB meeting dates; please contact the ARB coordinator to schedule this meeting.

4. CONCEPTUAL PLAN REVIEW

The purpose of the conceptual plan review in Wild Heron is to provide the Owner and their Architect early feedback from the ARB on the proposed design of the residence

and has the secondary benefit of identifying any potential conflicts or opportunities apparent between the proposed design and the Design Guidelines. This meeting takes place at a regularly scheduled meeting date, but does not require a formal application or fee. A conceptual site plan, floor plans and at least one conceptual elevation are to be submitted to the ARB staff at least one (1) week prior to a scheduled meeting date, at which the plans will be presented by the Applicant. Areas of particular concern should be highlighted for the ARB to review and comment on. No formal action will be taken by the ARB at this step.

5. PRELIMINARY SUBMITTAL

A Preliminary Submittal is highly recommended once a Site Plan, Floor Plans, and Elevations have been developed. Please note that all plans must be prepared by an approved Wild Heron Architect licensed to practice in the State of Florida, and said Architect must be approved before beginning any project in Wild Heron. The ARB will provide comments and recommendations critical to approval of the home.

Elements required for the PRELIMINARY DESIGN REVIEW SUBMITTAL are:

- A. Completed Review Application
- B. Review Fee
- C. Boundary and Topography Survey
- D. Tree Survey taken in Zone A, Zone B and on a 15' strip inside the boundary of Zone C. All magnolia and oak trees with a caliper of 4" or more, long-leaf pines with a caliper of 6" or more, all cypress trees, and pine trees and others with a caliper of 12" or more must be located on the survey.
- E. Site Plan
- F. Floor Plans
- G. Exterior Elevations

6. PRELIMINARY PLAN REVIEW

The Applicant is required to submit to the ARB for review a formal Preliminary Plan package. This package is expected to adequately convey existing site conditions, constraints, building orientation and design, vehicular and pedestrian access, the proposed use of exterior materials and colors and a conceptual landscape plan. Preliminary Plan submittals must be submitted at least one (1) week before the scheduled meeting of the ARB. In addition, the Applicant is required to stake the location of proposed building corners on site for review by the ARB at the scheduled meeting. After the Applicant submits all required application materials and fees, the ARB staff will review the Preliminary Plan package for completeness and conformance

with the Design Guidelines. If additional information is required or the ARB staff recognizes issues or concerns with the proposed plans, staff will contact the Applicant prior to the scheduled meeting. The Applicant will be notified that they are on the upcoming ARB scheduled meeting. The Applicant and their Approved Architect are expected to attend the meeting to present the Preliminary Plans to the Board. The ARB will take formal action on the Preliminary Plans at this meeting. The Applicant will receive a letter detailing the results of the ARB meeting within ten (10) working days following the meeting.

7. FINAL SUBMITTAL

Within one year of Preliminary Plan approval, the Applicant may submit a Final Plan package for review by the ARB. The Applicant is expected to provide all information necessary to reflect the design of the proposed building(s), landscape or other features requiring the approval of the ARB. All architectural plans are to be prepared by a licensed Florida Architect. Final Plan submittals must be submitted at least one (1) week before the scheduled meeting of the ARB. After the Applicant submits all required application materials and fees, the ARB staff will review the Final Plan package for completeness and conformance with the Design Guidelines. If additional information is required or the ARB staff recognizes issues or concerns with the proposed plans, staff will contact the Applicant prior to the scheduled meeting date. The ARB staff will notify the applicant that their project is on the upcoming scheduled meeting. The Applicant and the Approved Architect are expected to attend the ARB meeting to present the Final Plans to the Board. The ARB will take formal action on the Final Plans at this meeting. The Applicant will receive a letter detailing the results of the ARB meeting within ten (10) working days following the meeting.

Elements required for the FINAL DESIGN REVIEW SUBMITTAL are:

- A. Refundable construction deposit. These funds will be utilized to repair any damage caused by construction personnel or equipment to adjacent property and/or amenities and/or Common Area and/or used to clean the construction site if necessary. This deposit, less any funds withheld due to damage or clean-up, will be returned upon receipt of Certificate of Occupancy.
- B. Boundary and Topography Survey.
- C. Tree Survey will be taken in Zone A, Zone B and on a 15' strip inside the boundary of Zone C. All magnolia and oak trees with a caliper of 4" or more, long-leaf pines with a caliper of 6" or more, all cypress trees, and pine trees and others with a caliper of 12" or more must be located on the survey. Development of the lot is subject to the requirements of the Bay County Tree Ordinance.
 - a. NOTE: If planning to have a boundary survey made of the lot, some money may be saved by having a tree survey done at the same time.
- D. Site Plan.

- E. Floor Plans.
- F. Exterior Elevations.
- G. Building Sections.
- H. Wall Sections.
- I. Landscape & Irrigation Plan (prepared by a Florida licensed Landscape Architect).
 - a. NOTE: All irrigation systems shall be permanent, no temporary systems will be allowed except during construction;
- J. Exterior Lighting Details.
- K. Details, specifications, materials, all color and material samples, entry doors design, walls and fences, patios, decks, balconies, porches, walks, driveway and screen enclosures.
- L. Approval of Builder & Landscape Contractor.

It is important that all of the items listed above be submitted for any consideration for approval. There will be no exceptions or partial submittal. Two sets of all items must be submitted. One set shall be half-size scale. Electronic submittals for one set will be considered. After receipt of final approval, (2) 11"x17" hard copy sets and (1) digital set of the approved plans are required.

8. FINAL WORKING DRAWING SUBMISSION

Upon approval of Final Plans, the Applicant is required to prepare and submit two (2) sets of Final Working Drawings and one digital copy to the ARB staff prior to submitting to Bay County Building Division for a building permit. The contents of the Final Working Drawings are expected to be consistent with the approved Final Plans, while responding to any conditions or revisions imposed by the ARB at the Final Plan review. The ARB staff will review the Final Working Drawings and contact the Applicant within one (1) week from the date that the plans are received. If the Final Working Drawings are consistent with the approved Final Plans and all conditions of Final Plan approval are addressed, the ARB will stamp two sets of plans for the Applicant to submit to Bay County for a building permit. The ARB will keep one set of the Final Working Drawings for our records. Upon receiving a building permit, the Applicant must comply with all of the pre-construction requirements and is required to commence construction of the residence within one (1) year following Final Plan approval.

9. COUNTY APPROVAL

Upon receipt of ARB approval of plans and before construction commences, Owner must submit the approved plans and approval letter to the Bay County Building Department at Builders Services Division, 840 West 11th Street, Panama City, FL 32401, (850)248-8350 to receive the building permit(s). If any changes are required by

the permitting agency, the ARB must be notified in writing and must concur with these changes.

10. REVIEW FOR CLEARING

Upon receipt of Final Review approval from the ARB and issuance of applicable county building permits, the corners of the house must be staked in the field for review prior to any clearing of the Lot. Please call the office at (850) 249-1516 to schedule a time for the ARB Coordinator or POA Manger to review the site with you and your builder. Any unauthorized clearing of any lot will lead to strict penalties, as per the Wild Heron Declaration of Covenants, Conditions and Restrictions and this ARC. No clearing equipment will be allowed to enter the Wild Heron property prior to the above on-site meeting.

11. FINAL INSPECTION

Upon completion of construction submit a copy of the Certificate of Occupancy and foundation survey to the ARB Coordinator or POA Manager and letter, certifying completion and compliance with the approved plans from both the Architect of Record and the Landscape Architect of Record. The Coordinator or Manager will schedule the ARB inspection tour of property and arrange for the return of the construction deposit (if any). Without exception, tours will be scheduled only during regular ARB meeting days.

12. DESIGN DOCUMENT CHANGES

The Owner or Builder must notify the ARB prior to making any changes to the approved plans. A modification form with applicable support data must be submitted by the Owner's Architect of Record to the ARB for approval. All deviations will require ARB approval prior to commencement of changes.

13. PERIODIC INSPECTIONS

The ARB reserves the right to inspect construction in progress without notice for conformance with approved design documents.

The applicant's full cooperation with members of the ARB during these inspections is required. Any violations of approved design documents may be subject to a fine, an order of cease & desist, and/or legal action. The ARB retains the sole right to use their discretion when determining the individual amount(s) fined and/or the duration of such, as provided by the Declaration and Florida law.

14. COMPLETION/CERTIFICATION DOCUMENTATION

Upon completion of construction, the following will be submitted to the ARB:

- A. Final survey certificate by Surveyor
- B. As-built set of drawings

- C. Certificate of Occupancy by the County
- D. Architect's Certificate of Construction Compliance

Upon completion of construction the designing Architect of record shall execute a Certificate of Construction Compliance confirming that construction was performed and completed in compliance with the ARB approved plans.

- E. ARB Letter of Completion

Upon certification by the ARB that all improvements have been constructed in accordance with the construction documents and receipt of the above listed documents, the ARB will issue a Letter of Final Completion. No residence within Wild Heron may be occupied by any person until the ARB issues a Letter of Final Completion and the County issues a Certificate of Occupancy. Upon issuance of a Letter of Final Completion, the ARB will return the construction deposit as is appropriate.

15. VARIANCE TO THE ARC

The ARB is authorized to issue limited variances and waivers to these ARC in cases of undue hardship, practical difficulties, handicap, or disability. The ARB may not issue a variance for purely aesthetic considerations.

VIII. DESIGN DOCUMENTS

In order to provide a systematic and uniform review of the proposed construction, architectural documents are required. These documents must be prepared by an Architect approved by Wild Heron and licensed to practice Architecture in Florida. (1) 24x36 copy, (2) 11x17 copies, and (1) electronic copy in Portable Document Format (PDF) of the following documents must be submitted for final review

1. SITE PLAN

Minimum scale: 1 inch = 20 feet, showing:

- a. Property lines, easements, and rights-of-way
- b. Setbacks and Zones
- c. Driveways, sidewalks, walkways
- d. Culverts and swales
- e. Surface finish materials
- f. Drainage plan
- g. Foundation outline, roof drip line
- h. Pools, decks, patios

- i. Fencing and screening
- j. Finished floor elevations
- k. Finish grade elevations
- l. Waterfront retaining wall and dock, if applicable

2. FLOOR PLANS

Minimum Scale: $\frac{1}{4}$ inch = 1 foot, showing:

- a. Dimensions
- b. Door and window locations
- c. Exterior surface finishes

3. EXTERIOR ELEVATIONS

Minimum scale: $\frac{1}{4}$ inch = 1 foot, showing:

- a. All exterior elevations and structures
- b. Doors and windows
- c. Roof pitch
- d. Finish materials
- e. Details
- f. Fences
- g. Mechanical equipment
- h. Building heights
- i. Finish grade profile

4. BUILDING SECTIONS

Minimum scale: $\frac{1}{4}$ inch = 1 foot, showing:

- a. Typical wall section
- b. Finish floor elevations
- c. Porch ceiling elevations

5. WALL SECTIONS

Minimum scale: $\frac{3}{4}$ " inch = 1 foot, showing:

- a. Fascia and soffit details
- b. Trim details
- c. Window head, jamb, and sill details
- d. Banding details

- e. Foundation details

6. EXTERIOR COLORS/FINISHES/MATERIALS

- a. Specifications
- b. Manufacturers/models (if applicable)
- c. Product samples, photos, or color chips
- d. Completed design review application

7. ELECTRICAL PLANS

Minimum scale: 1/4 inch = 1 foot, showing:

- a. Include interior and exterior lighting locations
- b. Product photo or cut sheet of exterior light fixture
- c. Show mechanical, service equipment, and meter locations located to rear 1/3 of house

8. LANDSCAPE PLANS

Minimum scale: 1 inch = 20 feet, showing:

- a. Tree survey
- b. Drainage Patterns
- c. Easements and rights-of-way
- d. Adjacent conservation areas
- e. Driveways, sidewalks, walls, fences, pools, decks
- f. Planting plan and plant list showing size and quantity
- g. Irrigation Plan and materials list. Plan must show coverage, automatic rain sensors, water source, deionizing apparatus if required, a head layout plan is not required.
- h. Planting and Irrigation specifications
- i. Landscape lighting plans
- j. Plans must be prepared by Florida Licensed Landscape Architect.

IX. DEVELOPMENT AND CONSTRUCTION STANDARDS

The following standards and guidelines shall apply to any and all construction, improvement, or alteration of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, landscaping or any other change to the grounds of a Lot, Building Site, Common Area, or other real property within Wild Heron. In the event a violation of these standards and guidelines takes place, the construction or work being performed shall cease until conformance is achieved.

1. START OF CONSTRUCTION

No work or placement of construction material will be permitted until all required governmental permits are obtained and formal written approval of the ARB has been granted. The contractor shall also schedule an on-site meeting through the ARB Coordinator or POA Manager to review corner stakes, and clearing limits, and erosion control prior to any clearing.

(See Section X Site Standards and Criteria)

2. PORTABLE TOILETS

Prior to commencing work, a portable toilet must be placed on the job site with the door facing away from the street. It must be placed in a manner so as to least disturb other residences and other construction.

3. CONSTRUCTION TRAFFIC

For security purposes, all Builders must furnish a complete list of their contractors, subcontractors, and employees who are permitted entry into Wild Heron. (The ARB will establish a revolving system of issuing construction passes which must be visible within the contractors, subcontractors or employees vehicles at all times while in Wild Heron). No vehicle shall be parked on any other Lots whether vacant, under construction or completed. There will be no washing of any construction vehicles or equipment anywhere within the development. Any companies or sub-contractors who either dump construction debris or wash-out concrete trucks shall be prohibited from continuing any business within Wild Heron and may be held financially responsible for clean-up and reparations and any damages as a result thereof. Builders shall be responsible for protection of all trees to be retained on the site and adjoining sites, including root zones, trunks, limbs, and canopies. A penalty will be imposed for damage to trees or landscaping. The use or access through adjacent lots or common areas is strictly prohibited without written permission from that property owner.

4. CONSTRUCTION HOURS

The construction working hours shall be from 7:00a.m. to 6:00p.m. Monday through Friday, and Saturday from 9:00 a.m. to 4:00 p.m., except on certain holidays. There will be no construction on Sundays. Additional hours may be provided upon approval of the ARB.

5. SITE CLEAN-UP

All construction sites must be maintained in a neat and orderly fashion. All trash will be contained in a trash container located on the construction site. Trash containers will be covered with a secured tarp each night. The Owner or Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. There will be no stockpiling or dumping on adjacent Lots or on streets, driveways or easements. There will be NO burning of trash or materials allowed within Wild Heron. Any trash not

removed from the site in a timely manner will be removed by the Property Manager and billed to the responsible contractor. Contractors will use only the utilities provided on the immediate site on which they are working. The ARB requires silt fencing to be placed on all property lines to retard debris blowing from construction to lakes, commons, golf course, and/or streets.

All personnel working in Wild Heron are to keep their immediate work areas free of discarded materials such as lunch bags and trash materials. Workers who throw their trash out of cars or trucks shall be prohibited from working on jobsites in the project.

6. CLEARING OF SITE

No lot shall be cleared until all plans have been approved and written notification received from the ARB. The builder must schedule and walk the subject lot with ARB representative(s) to review lot corners, house corners and clearing limits. Any plants, vegetation or trees uprooted or cut down in this area shall be removed from the job site and from Wild Heron as soon as it is practicable but not later than five working days from date of clearing. See the section included herein regarding "Preservation of Natural Environment," for additional requirements for lots containing conservation areas.

7. BUILDER SIGNAGE

Only an approved standard construction sign showing the Builder, Owner and Architect will be allowed. Sign standards are available from ARB Coordinator or Property Manager. No other signs will be allowed and all other documents and permits will be contained in a white document box attached to the rear of the approved builder signage.

8. CONSTRUCTION DAMAGE

Any damage to any Common Area such as streets, curbs, drainage inlets and swales, sidewalks, street lights, street markers, signage, mailboxes, landscaping, etc. will be repaired immediately by the Builder or Owner or the Association will cause repairs to be done and such costs billed to the responsible contractor or such costs shall be deducted from the construction deposits.

9. ESTABLISHED SPEED LIMIT

The established speed limit within Wild Heron is 25 mph for all vehicles unless otherwise posted, including light trucks and autos. This must be obeyed. Workers who are caught speeding or reported/identified to be speeding after an initial first time warning shall be prohibited from driving on property.

10. CONSTRUCTION SPILLAGES

Operators of vehicles are responsible for immediate clean-up of any load spillage including fill dirt, strippings, and wet concrete and trash/debris. Clean-ups performed by the Association will be billed to the responsible party. Please report any spills as

soon as possible.

11. TELEPHONE/CABLE TV LINES

If any telephone, cable television, electrical, water, etc. lines are cut, it is the contractor's responsibility to report the accident to the Wild Heron Office within 30 minutes and the responsible contractor must repair damage immediately or arrange for the appropriate installer to repair damage immediately.

12. VEHICLES AND EQUIPMENT

No vehicles (trucks, vans, cars, etc.) may be left in Wild Heron overnight. Construction equipment may be left on the site when necessary, but must be kept off the street, unless prior permission has been granted.

13. NOISE LEVELS

Absolutely no radios will be allowed to be played outside during construction. Radios played inside must be kept to a level which cannot be heard outside.

14. PERSONNEL

Only bona fide workers are allowed on the property and are required to exit the property upon completion of their work. Spouses may drive workers to and from the site, but must not remain on the property unless they are actual employees of the contractor or subcontractor. No alcoholic beverages or pets are permitted to be on property or construction sites at any time.

15. PRESERVATION OF NATURAL ENVIRONMENT

Certain conservation areas on the site exist as natural preserves and established lake buffers and are to remain as such. Therefore, the following restrictions apply to all construction operations performed in these designated areas:

- A. All edges of any identified preservation area & established lake buffers adjacent to or within a site must be field staked & guarded with a line of continuous silt and safety fencing. All such fencing must be maintained in good working order throughout the entire construction schedule. Areas must be clearly marked and identified to workers on site.
- B. Designated trees, understory and shrubs are to remain untouched and unharmed and must have complete perimeter tree protection fencing (orange) erected at the canopy drip line.
- C. No Construction Activities are to take place in these designated areas unless directed by the ARB.
- D. The dumping of anything in these areas is strictly prohibited.
- E. The erecting of storage sheds or construction offices will not be permitted.
- F. Driving of vehicles will only be allowed on designated access roads.

- G. Earth removal from excavations must be replaced as designated on grading plans.
- H. The storage of all construction materials will be in designated areas only, unless the contractor receives written permission from the ARB.

X. SITE STANDARDS AND CRITERIA

The following site standards and criteria shall apply to any and all lots within Wild Heron. To ensure the preservation of the natural character of the site as well as maintaining and enhancing the open character of the lots, no construction or alteration of the site shall commence in any manner or respect until the ARB has given written approval of all plans.

1. CLEARING, GRADING AND DRAINAGE

No grading or clearing of trees shall commence until the site plan showing the nature and location of work has been submitted and approved by the ARB. Fill shall not be deposited at any location without prior ARB approval. No clay fill will be permitted.

Prior to any clearing and until a COO has been applied for, Contractors shall install approved drainage material, either 3/6" stone or approved porous sand bed with crushed stone top course or drainage pipe with silt fence, for a minimum of 50 feet between the lot and the roadway, between the edge of the right-of-way and the road curb, the purpose of which will be to continue to allow storm water runoff to flow, plus provide a safe construction staging area, which shall not be staged on or partly on the road.

No grading, cutting or filling shall be commenced until erosion and sedimentation control devices, identification marking, or protection fencing has been installed between the disturbed area and water bodies, watercourses, wetlands and storm drain inlets. No construction or clearing is allowed beyond any conservation easement.

Conservation areas shall be retained in their natural state to a minimum distance of 30 feet along all wetlands. The width of the buffer shall be sufficient to prevent erosion, trap the sediment in overland runoff, provide access to the water body and allow for periodic flooding without damage to structures. All Bay County requirements must be adhered to.

Owners and their Contractors acknowledge that the lot to be constructed is adjacent to Lake Powell, deemed an Outstanding Florida Water by the Florida Department of Environmental Protection, which is an extremely environmentally sensitive body of water. Owner(s) and their Contractor(s) further acknowledge the existence upon the property, as well as adjacent lands, of an extensive jurisdictional wetlands system. As such the Owner(s) and their Contractor(s) agree to be thoroughly familiar with permits issued by the Florida Department of Environmental Protection, United States Army Corps of Engineers (the "Permits") and the Development Agreement with Bay County and agree to take special

precautions with respect to the construction on their lot, agreeing to strictly adhere to the terms and conditions of the Permits and Development Agreement. Contractor(s) further acknowledge and agree that bringing on to the lot any hazardous materials, as those are defined in Federal, State and Local laws, ordinances and regulations, will only be undertaken with the highest degree of care.

Existing trees and vegetation shall not be disturbed by grading unless otherwise approved by the ARB. Cuts and fills should be designed to complement the natural topography of the site. Existing drainage structure shall not be altered or affected in any way.

The project is subject to an approved master drainage plan, available through the ARB Coordinator or Property Manager. All lot drainage must coordinate and comply with this master drainage plan. The flow of water shall be directed to existing drainage structures in such a manner as not to allow run-off onto adjacent property. Erosion control during construction is a primary objective. All reasonable methods to prevent erosion must be included in plan submittals.

Paved areas shall be designed so that surface water is collected at intervals in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding on paved areas.

2. STRUCTURE SITING AND BUILDING AREA

All Lots will contain the following areas: the Total Lot Area shall mean the entire property contained within the boundaries of the lot; the Building Area (Zone C) shall mean that portion of the Lot where Building, including rooflines along side yard setbacks of adjacent residences, and Ancillary Structures plus all other uses that are allowed in the Landscape and Hard Surface Area are permitted; the Hard Surface Area (Zone B) shall mean that portion of the Total Lot Area that contains outbuildings, walls, or horizontal hard surfaces such as patios, sidewalks, driveways and landscaping; the Landscape Area (Zone A) shall mean that portion of the Lot that contains landscaping, and sidewalks.

3. SIZE OF RESIDENCE

The minimum living area of each residence shall be as follows:

- A. Lake Powell waterfront: 2,400 sq. ft.
- B. A lots: 2,200 sq. ft.
- C. B Lots: 2,200 sq. ft.
- D. C Lots: 1,800 sq. ft.

- E. D Lots: 1,500 sq. ft.
- F. E Lots: 1,250 sq. ft.

This is air-conditioned square feet, exclusive of garages, porches, patios and terraces.

The maximum height of a residence shall be forty (40') feet measured from the crown of the road to the roof ridge line with no more than fifty (50%) percent of the total square footage of the residence located on the second floor.

A maximum of 6,500 square feet per residence unless previously approved by ARB.

4. PLACEMENT OF RESIDENCE

The placement of the main residence or ancillary structures within the Building Area (Zone C) shall be in the most advantageous position to ensure that no trees are unnecessarily disturbed and that the views and privacies of surrounding residences are not adversely affected. Due consideration shall be given to placement and orientation of the structure(s) to maximize the overall aesthetic quality of this particular Wild Heron neighborhood area, with special attention paid to the perspective from the street view approach relative to the adjacent houses and the normal flow of traffic.

5. FOUNDATION AND FILL

Structures on lots adjacent to Preserve Areas and/or wooded lots must utilize stem wall construction to bring the finished floor to the established elevation. Wherever possible, the elevation of the natural grade of the residential lot shall remain undisturbed and a minimum of fill shall be used for landscaping purpose. No clay fill will be allowed.

6. PRESERVE AREA LOTS

Many of the preserve areas existing throughout the property provide natural beauty, making Wild Heron a unique development. There are a number of lots that interface or share boundaries with the preserve areas, thus presenting the opportunity to create exceptional residential lots. To ensure that these preserve areas are left in their natural state and beauty, it is important that each lot be carefully planned. These preserve areas shall be shown on both the site plan and landscape plan submitted for review. The ARB will not allow Owners or Builders to consider any construction, improvement, grading, excavating, tree removal, landscaping or any other change to the preserve areas of such lots.

7. TREE REMOVAL

All lots are subject to the ARB requirements and the requirements of The Bay County

Tree Ordinance, notwithstanding these requirements.

- A. ZONE A (LANDSCAPE AREA) - No tree in ZONE A shall be removed without written approval from the ARB. Lot owners are required to maintain a natural buffer in this area, accenting it with proposed landscaping as needed. All lot owners shall schedule and meet with the ARB Coordinator prior to any clearing. House corners and tree save areas should be marked for review.
- B. ZONE B (HARDSCAPE AREA) - Any magnolia or oak tree 4" caliper or greater, long leaf pines 6" caliper or greater, all cypress trees, and all other trees greater than 12" measured 12" above grade that must be removed from ZONE B for site improvements will be replaced with a number of 4" caliper nursery grown trees to equal the caliper of the tree removed. The replacement tree selected from the plant palette may be incorporated into the landscape plan of the Lot or if not, will be planted within some common area of the development, to be determined by the ARB. No tree 4" caliper or greater measured 12" above grade shall be removed without first receiving written approval from the ARB. (Palm trees will not be considered replacement trees).
- C. ZONE C (BUILDING AREA) - Any trees 8" caliper or greater measured 12" above grade that must be removed from ZONE C for building purposes or site improvements must first be approved in writing by the ARB before removing. Lot owners are encouraged to take special steps to preserve as many trees in this area as possible.

XI. ARCHITECTURAL STANDARDS AND CRITERIA

1. KEY TO ARCHITECTURAL AND SITE STANDARDS

The following is a summary of design and construction elements the ARB requires, recommends and/or encourages. These items are described further in this section.

2. APPLICABILITY OF ARCHITECTURAL STANDARDS AND CRITERIA

Standards and criteria shall apply to any and all construction and improvements, or alteration thereof. Grading, excavating, tree removal, landscaping or any other change to the grounds of a lot or any other property within Wild Heron will also conform to the same standards. These are minimum allowable requirements and are in addition to any contractual obligations contained in the agreement for purchase at Wild Heron. Certain lots may have additional restrictions due to their proximity to water, wetlands, preserve, or golf course.

All property owners are responsible for maintaining all homes, buildings, outbuildings and other constructed elements in an attractive condition such that the exterior surfaces, colors, finishes and trim continue to be attractive and harmonious with the neighborhood. This includes all exterior components of the structure including, but not limited to, doors, garage doors, windows, gutters, fences, gates, walls, light fixtures, roofs, driveways, mailboxes and mailbox posts, walkways, decking, etc....

3. ARCHITECTURAL DESIGN

All architectural designs should be “traditional” in style with emphasis on elements from the Arts and Crafts period, best described as Craftsman style. This includes specific design elements and the use of natural, authentic materials. Each plan shall be considered on an individual basis. Specific emphasis will be placed on impact and harmony with surrounding homes and styles. Exhibits attached hereto provide illustrations on some of the design elements preferred by the ARB.

Concept - The architectural design concept for Wild Heron is reflective of and complimentary to the Craftsman style of the Arts and Crafts period. Homes and buildings should, in general, be unobtrusive in form, color, and materials in order to complement their natural setting. The design should include natural finishes, colors, features, materials, and architectural forms reflective of the Craftsman movement, as shown in the Exhibits.

Philosophy - We encourage design detailing and concepts from the numerous styles of the Arts and Crafts period that are appropriate if harmoniously used in a structure. The main purpose is for Wild Heron to be in concert with its natural setting. Built elements need to be free from shapes, colors, and design statements, which vie for attention, creating a greater visual impact than their neighbors. Buildings should be created as a total entity and a planned addition to the individual site to embrace the natural setting and establish neighborhood design characteristics.

The most successful design solutions are those which make it difficult to determine which elements are a part of the landscape. The Wild Heron design philosophy can be summarized by stating that all design considerations must extend beyond the building walls to include the entire site. All exterior materials must be of a form, color, and texture that compliments and enhances the natural environment.

4. ANCILLARY STRUCTURES

An ancillary structure is a detached structure within the building area of the lot (Zone C) from the main residence and could include a garage(s), solarium, greenhouse, guesthouse(s) or cabana(s). These structures must be of the same architectural design, material, roof pitch and color as the main residence.

5. BASKETBALL BACKBOARDS

Goals and posts must be located where they cannot be seen from streets, golf course, or adjacent lots. Backboards must be clear or white, posts painted black or dark green.

6. BATTING CAGES

Batting cages will not be permitted.

7. DECKS AND BALCONIES

Decks must be located at the rear of the house within the building or hard surface area. The configuration, detail, and railing design should relate harmoniously with the architectural style of the house. Wood decks must be constructed with pressure treated lumber. In some instances, the ARB will require that the decks be stained to coordinate with the neighborhood design or to help integrate the deck with the house. If decks are stained, the color must relate to the colors of the house. When a deck is on the first level, a skirt board or 90° right angle lattice must be constructed, and landscape planting should be provided to screen structural elements as well as soften the structure visually. Deck bases, piers, columns, and walls should be native stone or masonry.

Balconies can be an integral design element of a residence. The only street limitation by the ARB is that balconies cannot be enclosed by screening.

8. DOCKS

Docks must be permitted by the owner of the property with the proper regulatory agencies. If permitted by these agencies, docks are allowed to be built at the rear of only those lots that directly abut the mean high water line of Lake Powell. If a plan is submitted to build a dock, the requirements are as follows.

1. The overall dock design must follow the plan as shown on Exhibit D, Typical Boat Dock. The following requirements must also be met:
 2. Landing - Can be no larger than 100 sq. ft.
 3. Dock Walkway - Must be a maximum of 5 ft. in width in natural colors and finishes.
 4. Catwalk - There can be only one (1) catwalk, which cannot extend waterward beyond the termination deck.
 5. Termination Deck - There can be only one (1) deck a maximum of 250 sq. ft. and it must be at the waterward end of the dock walkway.
 6. Piles shall be concealed below the dock surface except at the perimeter of the termination deck. All piles including mooring piles shall be wood detailed with board and batten detail with PVC caps in natural color to match dock surface and piles.
7. Boathouses or covered boat slips are not allowed.
8. Unless prohibited by water depth, all boats over 25 feet in length shall be docked perpendicular to the shoreline.
9. All dock or pile bumpers shall be natural colors to match deck surface and woodpiles. Substitutes such as a fire hose or carpeted panels are prohibited.
10. Natural color fiberglass storage boxes are allowed. No other furnishings will be stored or left on any dock.

11. Water and electrical supply should remain concealed from view from either lake or lot.
12. A maximum of two (2) dock lights will be allowed on each dock. Dock lights will be as specified by ARB.

9. ELEVATIONS

The ARB focuses on the details and proportions used in the exterior designs, the consistency of detail on all elevations, and compatibility in the streetscape with regard to the other homes constructed in Wild Heron. Special attention is given to the creative composition of windows and doors, varying cornice heights and roof lines, and specific elements such as flower boxes, shutters, frieze boards (required on all cornices), and window banding on all sides. The ARB encourages the addition of front porches, recessed garage door framing, roof vents and dormers to embellish the standard symmetry or massing used in many house designs.

The community is restricted to a total height of four stories except community or institutional towers (e.g. church steeples) at no more than 75' high. Residences in general will be restricted to two stories in height.

10. EXTERIOR LIGHTING & POST LIGHTS

All exterior lighting must be approved by the ARB prior to any installation of said lighting. Exterior fixtures utilizing LED lamps are encouraged. Proposed exterior lighting shall be detailed on an electrical plan and/or landscape plan identifying wattage, aiming angle and foot candle curves and bulb type. Exterior lighting, which in the opinion of the ARB would create a nuisance to the adjoining property owners, will not be permitted. Lighting fixture design must be compatible with the architectural design and appropriately located. The lights must be concealed source with lighting directed downward, diffused, shielded, or of low wattage. All exterior lighting must be buffered from surrounding residences and must not be directed to any streets or roadways, golf course, or lake.

Clear lighting is encouraged on both the exterior and interior of units. Outdoor Christmas and holiday lighting is allowed only with approval of ARB and may be installed no earlier than 45 days prior to the holiday and must be removed within 15 days after the holiday.

11. EXTERIOR MATERIALS & COLORS

Artificial, simulated, or imitation materials (i.e., aluminum siding, simulated brick, stone, etc.) are permitted only as accents on the exteriors of a residence for accents such as roof, trim, caps, copper, etc. The following exterior materials, in most cases, are acceptable and appropriate; however, they must be consistent with the architectural design:

1. Wood - shake roofing, board and batten, wood siding, and shingle siding.

2. Masonry - stone, brick, split rock, river rock, and ceramic and marble in limited amounts
3. Stucco - tabby or authentic textured finish.

Exterior colors and textures that, in the opinion of the ARB, would be inharmonious shall not be permitted. The color of the roof and roof detail, exterior walls, doors, trim, soffit and fascia must be harmonious, as these are integral to the exterior scheme of the residence. Metal eave drip caps must be painted color of roof or be copper in material. Bright colors as the dominant color of the residence are prohibited. The use of warm earth tone colors is encouraged for the dominant color of the residence.

If masonry or stucco is utilized, it shall not exceed 35% of the field area on any elevation (exclusive of chimneys), and shall include other complimentary natural materials in the base or features on each elevation. The ARB shall have final approval of all exterior color selections. Each Owner or Builder must submit a color & sample board (including stucco, fascia, soffit, decking, pavers, roof tiles, and any building highlights, etc.) to the ARB prior to initial construction and development on any lot. A written receipt must be obtained for purposes of documentation.

12. FOUNTAINS

Private fountains in gardens will be permitted if screened from view from street, golf course, and adjoining neighbors. Materials and design should reflect the "Arts & Crafts" details and materials.

13. GARBAGE & TRASH CONTAINERS

All garbage and trash containers shall be placed within the garage or behind a 4 ft. high privacy wall of permanent materials matching the residence as approved by the ARB. Sanitary, capped containers are required and strictly enforced. These will not be allowed in Zone A of each lot under any circumstances.

14. GARAGES, DRIVEWAYS & SIDEWALKS

Each residence on "A" or "B" lots must have a private, fully enclosed garage for not less than (2) cars. Each "C", "D" or "E" lot must have a fully enclosed garage for not less than one (1) car. The minimum acceptable dimensions are twenty-two feet by twenty-three feet (22ft. x 23ft. clear interior dimension). In most cases, garages must be attached to the main dwelling and in keeping with the architectural style of the residence. Detached garage structures shall be permitted only within the building area of the lot (Zone C) and shall be unobtrusive and not distracting to adjoining neighbors. The location of a detached garage structure must be approved by the ARB. Carports are not permitted; however, drive- thru covered parking, also known as porte-cocheres are allowed.

All garage doors must include a top row of window lights (illuminators) or trim panels in sections to match the style of the house and windows (squared, radial, arched, etc.). Golf carts must be either separately garaged or designed in "half" garage space as addition to the car parking.

Garage door orientation to the street will vary from front to side loaded depending on the lot and residence. It is the design intent to minimize impact of the garage door on the streetscape. Front facing garage doors are not allowed on "A" lots and "B" lots. To accomplish this, the proper orientation will be studied on a case-by-case basis.

Doublewide doors may be used on side load garages only. Singlewide doors must be used on all courtyard garages and recessed a minimum of 15". An 8' minimum wide planting area between all paving surfaces and front of the house is also required. Courtyard designs must also include a low accent wall to help enclose the paved area.

Double garage doors shall be a maximum of 18' in width. Doors for individual stalls shall be a maximum of 9' in width.

All residences shall have a driveway of at least nine feet in width to a maximum of twelve feet in width at the front of the property line (16' at street right of way) with a 3 ft. flare at curb intersections. As an alternate, concrete paver strips with grass in the middle will be acceptable for short driveways under 40' in length. Driveways shall be located a minimum distance from the side property line as identified by the NCC on the plot plan. Finished, pattern concrete, pavers, and impregnated stone finishes are permitted. All concrete must be integrally colored with 'Sun Grey' coloring. Standard concrete will not be permitted. Driveways may also be constructed of brick, crushed shell, crushed limestone, decomposed granite, or interlocking pavers, but must be of a stable and permanent construction. Where loose material such as shell or stone are used edge containment by paver or permanent material must be used. The ARB will suggest proper areas for use of driveway materials based on the design for each neighborhood area. Materials must be approved and submitted to the ARB. Asphalt, blacktop, and loose gravel are prohibited. See Exhibit E, Paving Detail for illustration.

On-street parking is not permitted unless part of the community master plan, with the exception of formal gatherings which may occur on an occasional basis. No commercial vehicles or trucks, campers, trailers, boats, or recreational vehicles are permitted to be parked on any lot overnight, unless they are fully enclosed within the garage. The sidewalk location shall consider saving of specimen trees.

In the 60' Right-of-Way in some areas of the project, where applicable, each lot owner is responsible for installing a 5' wide integral colored sidewalk between the two property lines as specified by the ARB. Sidewalks will meander and may be located with the street right-of-way or within a 10' sidewalk easement along the front of each lot. The exact location will be identified on each lot per the Master Plan by the ARB prior to installation. In cases where a driveway crosses a community sidewalk, the

sidewalk material and score joint pattern must continue through the driveway.

Walkways from the entrance of the residence to the driveway and/or sidewalk shall be of the same pavement materials as required for driveways. The walkways must be of a material that is either the same as that of the driveway or one which is compatible and harmonious to the driveway and residential structure.

15. GOLF CARTS

All golf carts must have a permit issued by the POA office. Operation is subject to Florida Law.

16. GUTTERS & DOWNSPOUTS

Gutters & downspouts must be approved by the ARB and must comply with water management objectives. Down spouts must be located in the least conspicuous location, and storm water must flow into a subsurface drain system in a direction conforming to the approved drainage plan requirements and so as not to affect adjacent property. Gutters should be of half-round design. Downspouts should be round. Downspouts and gutters must be of aluminum, copper, or zinc, in a natural finish. Downspouts and gutters may be painted to coordinate with the submitted color palette.

17. MAILBOXES & HOUSE NUMBERS

No mailbox, newspaper box or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar material shall be of a type other than the required mailbox design. Mailbox location and design are available through ARB Coordinator or POA Manager. The location of the mailbox must be within the area identified on detail or as approved by the ARB prior to installation.

House numbers placed on the residence shall be compatible with the architectural style of the residence to which they will be attached and Bay County EMS standards.

18. MECHANICAL EQUIPMENT AND PROPANE TANKS

All privately owned electrical, electronic and mechanical equipment, including air conditioning compressors and condensers, generators, hot water heaters, swimming pool and spa equipment, transformers and meters, and sprinkler controls shall be screened by a wall of permanent materials matching the residence and landscaped so that they shall not be visible from the street or adjacent property. All utilities and equipment, including said screening, shall be depicted on the plans and elevations. (See Exhibit F). Only gas-powered generators with sound attenuation will be allowed.

Propane tanks cannot exceed 20 lbs.

19. ANTENNAS & SATELLITE DISHES

Direct Broadcast Satellite ("DBS") and Multi-Point Distribution Service ("MMDS")

antennas/dishes that are one (1) meter (39") or less in diameter and for personal use of a homeowner may be installed. DBS and MMDS antennas/dishes larger than one (1) meter are prohibited. All antennas/dishes not covered by 47 CFR Section 1.4000 (the "FCC Rule") are prohibited. All antennas/dishes shall be installed with emphasis on being as unobtrusive as possible to the community. To the extent that reception is not substantially degraded or costs unreasonably increased, all antennas/dishes shall be screened from view from any street, golf course, lake or nearby lots to the maximum extent possible. It shall be the obligation of the Owner to show, to the satisfaction of the ARB, that a particular location will cause reception to be substantially degraded. All antennas/dishes shall be no larger, nor installed more visibly, than is necessary for reception of an acceptable signal. All cabling must be run internally when feasible, must be securely attached, and must be as inconspicuous as possible. Antennas/ dishes, masts, and any visible wiring may be required to be painted to match the color of the structure to which they are attached. The Owner should check with the installer/vendor for the appropriate type of paint.

20. FINISHED FLOOR ELEVATION (FFE)

Ground Finished Floor Elevation (FFE) shall be determined by projecting a line from both the left and right house corners out to the centerline of the street and taking height measurements (crown) where they intersect. The final FFE shall be between a minimum of 12" and a maximum of 36" above the highest of the two crown heights calculated. The exception are instances where the Base Flood Elevation (BFE) requires additional height. In such instances, the FFE shall be set between 1' to 2' above BFE.

21. RETAINING WALLS AT LAKE EDGES

The Owner or Builder must submit for appropriate permits within 60 days of closing and must construct the retaining wall within 120 days of receiving the permit.

22. ROOFS & CHIMNEYS

Cement tile, clay tile, slate, cypress shake, cedar shake or architectural shingles are to be used for all pitched roofs, and are the only roof materials approved. Copper roofing will be allowed as an accent material for roof features. Other materials may be considered by the ARB on an individual basis. The proportion of roofs shall be consistent with the architectural style of the residence. The recommended minimum pitch for primary roofs is 8:12 slope, to a maximum of 12:12. Secondary roof pitch is from 4:12 minimum (i.e. sheds) to 16:12 max (i.e. accent roofs). Lower roof pitches with extended overhangs and larger massing of the house body are examples of acceptable design variations.

All chimneys must include a metal, ceramic, or stone cap covering the spark resistor. Chimneys are required around fireplace vent stacks. Chimney veneers must be of stone, masonry or stucco. Chimney caps shall be painted to match the approved colors. Roof stacks and vents are encouraged to be placed on rear slopes of the roofs where they are least visible from adjoining property and from the street. Roof stacks and vents shall be painted the roof color and not extend above the ridgeline of pitched roofs. A parapet roof may be allowed if it is not a dominant feature of the building and is consistent with the architectural style of the residence.

Metal roofs are prohibited with the exception of bays and dormers or accents.

23. SCREENED PORCHES, PORCHES, POOL ENCLOSURES & PATIOS

All screened porches must be covered by the same roof material and made to look as part of the house.

All screened pool enclosures will be required to include architectural detailing consisting of stucco/brick/masonry support columns and horizontal beams and/or trellis at the height of the eaves. Minimum 8" columns should be spaced a maximum of 12' apart with a minimum use of aluminum framing. Screening may not extend more than 3' above the eaves of any single story structure. Any screen extended above the upper horizontal beam must include a 45-degree mansard roof. All screen framing, doors, door frames, and structural members of enclosures shall be dark bronze, black, or natural in color. All screen material shall be dark charcoal in color. Screen framing shall be designed to express and reveal major structural elements, and shall not be flush with the exterior faces of columns and beams.

All screened enclosures must be within the rear building, or Hardscape Areas Zones B or C and may not exceed a line extended and aligned with the sidewall of the dwelling.

Patios can be located within the hardscape area of the lot at the rear of the residence. Front and side yard locations will be reviewed on an individual basis but are generally discouraged by the ARB. Patios should be constructed with integrally colored concrete, slate, flagstone, brick or wood, "cool deck," tile, poly pebble or stamped concrete.

24. SITE HARDSCAPE & YARD ORNAMENTS

Materials and details must be in keeping with the "Craftsman" character of the development, and compliment the residence. These elements should be limited in general to gardens within the B or C zones of the lots, and must not impact adjoining lots or streetscape.

25. SIGNS

All signs, billboards, and advertising structures are prohibited on any lot except the ARB pre-approved builders signs. No sign shall be nailed or attached to any tree. No outside sales signs, yard sale signs or any other signage not pre-approved for Wild Heron will be allowed. Signs containing Owners name and address shall be permitted subject to ARB approval. No interior signs shall be visible from the outside.

26. SKATE BOARD RAMPS

No skateboard ramps are allowed.

27. SKYLIGHTS AND SOLAR COLLECTORS

Skylights should have a low profile and flat. They should be installed parallel with the

roof ridges and edges. The skylight frame should be painted to match the color of the roof. No skylights will be permitted on the front roof slopes or those roof areas directly visible from adjacent streets, lake or golf course.

Solar collectors must be located on the ground or roof areas not visible from adjacent lots, golf course or lake and must be harmoniously integrated with the building or the topography. Collectors must be installed in the rear B or C zones of the lot and shall not be visible from any street or any other residential property, lake, or golf course. Any pipes, wires and control devices must be concealed.

28. SWIMMING POOLS, SPAS/HOT TUBS & TENNIS COURTS

All swimming pools must be in ground. Raised decks, spa areas, etc. shall not project more than two feet above the finished grade. Pools shall not be permitted on the street side or side yards of the residence unless incorporated into a courtyard design, nor shall any portion of a pool, decking or enclosure be permitted to extend outside the hardscape area of the lot as indicated on Exhibit B.

Swimming pool location, design and enclosure details must be submitted for review and approval by the ARB. Details pertaining to privacy or visual separation must be included in the submittal. It is the intent for any pool, tub, or enclosure for such not to be seen from adjacent areas. Screening shall be architecturally detailed of permanent, natural materials in keeping with the character of Wild Heron.

Spas/hot tubs shall be located in the rear yard building or hardscape area away from adjacent property so that their use, presence, and noise of the mechanical equipment do not adversely affect the use of the adjacent property. They should be an integral part of a deck, patio, or be landscaped.

Private tennis courts will not be permitted.

29. TREE HOUSES, PLAYGROUND EQUIPMENT, TRAMPOLINES AND OUTBUILDINGS

Play equipment including basketball goals, if approved, must be placed in the rear Zone C or Zone B and be in the rear shadow of the residence not visible from the street. Absolutely no equipment will be allowed in Zone A. Portable equipment must be stored in the garage when not in use (nightly). No playground equipment or basketball backboards will be allowed on any lot along the golf course corridor or lake, unless screened from view.

Absolutely no private tree houses shall be constructed on any lot or common area properties.

Outbuildings, if approved, must be placed within the rear hardscape area, (Zone B) of the lot and must be in scale with the size of the yard and existing buildings. Generally, outbuildings must be constructed of natural materials and left to weather naturally or painted with the colors of the residence. Outbuildings should be screened by natural vegetation or additional landscaping. Any and all outbuildings must be approved by the ARB prior to construction and installation, as indicated under the Definition Section.

30. WALLS & FENCES

a. General:

All new construction projects that wish to have a fence will be designed, submitted, and presented by the Architect of record. All other owners that wish to have a fence will have a site plan with the fence shown against all setbacks, golf course, conservation, and natural buffers easements. The ARB requires a detail of the fence section showing material, all dimensions complete with post, column detail and colors. A new or existing survey will be required to ensure that all setbacks, VNB and boundaries are appropriate without any unauthorized encroachments. It is the homeowner's responsibility to ensure no encroachments or setback violations and the ARB shall not be liable for same.

Pets must be confined through the use of invisible fence, hardscape wall or fence. All walls and fences must be located within the building area (Zone C) or the rear hardscape area (Zone B) as indicated on cross-hatching on Exhibit B. The maximum height for a solid wall or fence in Zone C is 5'-0". The maximum height for a wall or fence in the rear of Zone B is 4'-0". No fence or wall is permitted in the landscape area of the lot (Zone A) or parallel adjacent to the lake in Wild Heron.

Wild Heron recognizes yard fencing and pool fencing as two different applications. A pool fence must conform to all local and state laws and approved by the ARB for aesthetics and quality only. Pool fences must be of man-made materials such as aluminum to conform to government safety laws. Only high quality welded sectional fencing will be allowed as to reflect Wild Heron community standards and must be approved by the ARB prior to construction.

No chain link, wire or electric fencing is allowed in Wild Heron. Composite components are limited in scope and will be considered on a case-by-case basis by the ARB. All fences golf course or not must be stepped if the grade changes. All horizontal fence lines must be maintained level. No exceptions.

Decorative entry walls, entry gates, courtyard walls and privacy walls surrounding, and abutting pool decks are considered structures appurtenant to the residence and may be permitted within the Building Area (Zone C) of the lot. Walls and fencing can be an intrusion on the open character of Wild Heron and may have both a visual and physical impact on the adjoining property. Careful consideration must be given to the Wild Heron fence concept and execution. The ARB or (Architectural Review Board) reserves the right to deny any fence that it deems aesthetically noncompliant.

All fencing in Wild Heron must blend in with the natural harmony of the landscape, especially fencing that is along the golf course or visible from the road, sidewalk or lake. Color and design are a large part of the process. Careful consideration of the natural blend and flow to the environment will always be the ARB's priority. While the ARB serves to assist the homeowner with desired fencing of their property, the ARB has the sole decision making authority regarding fencing in Wild Heron. Each property, landscape and residence is unique. Attention to individual detail is an important part of the process. A detail of an appropriate fence example is attached as Exhibit G.

b. Golf Course Fencing:

- Columns shall be made of materials such as stone, masonry, or wood. All other materials such as concrete board will be considered by the ARB on a case-by-case basis. Columns must be placed at a minimum of 24 to 40 feet and in each corner of the fence depending on the total length of the fence. All aesthetically designed columns must be anchored to the ground as to not lean over time. All stone columns will need to have a footer due to weight issues.
- All sections not connected to an aesthetically designed column will be connected to a solid wood or aluminum post complete with fence cap. All fence post will have concrete around the base as to not lean over time. Fence post diameter and look are very important as well as aesthetically designed columns and will be considered on a case-by-case basis by the ARB, in its sole discretion. Fence sections shall be 6 or 8 feet in length and can be natural wood or man-made materials. Man-made materials such as aluminum sections must be fully welded and the coating must be of the highest quality, so the look is protected over time.
- All gates must match the fencing or wall in design, material, height, and color

c. Non Golf Course Fencing:

All other lots not on the golf course will be held to the standards of the golf course with the following exceptions:

- Depending on the length of the fencing, aesthetic design columns may only be required in each corner of the fence, subject to the ARB's discretion. Additional columns may be needed for the aesthetic flow of the fence. This is an ARB decision on a case-by-case basis.
- Wooden or aluminum post to connect the fence sections can be used instead of columns in all other places. All fence post must be capped to enhance the look of the fence. Fence post diameter and look are very important as well as aesthetically designed columns and will be considered on a case-by-case basis by the ARB, in its sole discretion.

31. WINDOWS, DOORS, AWNINGS AND SHUTTERS

Wood or wood-clad systems shall be used for doors, windows or shutters.

Wood frames must be painted, sealed or stained. Screening material must be dark charcoal in color. Any other materials will be considered on a case-by-case basis. No natural white or green screening will be allowed. Operable shutters, of appropriate character, painted, sealed or stained, are recommended. See Exhibit H. Shutter hardware is required and must be of appropriate material, character and color. Interior blinds and window treatments must be approved for color and effect on surrounding lots and areas.

The "Craftsman" style utilizes windows and doors as a major component of the residence. Window and door mullion patterns are an integral part of this period of design and should be used.

Windows should be large, with banded trim grouping the window units in main rooms, and utilizing special shapes in dormer and clerestory application, often with "art glass." Doors for the entries are generally highlighted with natural finishes and inclusion of crafted wood elements and glazing. Each home must have the front entry door approved prior to construction. Doors should be kept simple in design and color in keeping with the design of the residence.

Screen doors should not detract from, or alter the appearance of the entryway. The screen door should be painted to match the color of the door it fronts, or, in some situations, painted to match the color of substantial door trim. Front entry screen doors are prohibited.

The use of color reflective tinting or mirror finishes on windows is prohibited and is not to be construed as "art glass." Glass tinting for solar purposes is allowed to be reviewed/approved on a case-by-case basis. Jalousie windows and doors are not permitted.

Awnings and canopies shall not be permitted unless canvas. No metal shall be allowed except as structure for awnings, provided that the metal is totally screened from view. The general details of the "craftsman" style provides for extensive use of porches of heavy timber construction, with limited awnings or canopies. Consideration should be given to the appropriateness of awnings or canopies in the overall design of the residence.

Shutters should be properly proportioned and sized to match the windows or doors and shall be installed in pairs, i.e. must be minimum 3/4 the width of the windows to full width for an authentic look. The color should be coordinated with that of the house.

ARB approval will depend upon whether the style of the house is appropriate for shutters. Operable wood shutters are recommended. If shutters are used on the front of the home they should be followed thru on the entire home. Hurricane shutters are allowed if concealed from view in normal weather conditions, or architecturally detailed so as to match the detail of the unit.

Exhibit H, Windows & Shutters, and Exhibit I, Doors, both of which are attached hereto, illustrate the ARB acceptable design styles.

XII. LANDSCAPE STANDARDS AND CRITERIA

The following is descriptive of the materials and installation elements the Architectural Review Board (ARB) requires, recommends and/or encourages.

XIII. APPLICABILITY OF LANDSCAPE STANDARDS

The following landscaping standards shall apply to all lots within the Wild Heron. The ARB has adopted these standards as an integral part of the Architectural Review Criteria. No landscaping shall commence in any respect until the ARB has approved the landscaping plan. All landscaping shall be installed by an approved landscaping contractor and shall be completed prior to occupancy.

1. COMMUNITY-WIDE LANDSCAPING MAINTENANCE STANDARDS

Owners of single-family lots, and all other entities owning property herein, shall be responsible for maintaining the landscaping on their property in a clean and attractive manner. Landscaping shall in no way detract from the appearance of the neighborhood. Landscape maintenance shall include, but not be limited to, the mowing and edging of all lawn areas, the pruning and cutting of all trees and shrubbery, the weed removal from all planting beds, and the fertilization and watering of all plant materials and lawn. All landscape maintenance shall be executed in a manner and with such frequency as is consistent with good property management. For water conservation purposes, xeriscaping is recommended.

The Wild Heron development is based on the Craftsman style, with a goal of preserving, maintaining, and enhancing the natural environment. To achieve this, the landscape plans should utilize natural grasses, plantings, and mulch beds to compliment and blend with adjacent conservation areas. Trees should be indigenous species that blend with surrounding uses in a natural state.

If a property abuts a CDD-owned parcel, all landscape alternatives must be approved in writing by the CDD. All single-family lot owners are responsible for landscape

maintenance of all property within the legal description of their lot with two exceptions:

1. All lots fringing the conservation areas are to be maintained to the edge of the conservation areas as delineated on the lot survey provided by the Developer. All conservation areas are to be left in their natural state. These areas can be hand grubbed, but the grades cannot be altered.
2. Unless otherwise noted, all waterfront lots are to be maintained up to the conservation or buffer area in the rear yard area.

2. LANDSCAPE DEFINITIONS

1. Caliper - Trunk diameter measured from twelve (12) inches above the ground.
2. Canopy- The horizontal measurement of a tree crown.
3. Drip Line -Vertical line extending from outermost branches to the ground.
4. Ground Cover - Low growing woody or herbaceous other than turf not over two (2) feet in height.
5. Hedge - Landscape barrier consisting of continuous dense planting of shrubs.
6. Irrigation System - Permanent water system designed to transport water to plants and turf.
7. Landscaping - Combination of plants (turf, ground cover, shrubs, vines, hedges, trees) and non-living material (rocks, pebbles, sand, mulch, walls, fences).
8. Mulch- All mulch for the planting beds must be Cedar or Cypress Mulch (Natural color or Brown only – No colors i.e., red, black, blue, green, etc.) or Pine straw. Applicant may wish to consider the increased flammability of pine straw before installing it next to or near flammable building/structures. Any river rocks used as a landscaping medium must be approved by the ARB.
9. Plant Material- All existing growing plants in addition to those to be added to site.
10. Screening - Hedge, wall, fence or thicket that occludes views or structures.
11. Shrub - Self-supporting plant with multiple stems and branches growing to a mature height of two (2) feet to twelve (12) feet in height.
12. Tree - Self-supporting woody plant with single or multiple trunks growing to a mature height of over twelve (12) feet in height.

3. EXISTING VEGETATION

All lots must be carefully planned to minimize any destruction of existing trees and vegetation. All existing tree locations are required to be identified as part of the site plan review criteria. The ARB encourages the utilization of existing vegetation, whenever possible, to preserve the natural character of the lot. Except as allowed by this code for sidewalks and lawns, existing vegetation should be left undisturbed in the landscape area (Zone A). All saved existing trees to remain are to be carefully marked with orange flagging with a silt fence provided at the drip line. Depending on the variations in lot size and shape, and existing vegetation, the ARB may reduce or increase the planting requirements.

4. IRRIGATION SYSTEM

All lots are required to have a fully automatic underground irrigation system for irrigation of sod and landscaping. Coverage shall be 100% of the landscaped and sodded areas. Owners must install a rain shut off switch and maintain their system for efficient conservation of water. The system shall be designed so that no spray pattern extends within the sidewalk or has excessive extension into the street. Absolutely no individual shallow wells will be allowed. Deep water wells are conditionally permitted for drip irrigation only, and so long as no discharge produces any visible discoloration whatsoever, e.g. rust, mineral deposits, Sulphur, etc... If there is any resulting visible discoloration the property owner must immediately discontinue use of the well and remove all evidence of the discoloration.

5. LANDSCAPE PLANS

A landscape plan designed by a Florida-Licensed Landscape Architect must be reviewed and approved by the ARB prior to any site-clearing. Contact the ARB Coordinator for a current list of approved Landscape Architects.

6. BUILDING SITES

1. Tree Planting - A condition of the landscape plan will be a tree planting program which shall require each lot to provide a specified number of selected trees within the front and rear yard areas. This program has been developed to enhance the character and age of Wild Heron. The requirements for the tree-planting program are as follows:
 - a. Each building site is required to have one (1) four-inch (4") caliper tree or greater (oak, magnolia, long leaf pine) for every 2,500 square feet of lot area; for example, a building site of 18,000 square feet would require seven (7) trees.
 - b. $18,000 / 2,500 \text{ feet} = 7 \text{ trees or credits required.}$
 - c. If there are existing trees, (oak, magnolia, long leaf pine) saved on the lot, the following point system would be in effect:
 - d. Diameter of Tree at 12 inches above grade:

- e. 12 inch or more caliper = 2 tree credits
 - f. 4 to 12 inch caliper = 1 tree credit
2. All required shade/canopy trees shall have a minimum caliper of four (4) inches measured twelve (12) inches above ground, be twelve (12) or fourteen (14) feet in height, and have a minimum spread of six (6) feet. All required evergreen, understory and flowering trees should be a minimum of 10' in height. At least fifty percent (50%) of the required trees shall be in the front yard and at least thirty percent (30%) of the required trees shall be in the back yard on interior and lake lots, and fifty percent (50%) on the backyards of golf course lots.
 3. Each building site is required to have at least three (3) street trees and four (4) if a corner lot, planted within 15 foot of the right of way. Exhibit J also attached hereto for the selection of approved trees.

7. LOTS

Shrub Beds & Accent Trees

An important inclusion in the landscape plan is the use of planting beds and shrubs within the front, side and rear yard areas. The front yard area must have a minimum of forty percent (40%) of the proposed planting beds and shrubs, with a minimum of thirty percent (30%) located in the rear yard area. In addition to the required tree planting criteria above, the following index should be referenced as a minimum requirement for each lot:

1. "A" Lots
 - a. 6 Evergreen Trees
 - b. 6 Trees from the approved list
 - c. 400 Shrubs
2. "B" Lots
 - a. 5 Evergreen Trees
 - b. 5 Trees from the approved list
 - c. 300 Shrubs
3. "C" Lots
 - a. 5 Evergreen Trees
 - b. 12 Trees from the approved list
 - c. 200 Shrubs
4. "D" Lots

- a. 5 Evergreen Trees
 - b. 5 Trees from the approved list
 - c. 300 Shrubs
5. "E" Lots
- o 4 Evergreen Trees
 - a. 10 Trees from the approved list
 - b. 160 Shrubs

Depending on the variations in lot size and shape, and existing vegetation, the ARB may reduce or increase the planting requirements. All planting beds will be kept free of weeds and unsightly materials. The mulch for the planting beds must be cedar or cypress mulch or pine straw. For a variety of height, color and texture, there may be the substitution of three (3) one-gallon ground covers in lieu of one (1) three-gallon shrub with the total landscape being comprised of no more than fifty percent (50%) ground cover. Other plant sizes may be substituted as follows:

- a. One (1) fifteen-gallon equals five (5) three-gallon
- b. One (1) seven-gallon equals three (3) three-gallon
- c. One (1) five-gallon equals two (2) three-gallon

Minimum plant sizes at the time of installation are as follows:

Trees	Size
Street Trees	4" caliper/12' in height
Evergreen	8' in height
Flowering	1 ½" caliper or 1" multi-stem (10' high)
Shrubs	3 gallon
Ground Covers	1 gallon

8. SOD

Consistent with the requirements for preservation of existing vegetation, all lots should be sodded with St. Augustine, Bermuda, Zoysia, or Centipede grass as needed. Certain natural zones will allow Bahia or other "native" grasses. Those areas receiving other landscaping, areas receiving constructed improvements and areas that the ARB deems unnecessary for sod due to its existing character (i.e. preserve areas, heavily wooded areas and environmentally sensitive areas) will remain unsodded. The limits of sodding must be shown on the landscape plan for ARB approval.

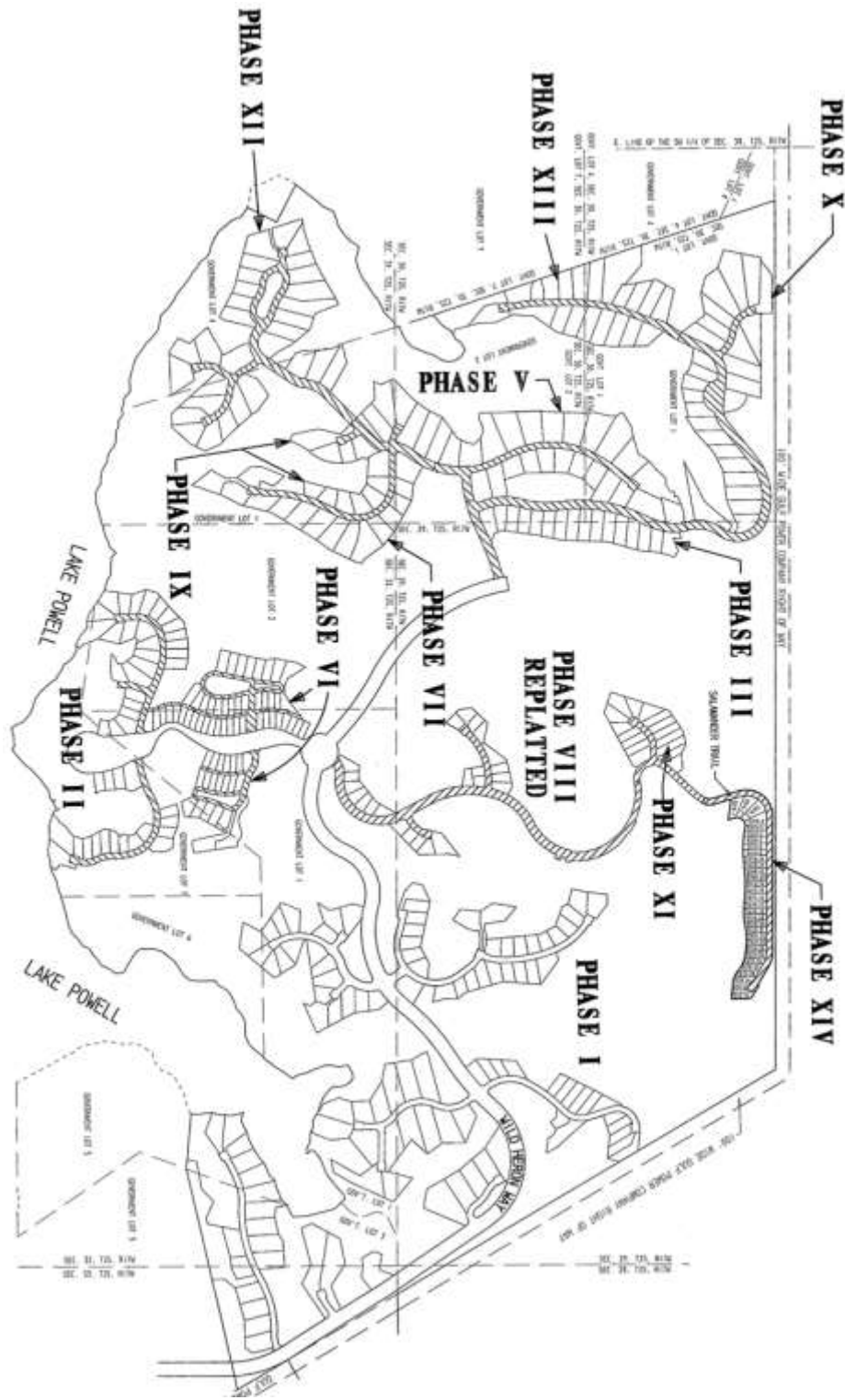
9. PLANT PALETTE

To insure a unified landscape theme throughout the community, the ARB has established a recommended plant list attached hereto as Exhibit J. This list must be utilized as a selective grid for all proposed landscape material. Proposed plant material other than that listed on Exhibit J may be approved by the ARB as part of the landscape plan review. The plant list has been categorized according to the landscape use and/or size of the selected material. A list of plants that are prohibited in Wild Heron is attached hereto as Exhibit K.

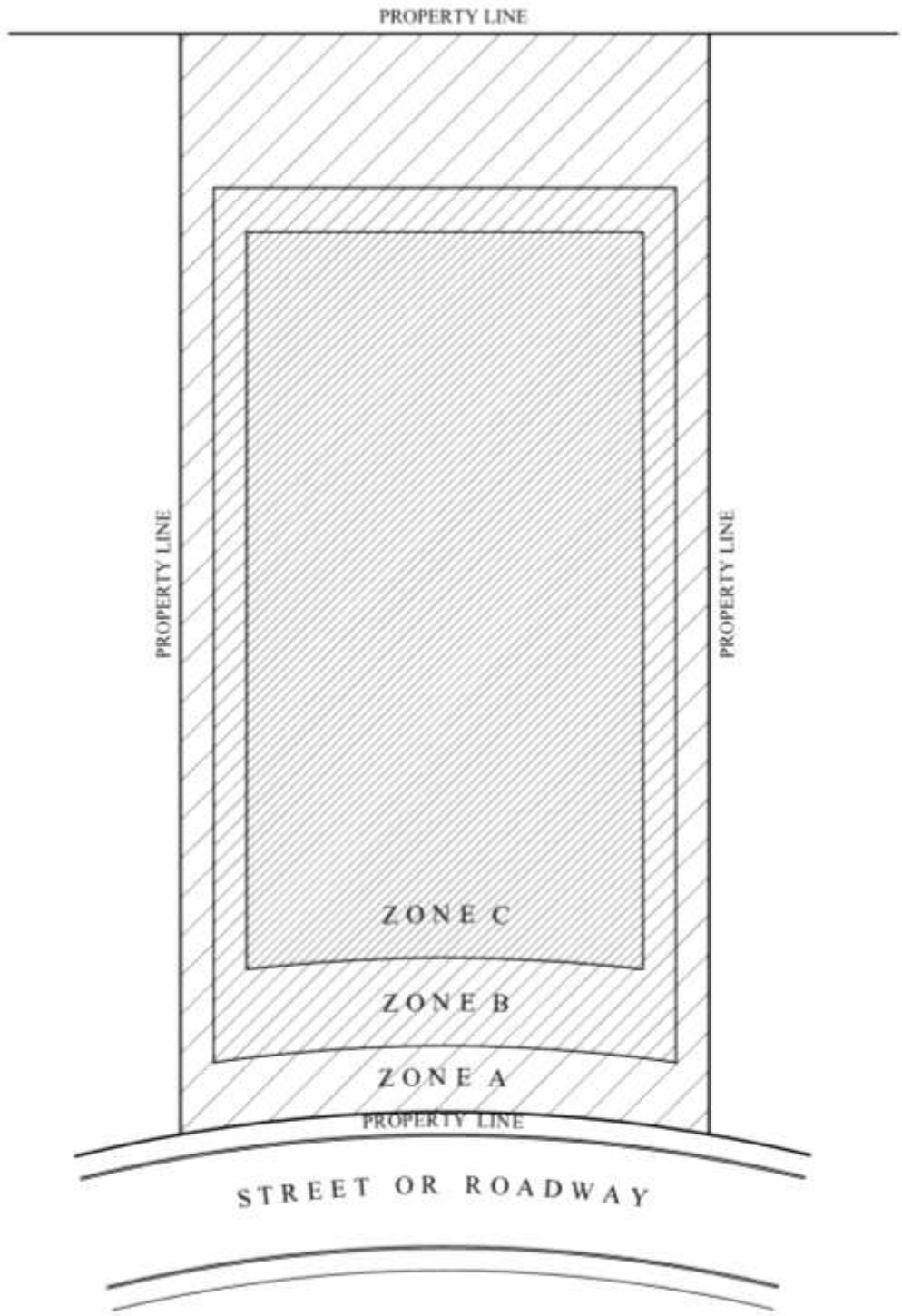
10. RESIDENTIAL LANDSCAPE MANAGEMENT PLAN

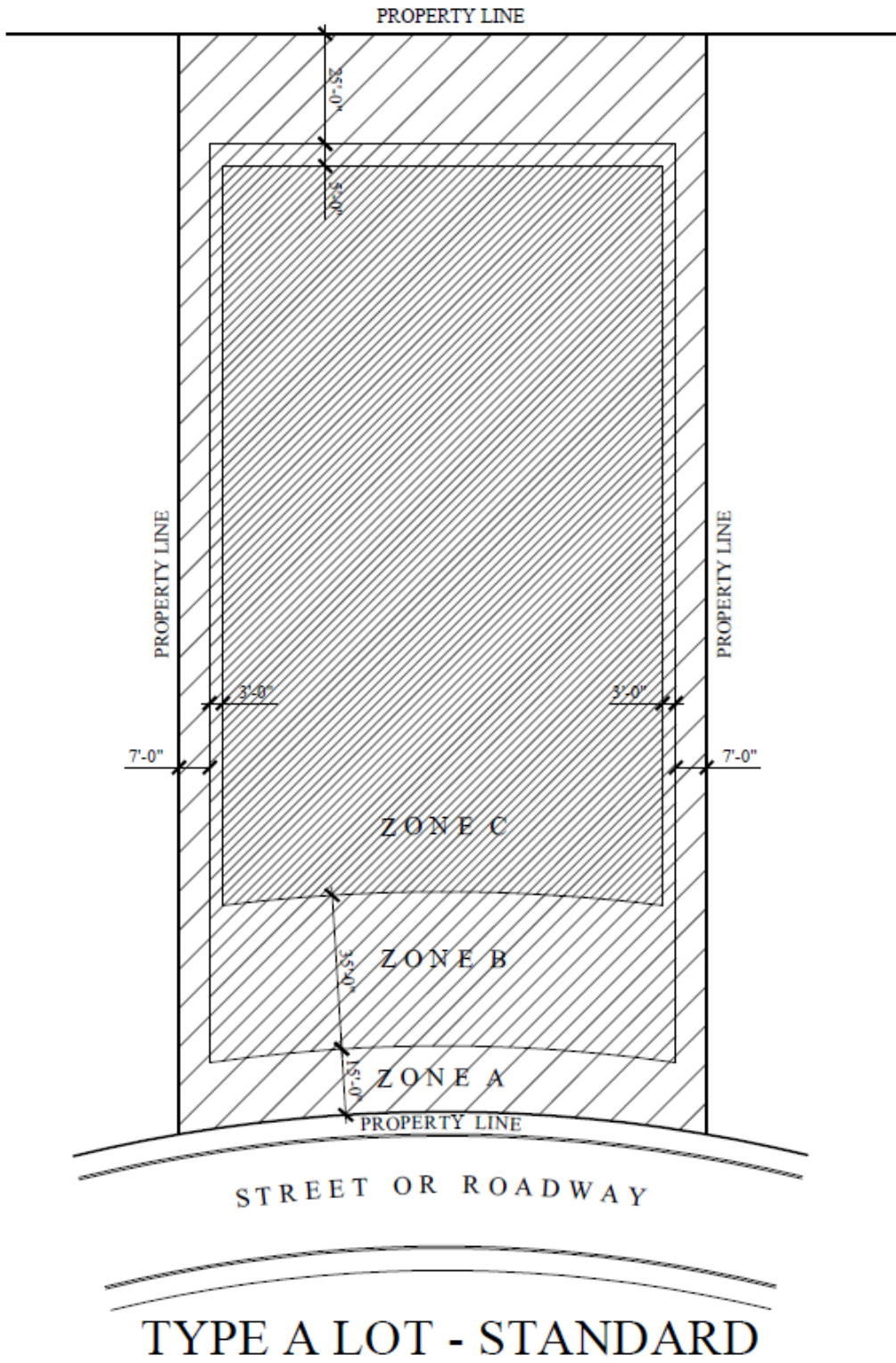
In an effort to prevent the movement of sediments, nutrients, or pesticides into environmentally sensitive areas and insure that turf grass management can coexist in harmony within a natural setting at the Wild Heron Residential Golf Course Community, Wild Heron will implement a Residential Landscape Management Plan attached hereto as Exhibit L. The intent of the Residential Landscape Management Plan is to manage the residential landscaping in an environmentally sensitive and responsible manner. Additionally, Wild Heron will implement an integrated pest management program to prevent or control unacceptable levels of pest damage. These programs, in addition to certain agricultural practices, including mowing, fertilization, irrigation and cultivation, will all work together so that turf grass can coexist in harmony within a natural setting at Wild Heron.

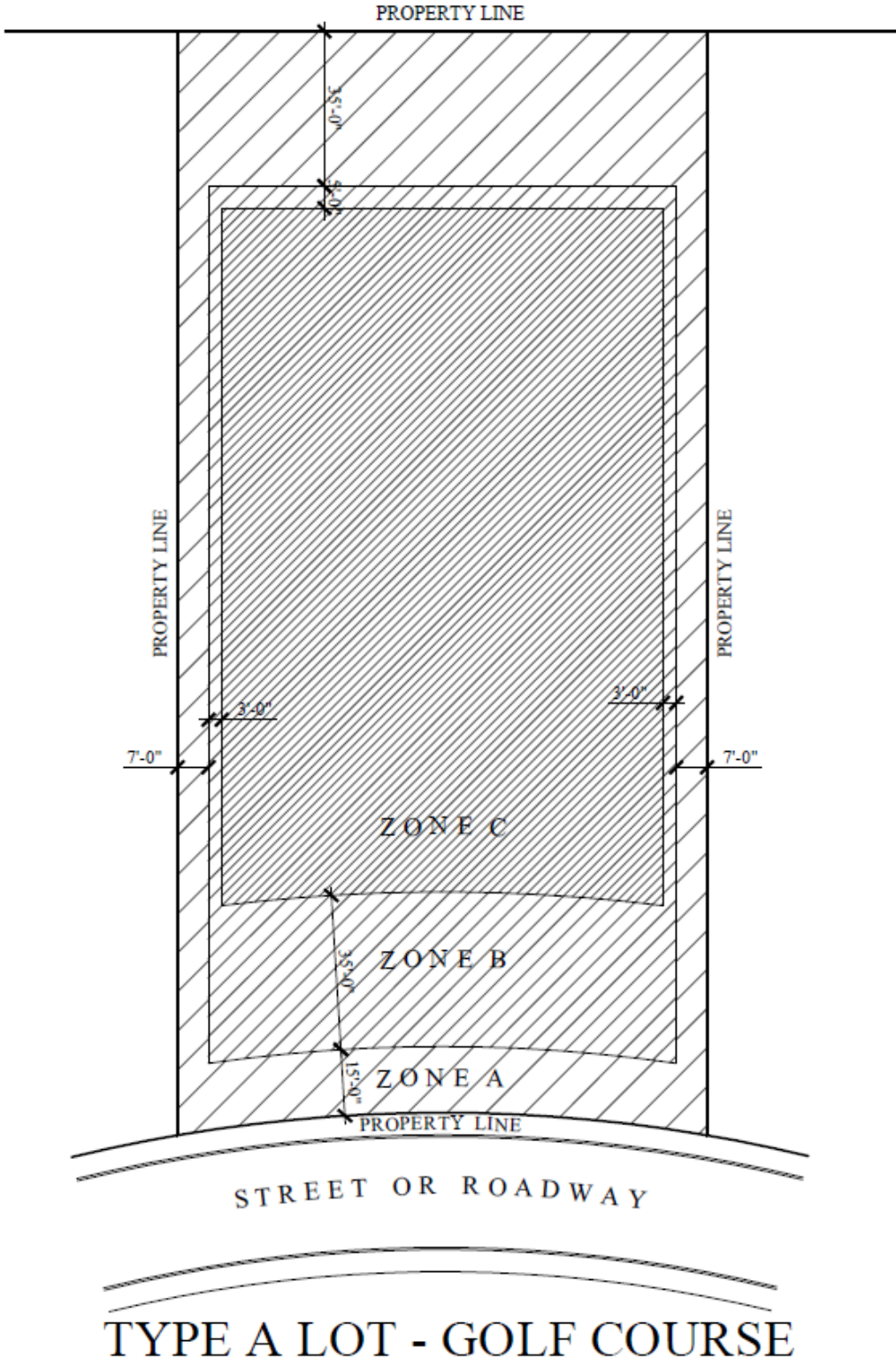
XIV. Exhibit A – Master Plan

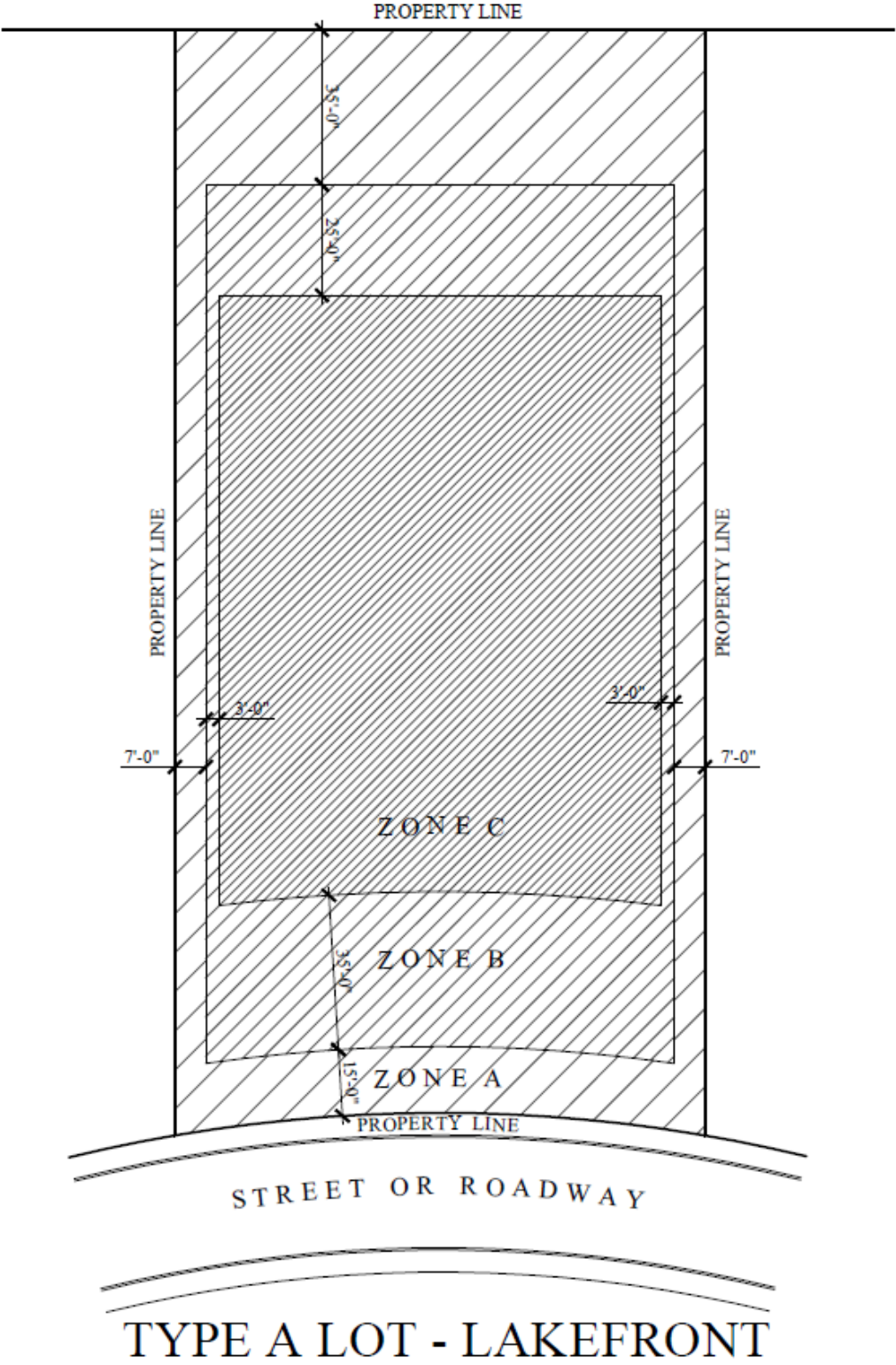


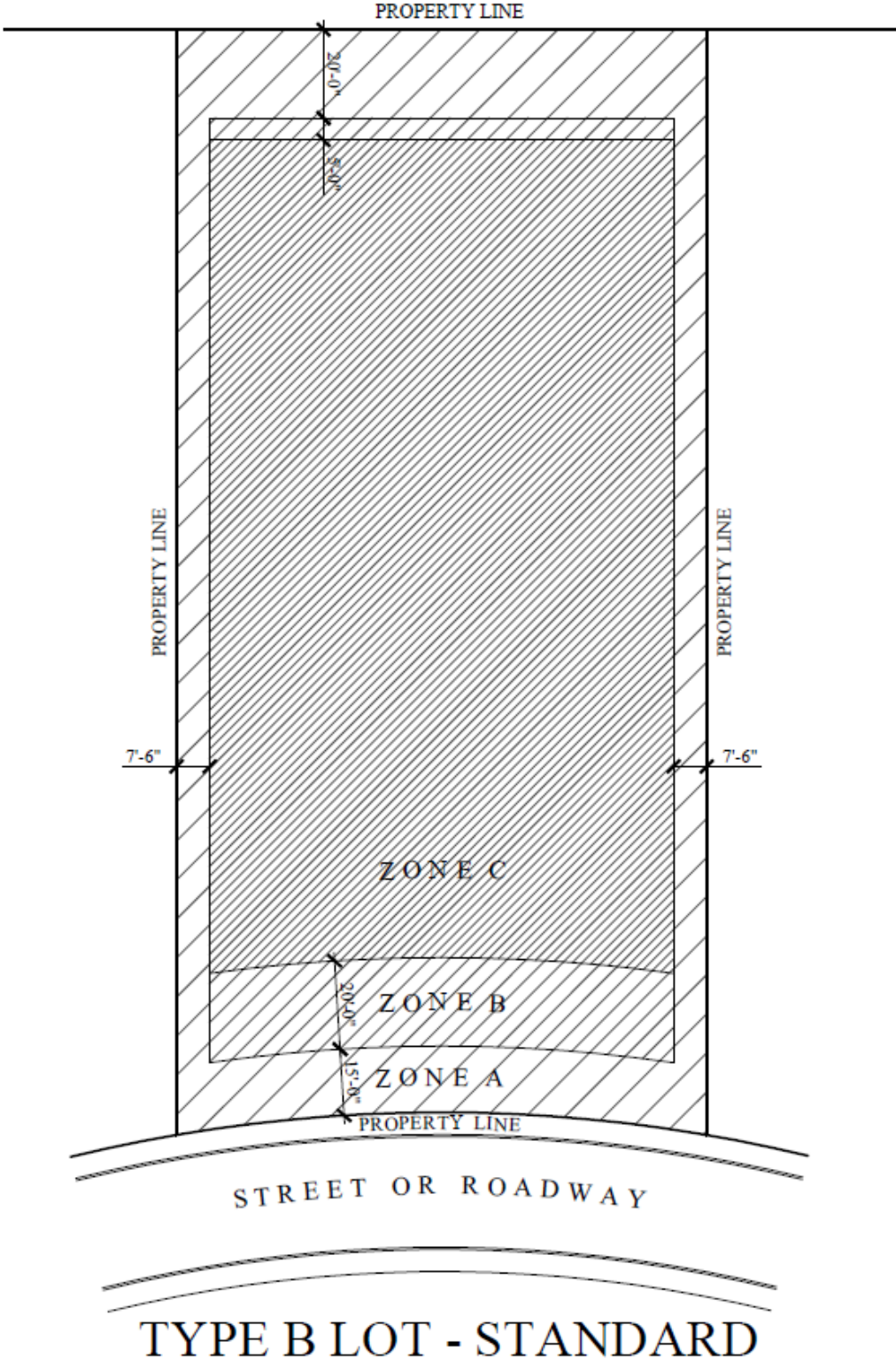
XV. Exhibit B – Building Areas / Zones

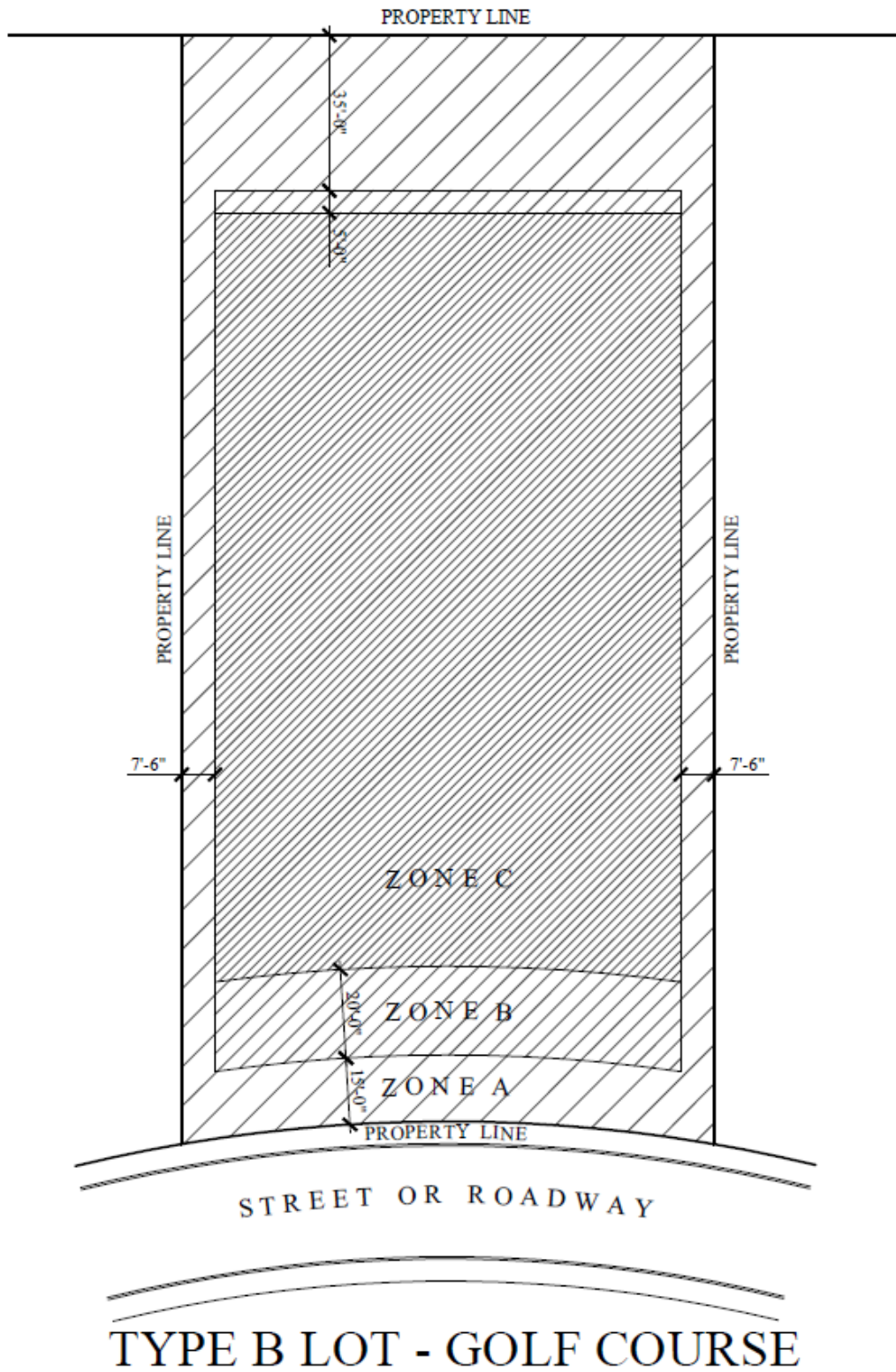


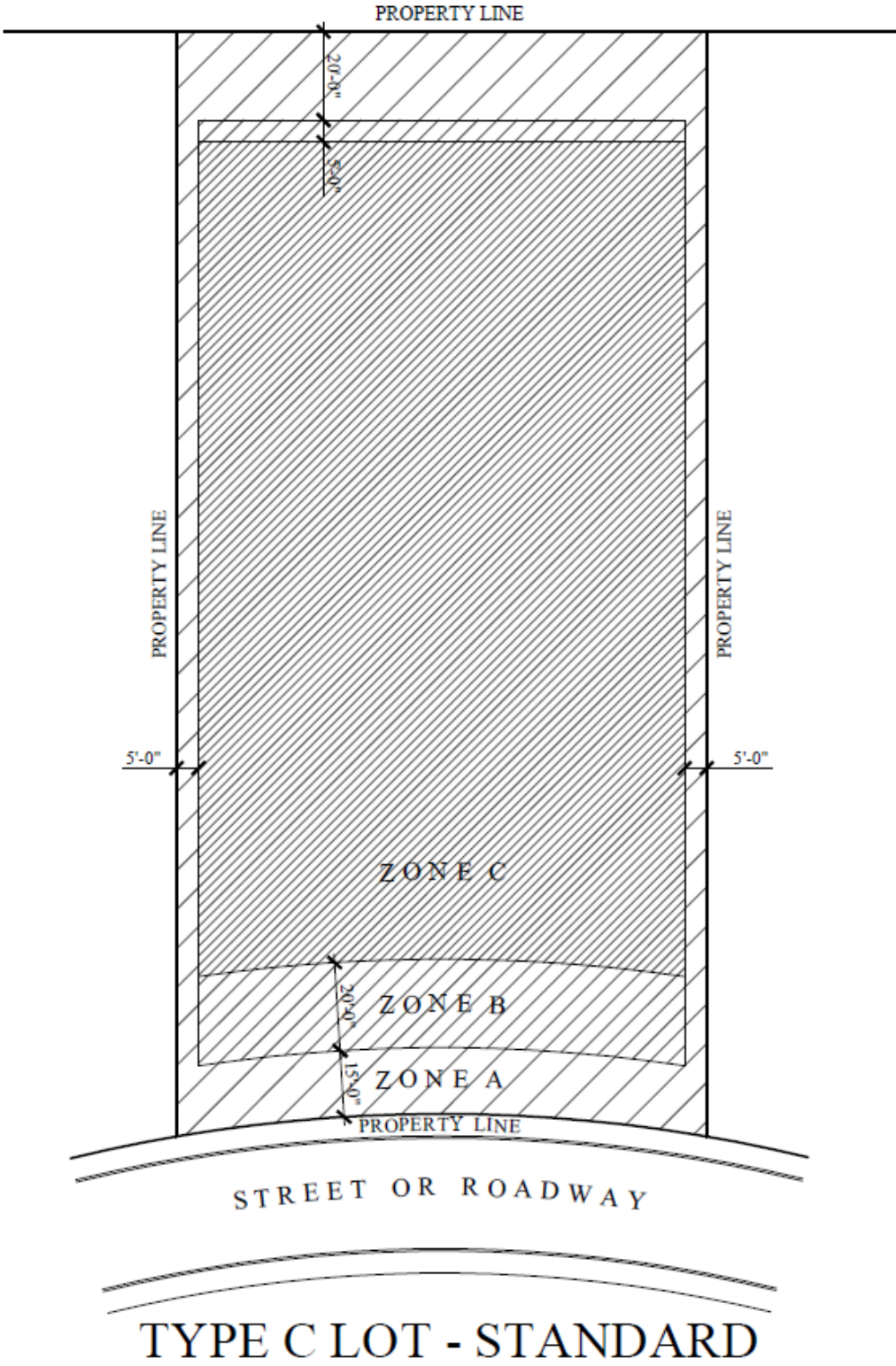


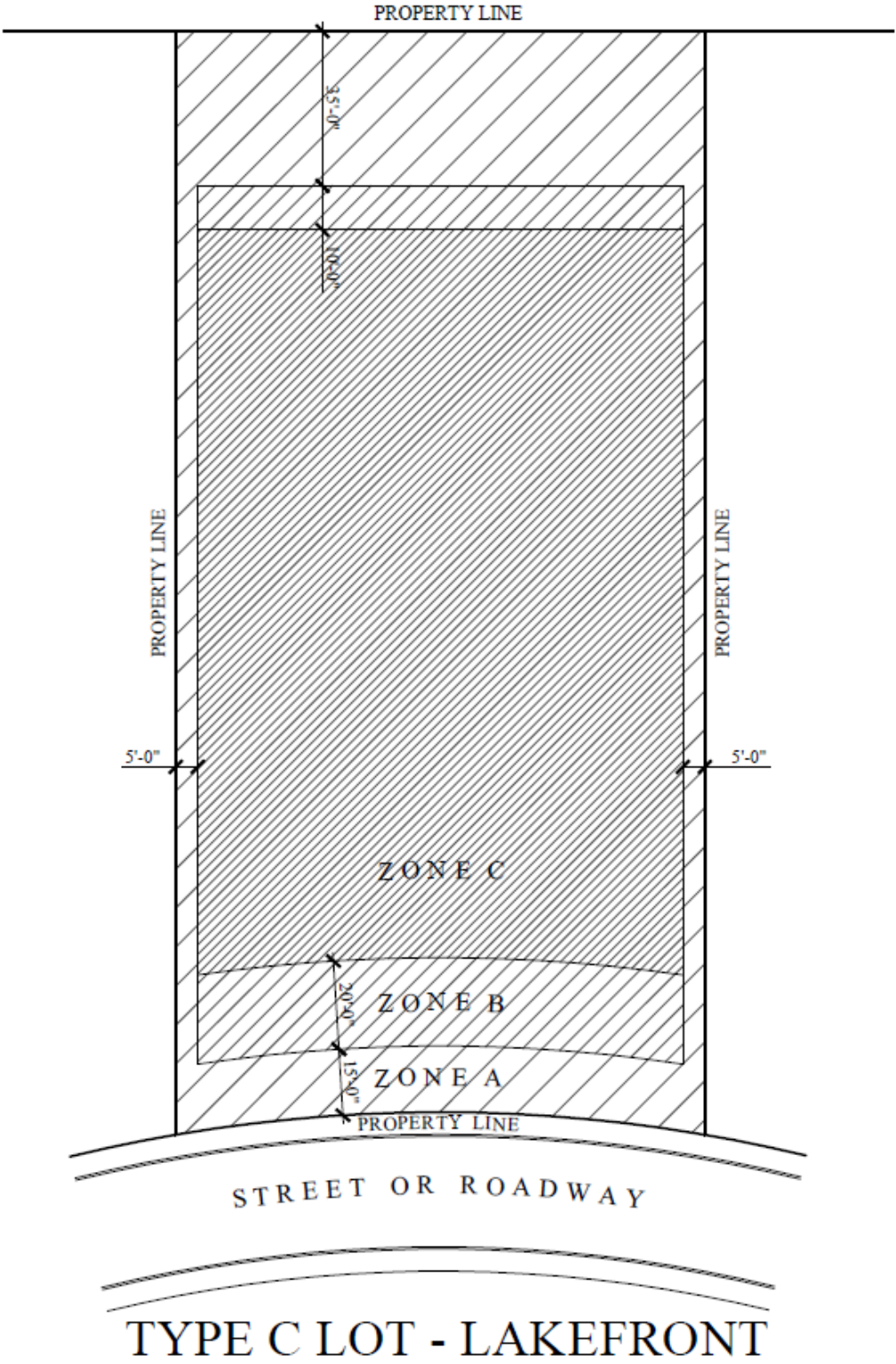


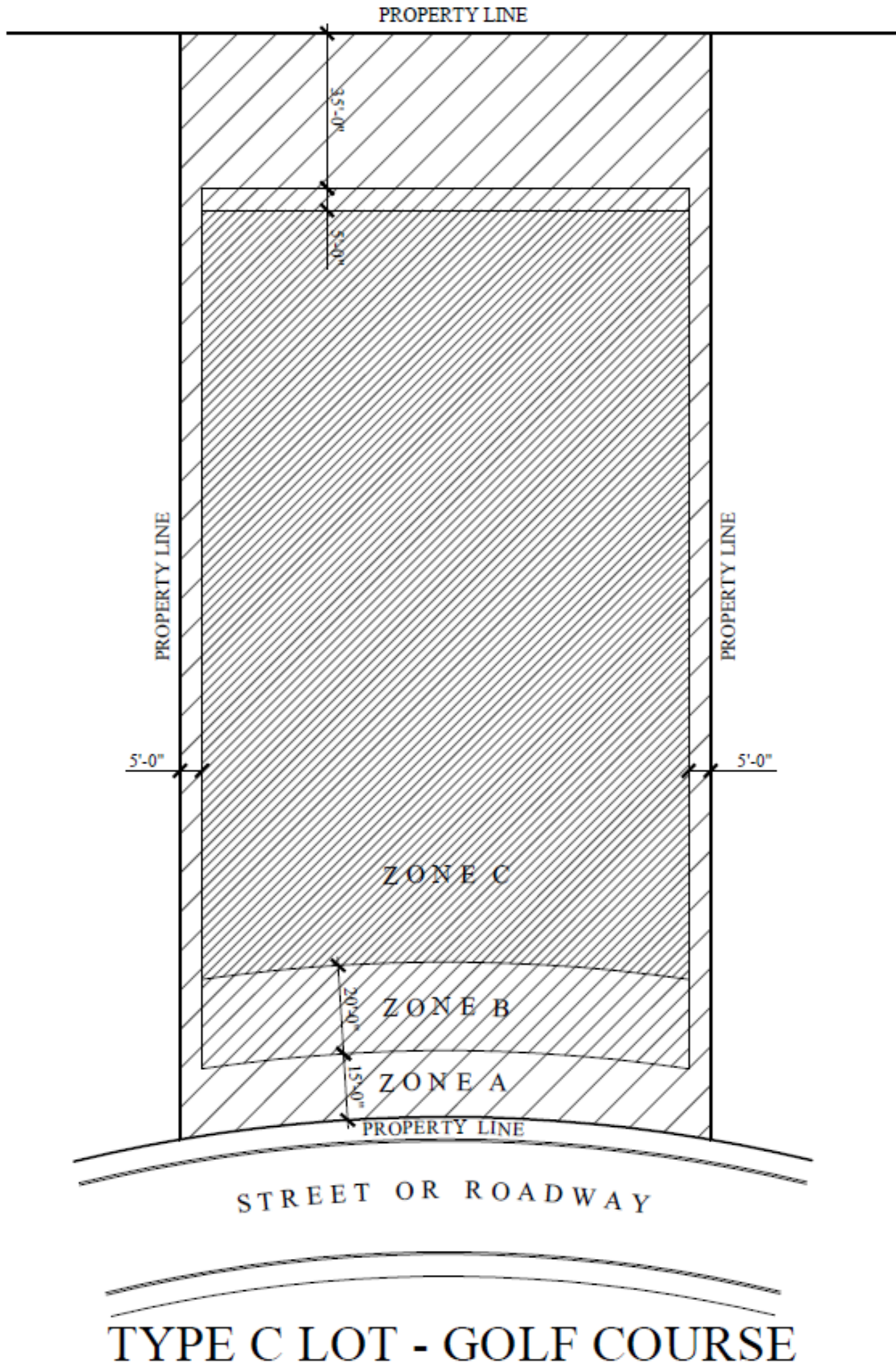


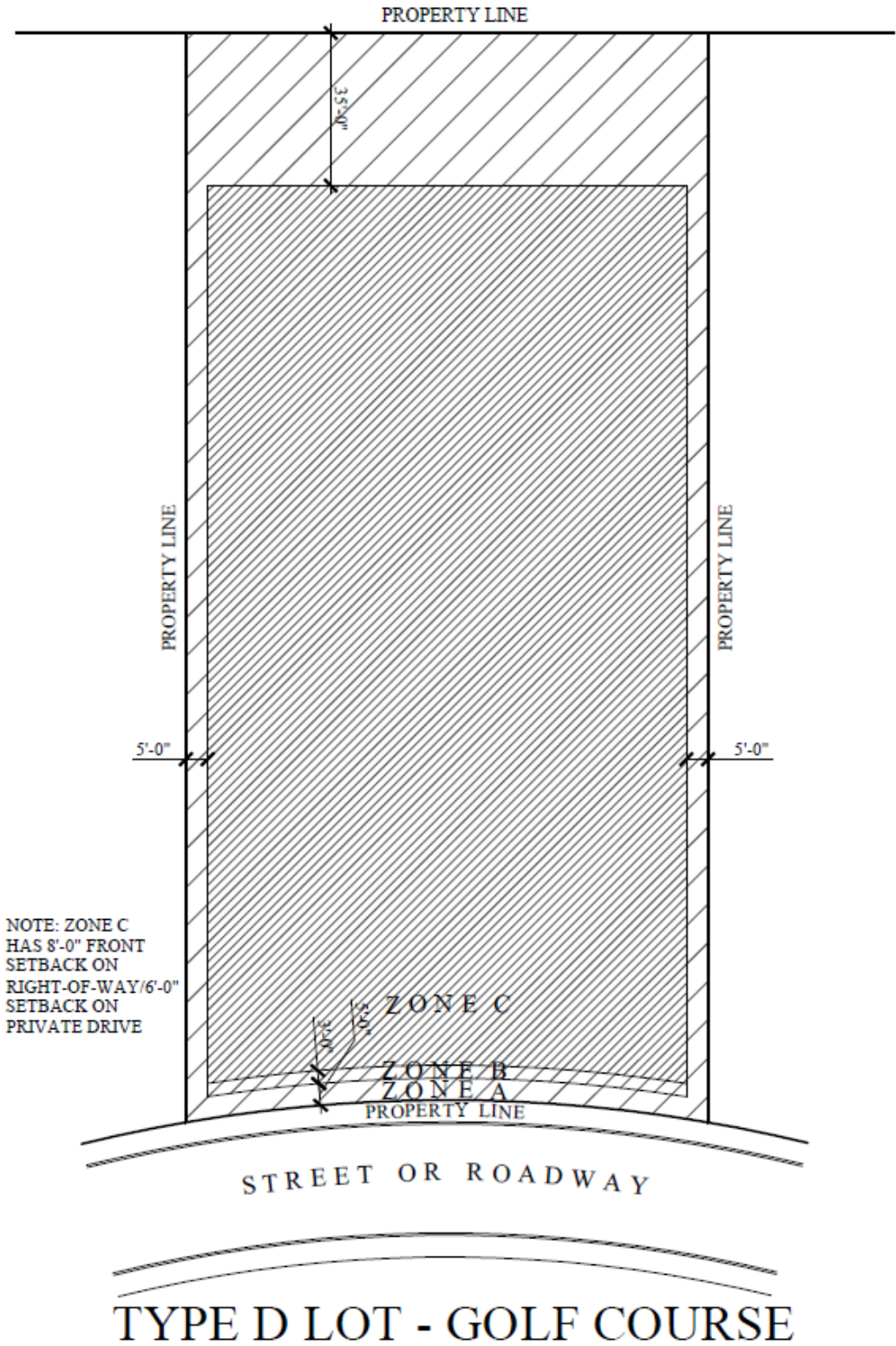


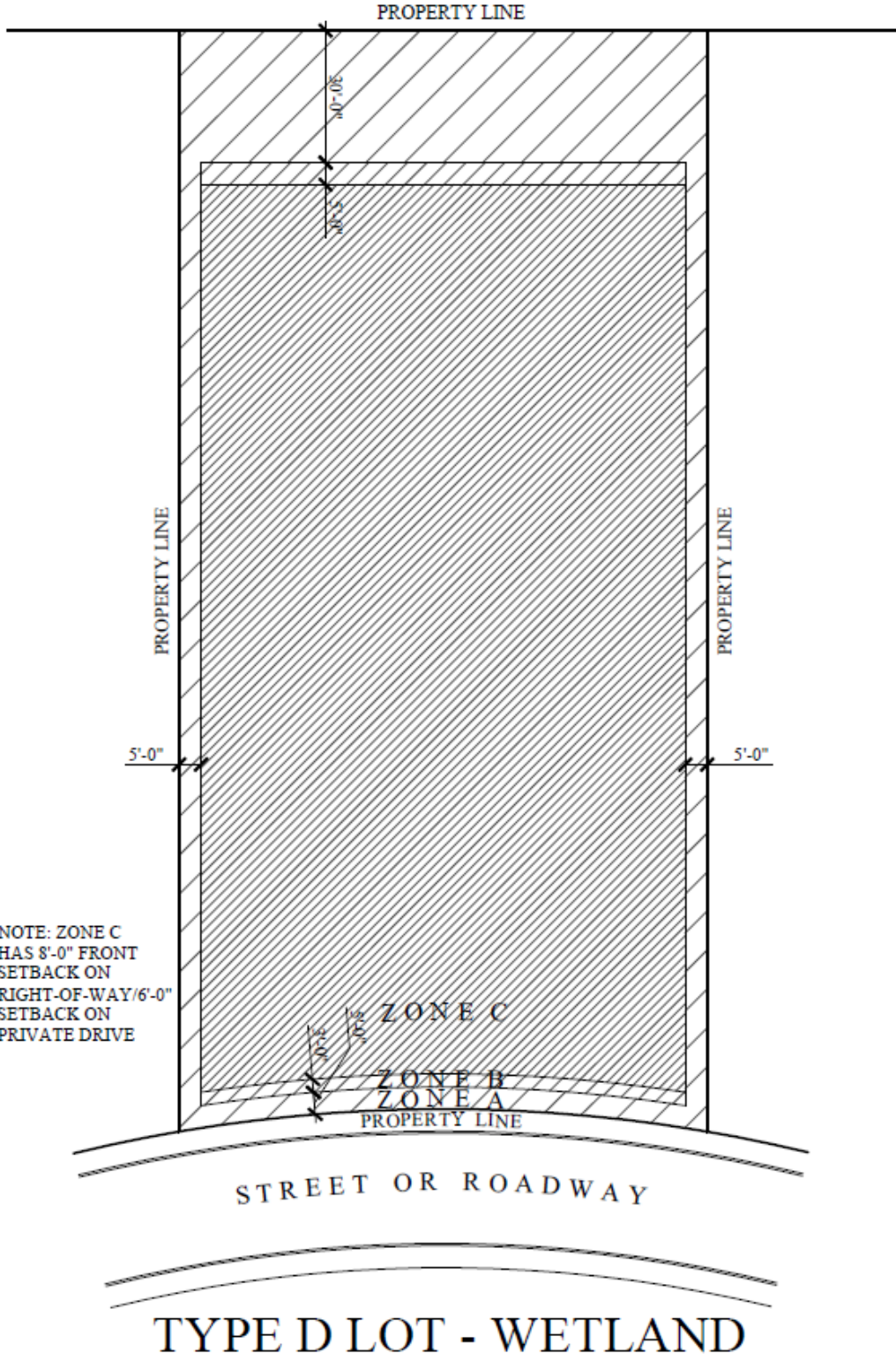


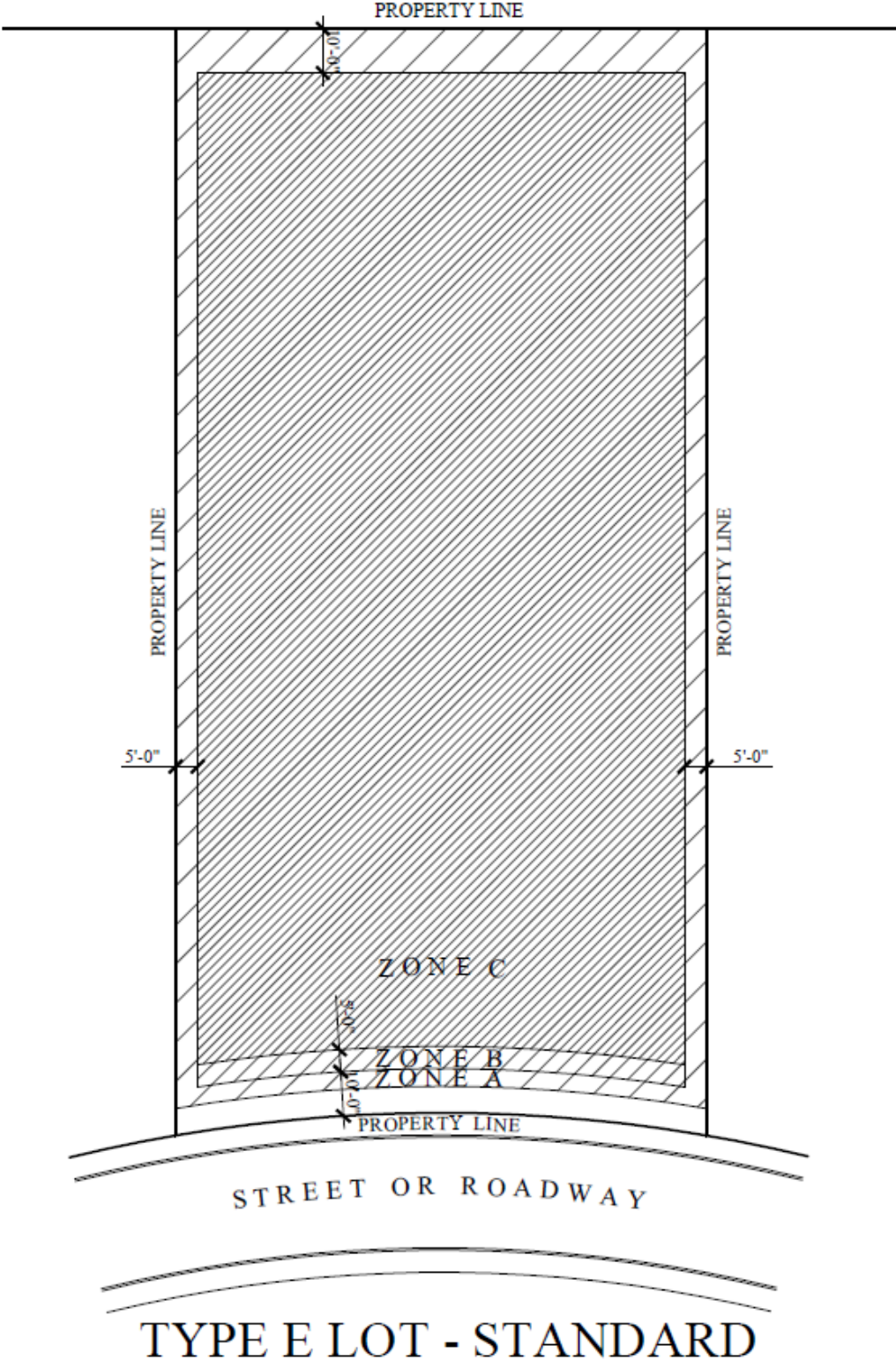


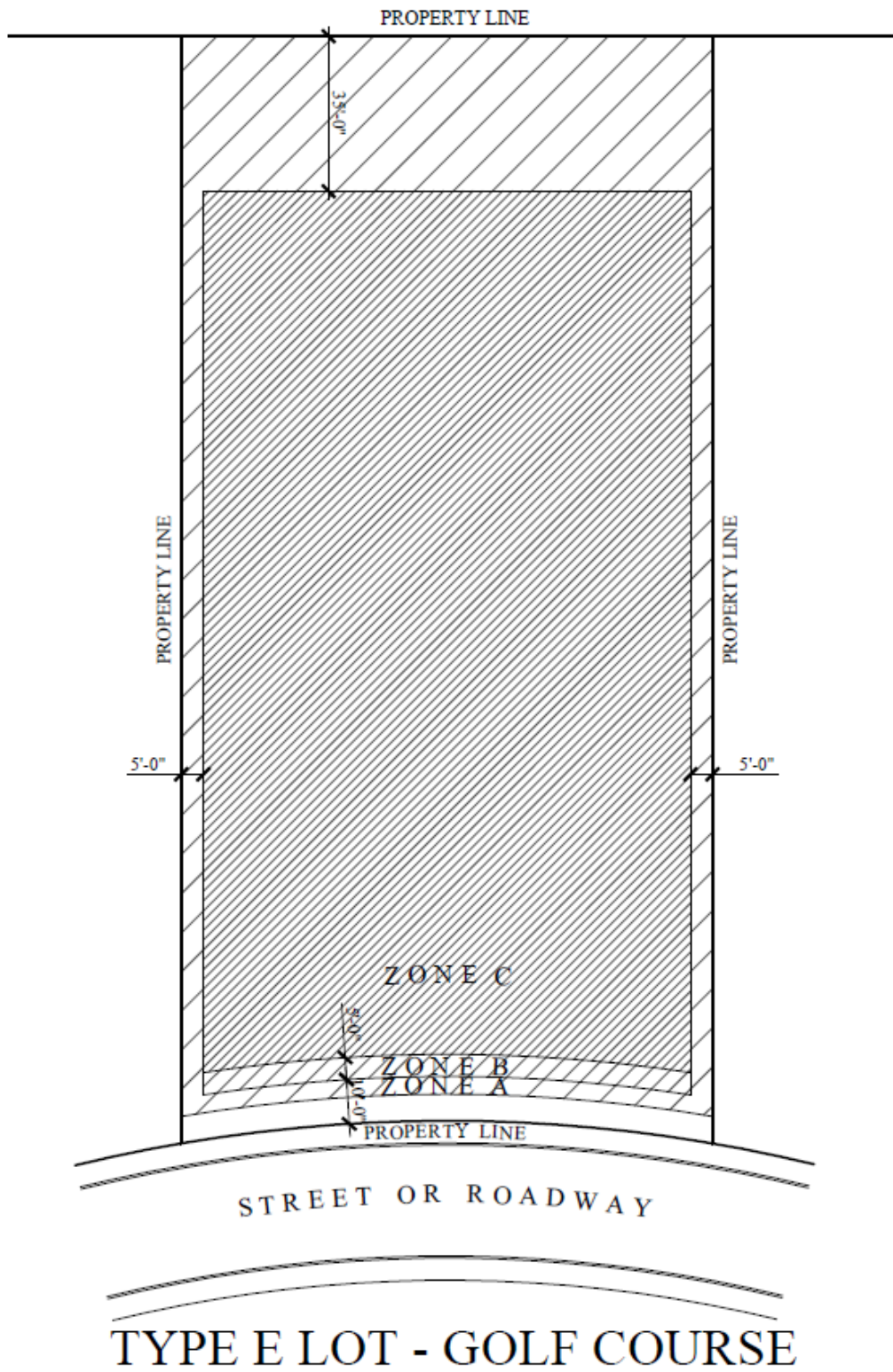






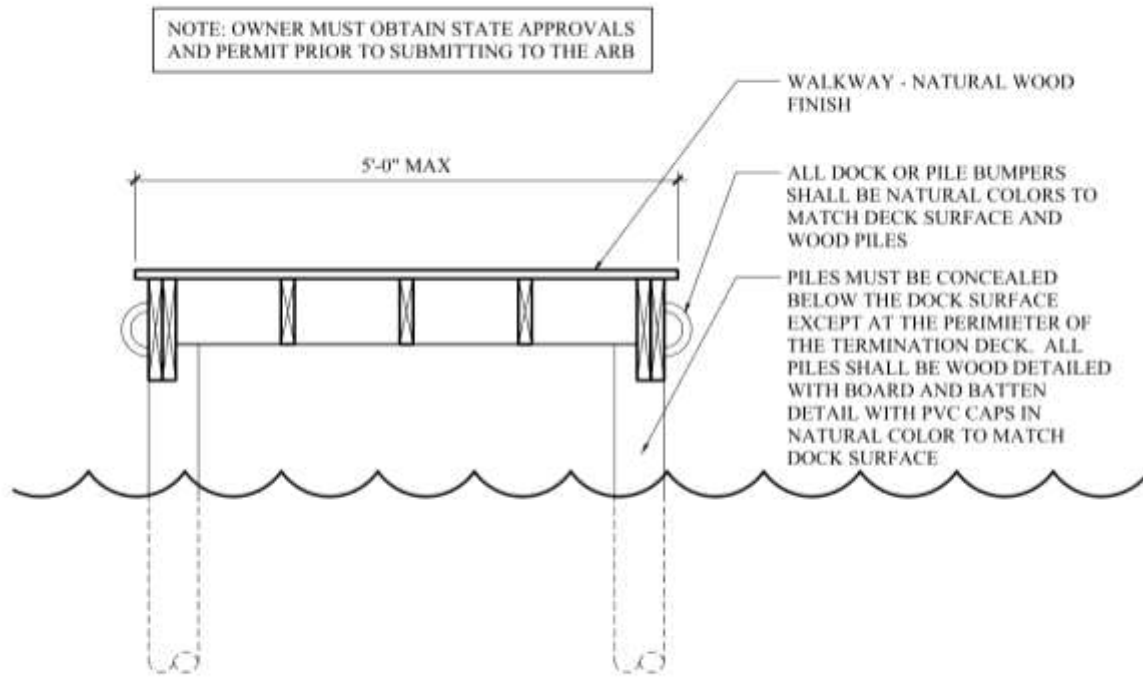




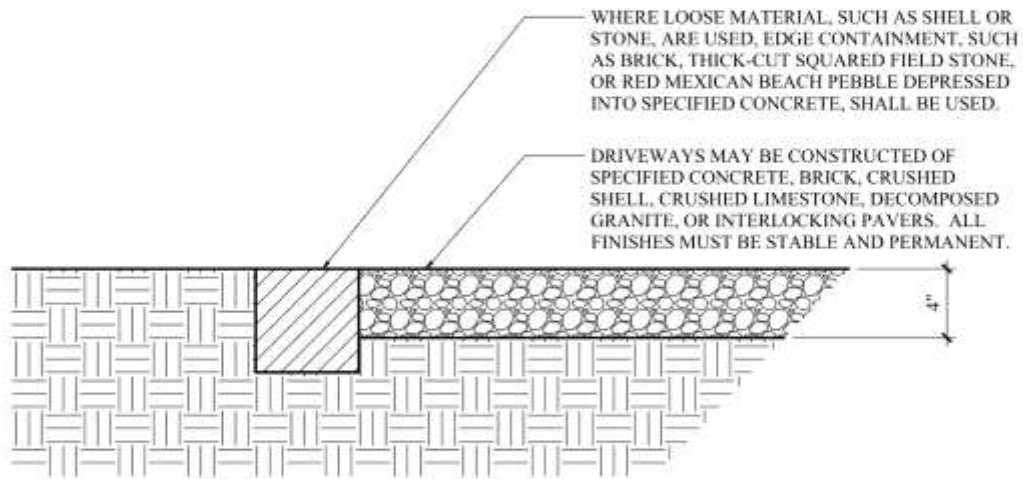


XVI. Exhibit C – Space Intentionally Left Blank and is Reserved for Future Use

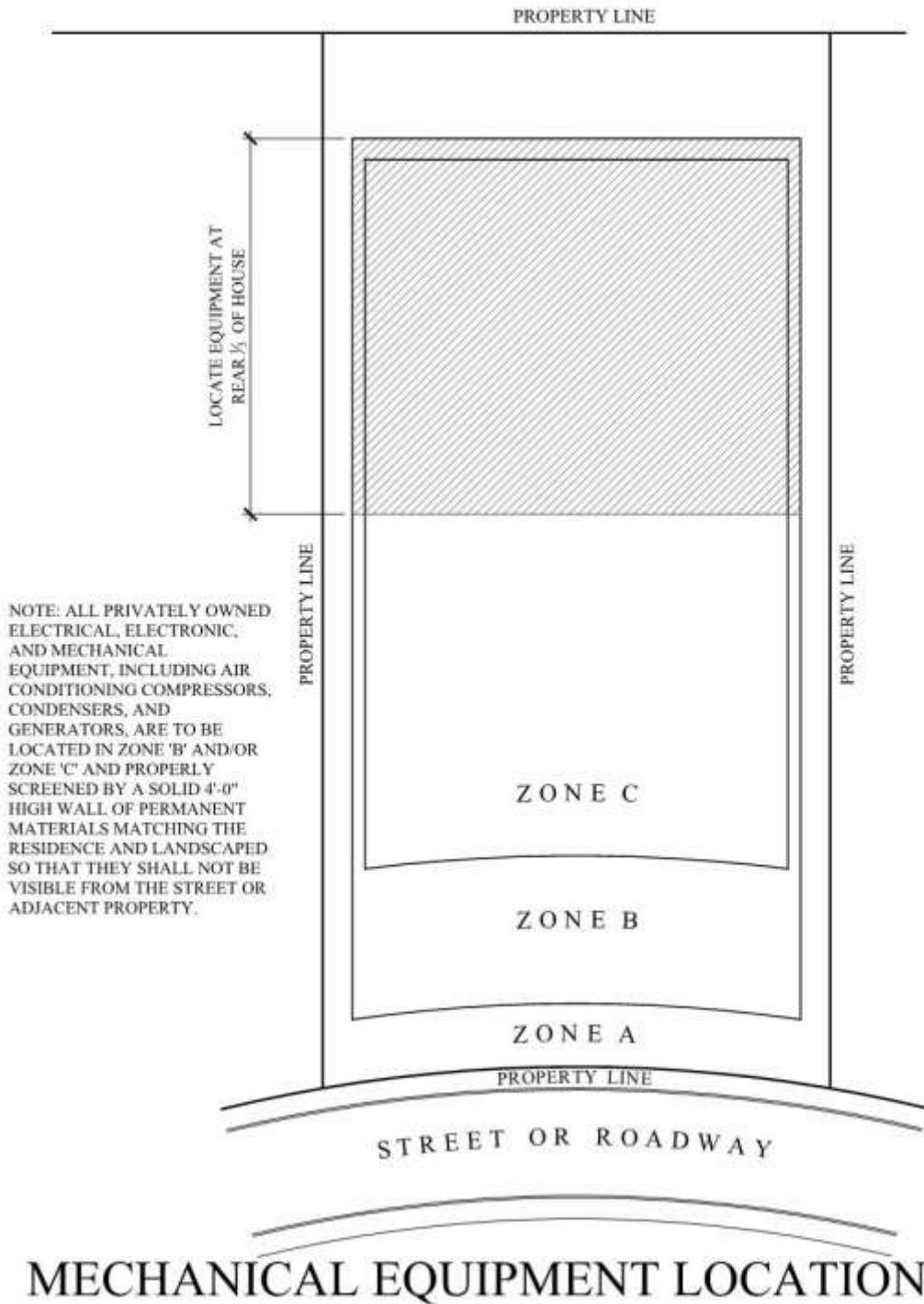
XVIII. Exhibit D – Typical Boat Dock



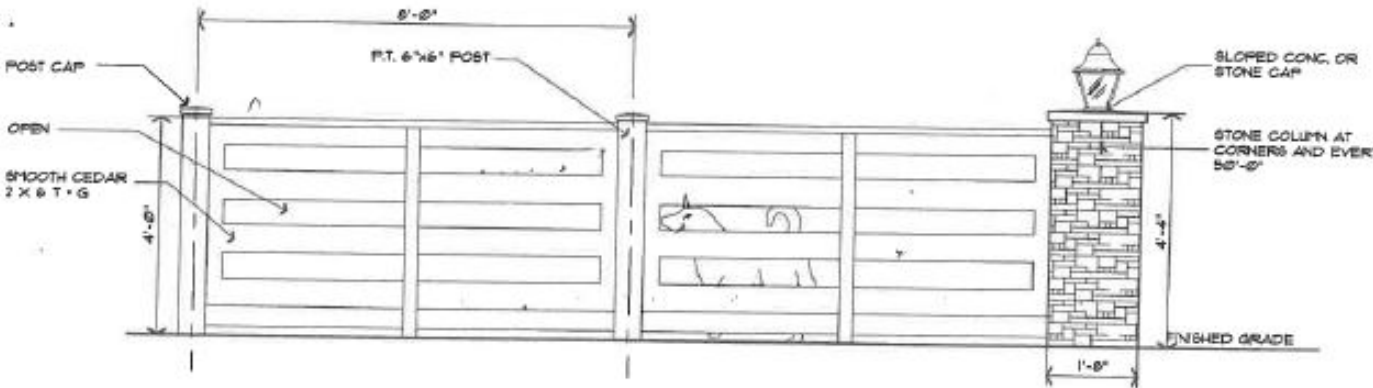
XIX. Exhibit E – Paving Detail



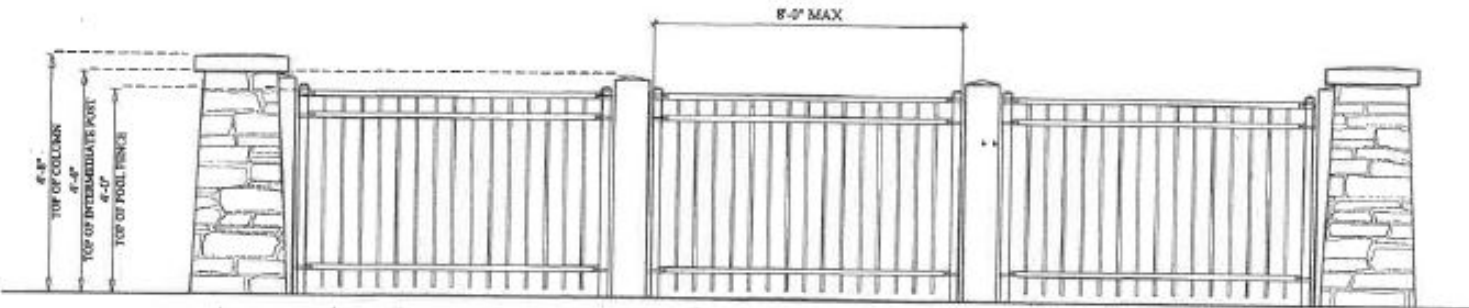
XX. Exhibit F – Mechanical Equipment, Antennas & Satellite Dish Location Restrictions



XXI. Exhibit G - Fences

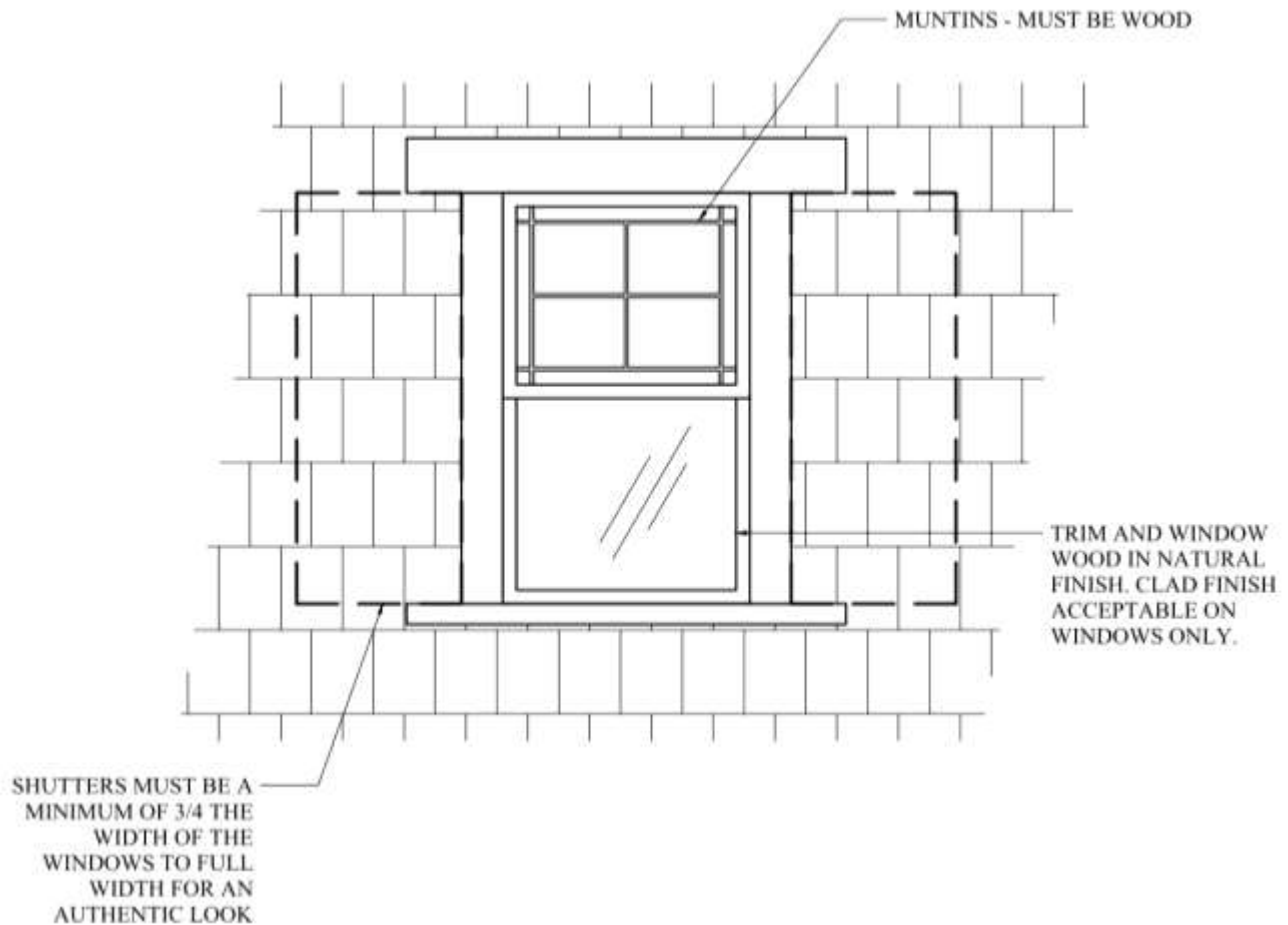


TYPICAL DETAIL FOR YARD/GOLF COURSE FENCE



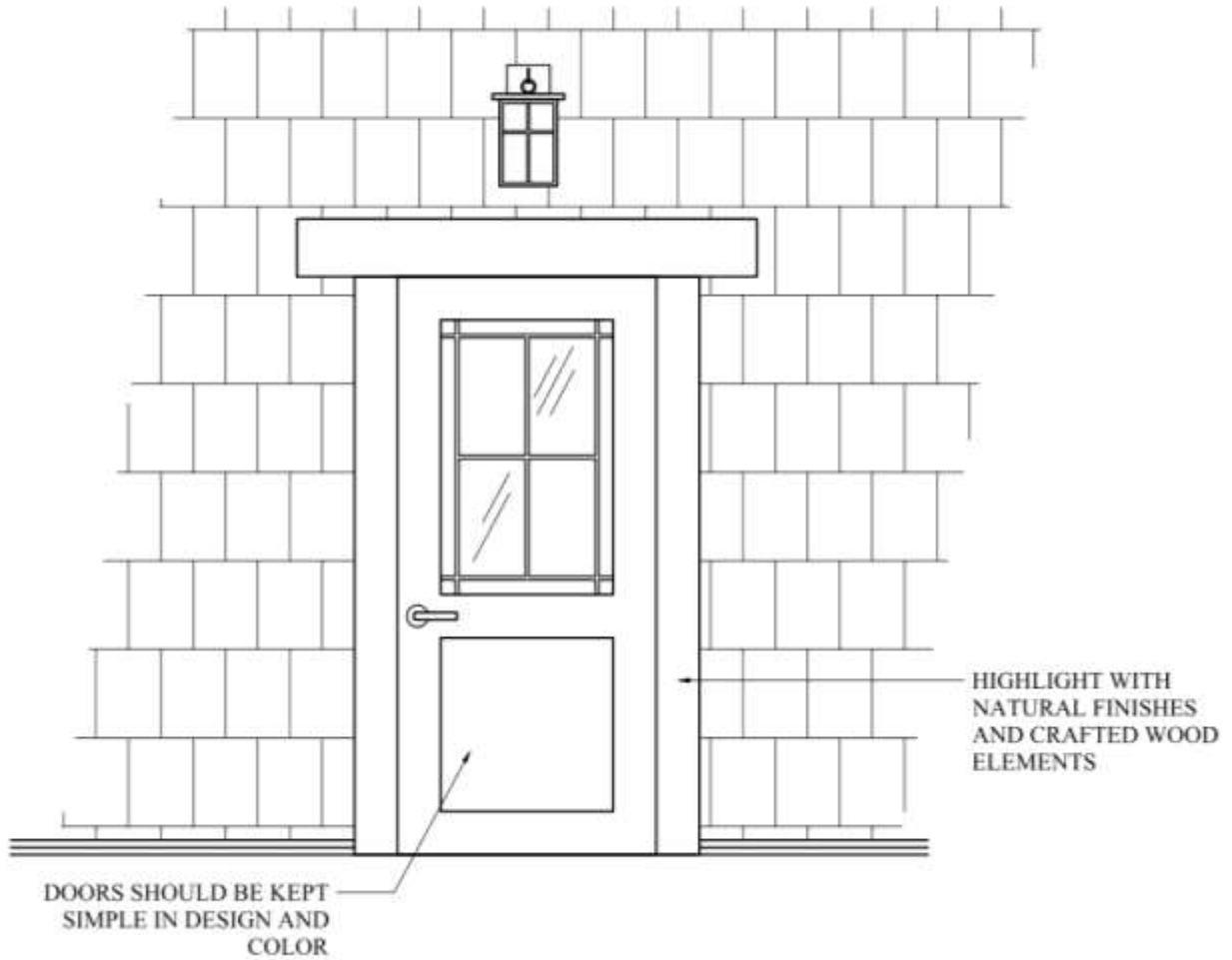
TYPICAL DETAIL FOR YARD/POOL/GOLF COURSE FENCE

XXII. Exhibit H – Windows and Shutters



1. Only wood or clad wood shall be used for windows and shutters. Screening material must be dark charcoal in color.
2. The ‘Craftsman’ style utilizes windows as a major component of the residence. Windows are large, with banded trim grouping the window units in main rooms, and utilizing special shapes in a dormer and clerestory application, often with “art glass.”
3. Shutters should be properly proportioned and sized to match the windows and shall be installed in pairs. The color should be coordinated with that of the house. Operable wood shutters are recommended, but fiberglass shutters will be accepted per ARB approval. Hurricane shutters are allowed if concealed from view in normal weather conditions, or architecturally detailed so as to match the detail of the unit.

XXIII. Exhibit I - Doors



1. Only wood or clad wood systems shall be used for doors. Screen doors should not detract from or alter the appearance of the entryway. The screen door should be painted or stained to match the color of the door it fronts, or to match the color to substantial door trim. Screening material must be dark charcoal in color. Screens are prohibited on the front entry doors.
2. The ‘Craftsman’ style utilizes doors as a major component of the residence. Each home must have the front entry door approved prior to construction.

XXIV. Exhibit J - Recommended Plant Palette (5 pages)

1. The following plants are approved for Wild Heron. Although this is not an exhaustive list, specific plants have been eliminated from it. Plants not on this list must receive ACC approval prior to use. No palms will be allowed in Wild Heron.
2. (Not all plants on this list will withstand extremely cold weather)

<u>BOTANICAL NAME</u>	<u>COMMON NAME</u>
<u>LARGE TREES</u>	
Acer rubrum	Red Maple
Acer barbatum	Florida Maple
Liquidambar styraciflua	Fruitless SweetGum
Liriodendron tulipifera	Tulip Poplar
Magnolia grandiflora	Southern Magnolia
Nyssa sylvatica	Black Gum
Pinus elliottii	Slash Pine
Pinus palustris	Longleaf Pine
Pinus taeda	Loblolly Pine
Platanus occidentalis	Sycamore
Quercus geminate	Sand Live Oak
Quercus laurifolia	Laurel Oak
Quercus nigra	Water Oak
Quercus phellos	Willow Oak
Quercus shumardii	Shumard Oak
Quercus virginiana	Live Oak
Taxodium ascendens	Pond Cypress
Taxodium distichum	Bald Cypress
Ulmus parvifolia cvr.	Chinese Elm cultivars
<u>SMALL TREES</u>	
Camellia spp.	Camellia
Chamaecyparis thyoides	Atlantic White Cedar
Gordonia lasianthus	Loblolly Bay
Ilex cassine	Dahoon Holly
Ilex myrtifolia	Myrtle Leaf Holly

<i>Ilex opaca</i>	American Holly
<i>Ilex vomitoria</i>	Yaupon Holly
<i>Juniperus silicicola</i>	Southern Red Cedar
<i>Lagerstroemia indica</i> 'Natchez'	Crape Myrtle 'Natchez'
<i>Ligustrum japonicum</i>	Ligustrum
<i>Magnolia grandiflora</i> 'Little Gem'	Southern Magnolia 'Little Gem'
<i>Magnolia virginiana</i>	Sweetbay Magnolia
<i>Myrica cerifera</i>	Wax Myrtle
<i>Nyssa sylvatica</i>	Black Gum
<i>Persea borbonia</i>	Red Bay
<i>Pinus clausa</i>	Sand Pine
<i>Pinus thunbergiana</i>	Japanese Black Pine
<i>Quercus chapmanii</i>	Chapman's Oak
<i>Quercus laevis</i>	Turkey Oak
<i>Quercus myrtifolia</i>	Myrtle Oak
<u>SHRUBS</u>	
<i>Abelia x grandiflora</i>	Abelia
<i>Amorpha fruticosa</i>	Wild Indigo
<i>Baccharis halimifolia</i>	Saltbush / Groundsel Bush
<i>Bumelia lanuginosa</i>	Gum Bumelia
<i>Callicarpa Americana</i>	Beautyberry
<i>Cephalanthus occidentalis</i>	Buttonbush
<i>Ceratiola ericoides</i>	Beach Rosemary
<i>Clethra alnifolia</i>	Summersweet
<i>Cyperus altemifolius</i>	Umbrella Plant
<i>Cyrilla racemiflora</i>	TiTi
<i>Erythrina herbacea</i>	Coral Bean
<i>Fatsia japonica</i>	Fatsia
<i>Hydrangea spp.</i>	Hydrangea
<i>Ilex glabra</i>	Inkberry Holly
<i>Ilex myrtifolia</i>	Myrtle Dahoon
<i>Ilex vomitoria</i> 'Nana'	Dwarf Yaupon Holly
<i>Illicium floridanum</i>	Florida Anise
<i>Itea virginica</i>	Virginia Sweetspire
<i>Iva frutescens</i>	Marsh Elder
<i>Leucothoe racemosa</i>	Sweetbells
<i>Lyonia ferruginea</i>	Rusty Lyonia
<i>Lyonia lucida</i>	Shiny Lyonia

Mahonia bealei	Mahonia
Myrica cerifera	Dwarf Wax Myrtle
Nandina domestica	Nan dina
Nerium Oleander	Dwarf Oleander
Osmanthus americanus	Devilwood
Philodendron selloum	Philodendron
Rhododendron austrinum	Florida Azalea
Rhododendron canescens	Native Azalea
Rhododendron indicum	Indian Azalea
Rhododendron viscosum	Swamp Azalea
Rhus copallina	Shining Sumac
Rosmarinus officianalis	Rosemary
Spiraea cantoniensis	Reeve's Spirea
Vaccinium darrowii	Glaucous Blueberry
Vaccinium myrsinites	Shiny Blueberry
Viburnum nudum	Possumhaw
Viburnum rufidulum	Rusty Blackhaw
<u>GROUND COVERS</u>	
Agapanthus africanus	Agapanthus
Asparagus densiflorus 'Sprengeri'	Asparagus Fern
Aspidistra elatior	Cast Iron Plant
Asplenium platyneuron	Ebony Spleenwort Fern
Chrysoma pauciflora	Woody Goldenrod
Conradina canescens	Conradina
Cotoneaster horizontalis	Cotoneaster
Cyrtomium falcatum	Holly Leaf Fern
Helianthus debilis	Dune Sunflower
Hemerocallis spp.	Daylily
Hypericum reductum	St. John's Wort
Iris spp.	Irises
Juniperus spp.	Junipers
Lantana camara	Lantana
Licania michauxii	Gopher Apple
Liriope muscari 'Evergreen Giant'	Evergreen Giant Liriope
Mitchella repens	Partridge Berry
Moraea iridioides	African Iris
Opuntia pusilla	Prickly-Pear Cactus

<i>Osmunda cinnamomea</i>	Cinnamon Fern
<i>Osmundia regalis</i>	Royal Fern
<i>Pteridium aquilinum</i>	Brackenfern
<i>Ruellia caroliniensis</i>	Wild Petunia
<i>Serenoa repens</i>	Saw Palmetto
<i>Trachelospermum asiaticum</i>	Asian Jasmine
<i>Trillium spp.</i>	Trillium
<i>Tulbaghia violacea</i>	Society Garlic
<i>Woodwardia virginica</i>	Netted Chain Fern
<i>Yucca aloifolia</i>	Spanish Bayonet
<i>Yucca filamentosa</i>	Beargrass Yucca
<i>Yucca smalliana</i>	Adam's Needle Yucca
<i>Zamia pumila</i>	Coontie
<u>GRASSES</u>	
<i>Andropogon virginicus</i>	Broomsedge
<i>Aristida stricta</i>	Wire Grass
<i>Cortaderia selloana</i>	Pampas Grass
<i>Distichlis spicata</i>	Saltgrass
<i>Juncus effuses</i>	Soft Rush
<i>Miscanthus sinensis 'Gracillimus'</i>	Maiden Grass
<i>Miscanthus sinensis 'Zebrinus'</i>	Zebra Grass
<i>Muhlenbergia capillaris</i>	Muhly Grass
<i>Panicum amarum</i>	Beach Panic Grass
<i>Spartina altemiflora</i>	Smooth Cordgrass
<i>Spartina bakeri</i>	Sand Cordgrass
<i>Spartina patens</i>	Saltmeadow Cordgrass
<i>Typha latifolia</i>	Cattail
<i>Uniola paniculata</i>	Sea Oats
<u>VINES</u>	
<i>Ampelopsis arborea</i>	Pepper Vine
<i>Aster cariolanus</i>	Climbing Aster
<i>Bignonia capreolata</i>	Cross Vine
<i>Campsis radicans</i>	Trumpet Creeper
<i>Gelsemium sempervirens</i>	Carolina Yellow Jessamine
<i>Ipomoea stolonifera</i>	Beach Morning Glory
<i>Lonicera sempervirens</i>	Honeysuckle
<i>Parthenocissus quinquefolia</i>	Virginia Creeper

Passiflora incarnata	Maypop
Pieris phillyreifolia	Pieris
Rosa palustris	Swamp Rose
Smilax sp.	Greenbrier
Trachelospermum asiaticum	Asian Jasmine
Trachelospermum jasminoides	Confederate Jasmine
Vitis rotundifolia	Muscadet Grape
<u>SEASONAL COLOR</u>	
Seasonal Color Beds as desired.	
<u>SOD</u>	
Eremochloa ophiuroides	Centipede
Stenotaphrum secundatum	St. Augustine
Zoysia 'Emerald'	Emerald Zoysia

XXV. Exhibit K – Prohibited Plant List

1. Category I Invasive Exotic, as categorized in the most current Florida Exotic Pest Plant Council Invasive Plant Lists.
2. Category II Invasive Exotic, as categorized in the most current Florida Exotic Pest Plant Council Invasive Plant Lists.
3. See <http://www.fleppc.org> for more information.

XXVI. Exhibit L – Residential Landscape Management Plan (9 pages)

**Residential Landscape Management Plan
Lake Powell Residential Golf
Course Community
Bay County, Florida**

Prepared by:
Turf & Environmental Management Associates, Inc.
4912 Liles Road
Raleigh, NC 27606

August, 2000
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RESIDENTIAL LANDSCAPE MANAGEMENT PLAN

1.0 CONCEPT OF BEST MANAGEMENT PRACTICES AND INTEGRATED PEST MANAGEMENT

A. Best Management Practices

Best Management Practices are those cultural approaches to landscape management which act to prevent the movement of sediments, nutrients or pesticides into environmentally sensitive areas such as surface water or wetlands from migrating downward into groundwater. Through the use of Best Management Practices (BMPs) turf grass management can coexist in harmony within a natural setting at the Lake Powell Residential Golf Course Community.

Examples of BMPs include planting pest resistant grasses and cultivars and other landscape plants; proper timing and placement of fertilizers and the use of soil testing to establish fertilizer application rates; the use of slow release fertilizers; proper irrigation management; physical or cultural control of pests or encouraging natural biological control; and the establishment of buffers around sensitive areas.

The process of managing the residential landscaping in an environmentally sensitive and responsible manner involves establishing management zones throughout the development. Management zones are defined as areas that have distinct management practices that coincide with their position in the watershed, and are based on the analysis of resources and habitat protection requirements. Management zones work hand-in-hand with establishment of Best Management Practices and Integrated Pest Management. Management zones are identified below:

No Spray Zones. No spray zones are established around each water body (ponds, wetlands) 25 feet landward from normal water elevation. No pesticides will be used in these areas, and organic fertilizers only will be used.

Limited Spray Zones. Limited spray zones are established around each water body (ponds, wetlands), beginning 25 feet landward from normal water elevation and extending 50 feet landward from normal water elevation. A limited set of pesticides (identified in Table 4) will be used in this zone, and organic fertilizers will be used. Additionally, when wind speed is greater than 10 mph, no spraying will be allowed to avoid drift.

Lake Powell. No spray zones are established around Lake Powell 40 feet landward from normal water elevation. No pesticides will be used in these areas, and organic fertilizers only will be used. Limited spray zones are established around Lake Powell, beginning 40 feet landward from normal water elevation and extending 65 feet landward from normal water elevation. A limited set of pesticides (identified in Table 4) will be used in this zone, and organic fertilizers will be used. Additionally, when wind speed is greater than 10 mph, no spraying will be allowed to avoid drift.

B. Integrated Pest Management

Integrated Pest Management (IPM) is a program that uses information about turf grass pest problems and site conditions which may cause these problems, and integrates these with turf grass cultural practices and pest control measures to prevent or control unacceptable levels of pest damage. It is not a new idea. IPM practices have been an integral part of general agriculture for over 30 years. However, as concern over the protection of natural resources has increased it has become more refined and taken more of a systematic approach. This approach integrates a number of efforts including: 1) development of a healthy turf that can withstand pest pressure; 2) judicious and efficient use of chemicals; 3) enhancement of populations of natural, beneficial organisms; and 4) effective timing of handling pest problems at the most vulnerable stage, often resulting in reduced pesticide usage.

IPM programs rely on six basic approaches for plant and environmental protection. These include the following: 1) *Regulatory* - using certified seed and sod to prevent unwanted weed contamination and selecting the best adapted turf grass species. This will be required for the landscaping; 2) *Genetic* - selecting improved grasses which perform well in specific areas and show a resistance to pest problems. Only those approved by this plan or in supplements to this plan can be used; 3) *Cultural* - following recommendations made in this plan for proper primary and secondary cultural practices which will maintain the turf in the most healthy condition and influence its susceptibility and recovery, from pest problems. Practices such as aerification, and vertical mowing, maintenance of proper soil nutrient levels, sound irrigation management and proper mowing techniques will produce a quality turf; 4) *Physical* - hand-weeding is encouraged rather than herbicide applications for all areas unless the weed pressure is severe; 5) *Biological* – for a limited number of pest problems biological control can be used whereby natural enemies are introduced to effectively compete with the pest. Landscaping should encourage natural predation by birds and bats and beneficial insects. This can be accomplished by restricting the use of insecticides to curative spot treatments of infected turf once symptoms occur; and 6) *Chemical* pesticides are a beneficial approach to turf pest problems, but use can be restricted in most cases to curative rather than preventive applications, thus reducing environmental exposure. Pesticide selection has been based on a risk assessment approach that strives to use only pesticides that are safe given the environmentally sensitive nature of the surroundings. The only pesticide application which will be made on a regularly scheduled basis will be the use of preemergence herbicides to control certain annual weed problems. Materials must be applied strictly in accordance with label instructions, at labeled rates, under appropriate environmental conditions (i.e., no spraying on windy days or when rain is forecast), with a low-volume sprayer to reduce the possibility of drift and materials will be rotated as to use. This will deter the development of resistant strains of pests which may require more frequent and/or higher rates of pesticide applications. *Pesticides may only be applied by an individual who is licensed by the Florida Department of Agriculture and Consumer Services to apply such materials.*

2.0 TURF SELECTION

The lawn is an integral part of the basic landscape in a residential area; however, keeping the managed turf area to a minimum can reduce the potential environmental impacts from the application of nutrients and pesticides. Therefore, the preservation of native species on-site is

strongly preferred. Where a lawn is planted, selecting a turf grass which does not require irrigation can play a role in water conservation. The choice for a turf grass for the lawn then depends on the expectations of the individual. For the Lake Powell Residential Golf Course Community, two choices are available depending on whether one wants to select a low or medium level of maintenance and whether or not one desires to irrigate the lawn.

2.1 Centipede grass

This turf species (*Eremochloa ophiuroides*) is well-adapted to the climate and soils of northern Florida. It forms a loose turf which is not very wear-resistant. It is a low-growing and medium-textured, is a yellow-green color and has a low fertility requirement. It is the only choice if irrigation is not going to be used. It has fair to good shade tolerance, good drought tolerance and can be established from seed, sod, sprigs or plugs, although sodding is highly recommended because of the slow establishment rate from other methods. It has limitations in that it is not very wear tolerant and is subject to damage from nematodes and ground pearl insects for which there are no pest treatments which are available. If properly maintained as a low maintenance turf it can provide a good quality lawn in the landscape.

2.2 St Augustine grass

This turf species (*Stenotaphrum secundatum*) is widespread throughout Florida and will produce a very good quality lawn. It grows best in well-drained, fertile soils and to produce an acceptable quality lawn it requires irrigation and moderate fertility. It has good salt and shade tolerance. It has poor wear tolerance and under even moderate fertility levels can produce a thatch which may require vertical mowing on a periodic basis. While several cultivars of St. Augustine grass are available, several are better suited for the northern Florida area because of better cold tolerance. These would include 'Raleigh', 'Bitterblue', 'Floratine', 'Delmar', 'Jade', and 'Seville'. The last three are semi-dwarf cultivars which can be mowed lower and produce a slightly finer textured turf than 'Raleigh'.

3.0 CULTURAL PRACTICES

Cultural practices that produce and sustain healthy grasses where planted in residential areas include mowing, fertilization, irrigation and cultivation. If properly performed, these practices have a strong positive effect on turf performance and protect against adverse environmental consequences. Thus, these practices should be executed in a proper and timely manner. The best deterrent to weed, insect and disease infestation is healthy turf. Thus, maintaining hearty grasses will minimize the need to apply nutrients and pesticides.

3.1 Mowing

Correct mowing, which includes both height and frequency of cut, is necessary to keep an attractive lawn. Mowing heights for the turf species to be used at Lake Powell Golf Development LP are given in Table 1.

Table 1. Recommended mowing heights for turf species and cultivars.

Turf Species (Cultivar)	Mowing Height (inches)
St. Augustine grass	
Raleigh	3.0 - 4.0
Bitterblue	3.0 - 4.0
Fioratine	2.0 - 3.0
Deimar	1.5 - 2.0
Jade	1.5 - 2.0
Seville	2.0 - 2.5
Centipede grass	1.5 - 2.0

Frequency should be adjusted so that no more than 30 percent of the leaf blades are removed at any one mowing. A sharp and well-adjusted rotary or reel mower should be used. Repeatedly mowing closer than recommended heights will reduce the density and thin the turf and should be avoided. Mowing too high and too infrequently will also be detrimental by allowing an excessive buildup of thatch. Heavy thatch can lead to winter injury and drought stress.

Grass clippings can be left on a lawn that is mowed at the proper height and frequency. Under these conditions, clippings do not contribute to the thatch layer. Clippings should be left on lawns maintained with low to moderate fertility levels to help recycle nutrients. Remove clippings only if the amount is excessive (e.g., clumping occurs).

3.2 Fertilization

The most important aspect of the fertilization program at the Lake Powell Residential Golf Course Community is to ensure that the nutrients applied to the turf areas do not migrate to surface- or ground- water. Migration of the nutrients (primarily nitrogen and phosphorus) can result in pollution of resources, most notably eutrophication in ponds and lakes. Minimizing nitrogen movement is directly related to best management practices that control nitrogen sources and irrigation. This is accomplished by applying the correct nitrogen source at the correct time, rate, and location and by applying the correct amount of irrigation at the correct time, rate, and location.

When a fertilizer is applied in excess of what the plant can use or when the turf is not actively growing due to temperature, water, light, lack of an individual nutrient, etc., much of the application could be lost from the lawn. For these reasons, before a fertilizer is applied, the limiting growth factors for the turf grass are considered. In addition, only a fertilizer containing the nutrients in the right form needed by the plant is used and applied at the right rate and frequency. Plants will respond to fertilizer only if it contains a nutrient that is deficient.

The first step, then, in arriving at a sound fertilizer program is to have the soil analyzed to determine pH, calcium, magnesium, phosphorus, and potassium availability and balance. From this information a valid pH correction and fertilizer program can be developed with the assurance that excess nutrients will not be applied.

Nitrogen is the nutrient used by grasses in the largest quantities. Its function is to stimulate vegetative growth and provide the grass with green color. It is recommended that nitrogen applications be a mixture of quickly available sources such as urea, ammonium nitrate, ammonium sulfate, mono- or di-ammonium phosphate and slowly available sources (SR) such as natural organic sources (Milorgranite, Ringer, Sustane, Nature Safe. etc.), isobutylidene diurea (IBDU), methylene ureas (MU) or coated ureas (SCU, Polyon, Poly-S, Sulfurkote-II and others). They have the advantage of supplying a longer more uniform source of nitrogen, a lower salt index and reduced nitrogen leaching. By combining soluble nitrogen sources with the slow release nitrogen products, availability can be extended to the grass without fear of nitrogen leaching into the groundwater. All granular products used here will contain at least 50% slow release nitrogen.

Table 2. Suggested fertilization schedule for centipede grass lawns.

Fertility Level	Mar	Apr	May	Jun	Jul	Aug	Sep
High	C ¹	Fe ²		N ³	Fe	C	
Low		C	Fe				C

Notes:

¹ Complete fertilizer at 1.0 lb. of nitrogen/1000 sq. ft. with 50% of the N from a slow release source.

² Iron (Fe) may be applied to provide dark green color without stimulating excessive grass growth. Ferrous sulfate (2 oz. in 3 to 5 gal water per 1000 sq. ft.) or a chelated iron source may be used.

³ Water soluble inorganic nitrogen sources such as ammonium nitrate or ammonium sulfate applied at 0.5 lb. of nitrogen/1000 sq. ft. or a combination of a water soluble and slow release source of equal parts at no more than 1.0 lb. of nitrogen/1000 sq. ft.

Table 3. Suggested fertilization schedule for St. Augustine lawns.

Fertility Level	Mar	Apr	May	Jun	Jul	Aug	Sep
High	C ¹		N ³	Fe ²	N		C
Low	C			Fe			C

Notes:

¹ Complete fertilizer at 1.0 lb. of nitrogen/1000 sq. ft. with 50% of the N from a slow release source.

² Iron (Fe) may be applied to provide dark green color without stimulating excessive grass growth. Ferrous sulfate (2 oz. in 3 to 5 gal water per 1000 sq. ft.) or a chelated iron source may be used.

³ Water soluble inorganic nitrogen sources such as ammonium nitrate or ammonium sulfate applied at 0.5 lb. of nitrogen/1000 sq. ft. or a combination of a water soluble and slow release source of equal parts at no more than 1.0 lb. of nitrogen/1000 sq. ft.

3.3 Irrigation

The best way to irrigate an established lawn is on an as-needed basis. Grass blades will begin to wilt (e.g., fold, torn bluish-green in color) as the moisture begins to be depleted in the soil. If 30 percent to 50 percent of the lawn shows signs of slight wilting, it is time to irrigate with 3/4 inch of water. The turf will fully recover within 24 hours. The turf should not be watered again until it shows signs of wilting.

3.4 Cultivation

To help develop and sustain quality turf cultivation including vertical mowing and aerifying may need to be used. These operations physically alter the plant's environment by removing and or relocating soil and organic materials, providing better oxygen exchange and or altering turf growth habit. .These cultural practices will be performed only when turf grasses are actively growing.

3.4.1 *Vertical Mowing*. When done on a timely basis, vertical mowing can be used to reduce thatch. Also, vertical mowing is used to break apart aerifier cores.

3.4.2 *Aerifying*. The main purpose of aerification is to relieve compaction which in turn improves surface water infiltration, allows for good root penetration, provides for easier air exchange in the soil, improves nutrient uptake, enhances thatch degradation and increases turf grass vigor. Coring involves removing plugs from the soil profile, thus allowing for lateral expansion of the remaining soil thereby relieving soil compaction. This is accomplished using an aerifier equipped with hollow coring tines.

4.0 PESTICIDE SELECTION FOR PEST MANAGEMENT

4.1 Pest Management

Florida is a haven because of the climate for pest problems on lawns. Because of the environmentally sensitive location of the Lake Powell Residential Golf Course Community, pest management involving the use of approved pesticides will be performed only by an individual licensed to apply these materials by the Florida Department of Agriculture and Consumer Services. This means the individual has passed an examination on pest identification, pest management options and the proper handling and application of such materials.

4.2 Pesticides Approved for Use in Residential Areas

The following table lists pesticides which are approved for use at the Lake Powell Residential Golf Course Community. These selections have been made based on a risk assessment protocol described in Section 3 of the golf course "Environmental Management Plan" prepared by Turf & Environmental Management Associates, Inc., dated March 2000.

Table 4. Pesticides approved for use in residential areas.

Category	Approved Pesticides	
Insecticides	acephate carbaryl spinosyd	imidacloprid
Herbicides	2,4-D atrazine bensulide dicamba glyphosate isoxaben metolachlor Oxadiazon prodiamine	asulam benefin bromoxynil dithiopyr imazaquin mecoprop (MCP) oryzaalin pendimethalin sethoxydim
Fungicides	azoxystrobin flutoianil iprodione mstalaxyl vinclozolin	fenarimol fosetyl-Al mancozeb triadimefon

XXVII. Exhibit M – Landscape Requirements (3 pages)

1. Landscape Plan Submittal

- A. 24"x36" Sheet Size, Scale: 1"=10' (oversized lots may submit on larger sheet)
- B. Plant List - must be completed on Wild Heron Plant List Sheet. Excel file available from ARB.
- C. Landscape plan must include all proposed site structures including drives, turnarounds, walks, patios, decks, fences, pools, spas, fountains, benches, exterior lighting fixtures and any other site features. Utility, trash, air conditioning, and other visual screens shown.
- D. A completed Design Review Submittal sheet shall be submitted with all plans (See ARB for copy).
- E. No Landscape Details or Specs are required. No Irrigation Plan, Details or Specs are required.

2. The following note shall be added to all plans submitted for review:

Irrigation Note:

The Lot Owner shall install a fully automatic underground irrigation system. System shall obtain 100% coverage of sod and landscaped areas. A Deionizing apparatus shall be installed if necessary. For water conservation, no broadcast spraying will be allowed and low water emitters are encouraged. System shall be designed so that the sod and shrub areas are on different zones. Native areas do not have to be irrigated. System shall have a rain sensor. Design shall be done to keep spray patterns from overlapping onto sidewalks and streets. Absolutely no individual shallow wells will be allowed and no deep water wells will be allowed except for drip line irrigation use only, and none that produce iron, Sulphur or minerals that cause any discoloration, whatsoever. Irrigation Meters /Backflow Preventers shall be installed within bed areas & screened.

2. Summary of Landscape Requirements:

- A. Shade Trees: (1) 4" caliper tree or greater (Oak, Magnolia, Long Leaf Pine) for every 2,500 sq. ft. of lot area. If there are existing trees, (Oak, Magnolia, Long Leaf Pine) saved on the lot, the following point system would be in effect
- B. Diameter of Tree at 12 inches above grade:
 - a. 12" caliper or greater = 2 tree credits
 - b. 4" to 12" caliper = 1 tree credit
- C. Street Trees: Each building site is required to plant at least (3) street trees, or (4) if a corner lot, planted within 15' of the right of way.
- D. Pine Trees:

- a. A Lots = 6 trees
 - b. B Lots = 5 trees
 - c. C Lots = 12 trees
- E. Flowering/Evergreen Trees
- a. A Lots = 6 trees
 - b. B Lots = 5 trees
 - c. C Lots = 5 trees
- F. Shrubs:
- a. A Lots = 400 Shrubs
 - d. B Lots = 300 shrubs
 - e. C Lots = 200 shrubs

3. LANDSCAPE -Type A Lot

1. Minimum Landscaping Requirements
2. The following is an overview of the Wild Heron Architectural Review Criteria for the Landscaping of lots within the development. It is intended to serve as a quick guide for the potential lot owner to see what will be required to meet the Minimum Landscaping Requirements. The more existing vegetation that is preserved, the less proposed landscaping will be required

3	Street Trees at 4" Caliper
6	Evergreen Trees at 8' height
6	Pine Trees at 8'height
400	Shrubs at 3 Gallon

3. In addition, one 4" caliper tree must be installed on each lot for every 2,500 square feet of property.
4. Average 120' x 240' =12 trees per lot
5. Sod at 7,800 sq. feet average per lot
6. Pine Straw Mulch, 250 bales average
7. Below ground Irrigation System
8. Hand Grub of Native Vegetation & Grading should be quoted by the Landscape Contractors.

4. LANDSCAPE - Type B Lot

1. Minimum Landscaping Requirements

2. The following is an overview of the Wild Heron Architectural Review Criteria for the Landscaping of lots within the development. It is intended to serve as a quick guide for the potential lot owner to see what will be required to meet the Minimum Landscaping Requirements. The more existing vegetation that is preserved, the less proposed landscaping will be required.

3	Street Trees at 4" Caliper
5	Evergreen Trees at 8' height
5	Pine Trees at 8'height
300	Shrubs at 3 Gallon

3. In addition, one 4" caliper tree must be installed on each lot for every 2,500 square feet of property.
4. Average 85' x 160' = 5 trees per lot.
5. Sod at 4,500 sq. ft. average per lot
6. Pine Straw Mulch, 200 Bales average
7. Below ground irrigation System
8. Hand Grubbing of Native Vegetation & Grading should be quoted by the Landscape Contractors.

5. LANDSCAPE -Type C Lot

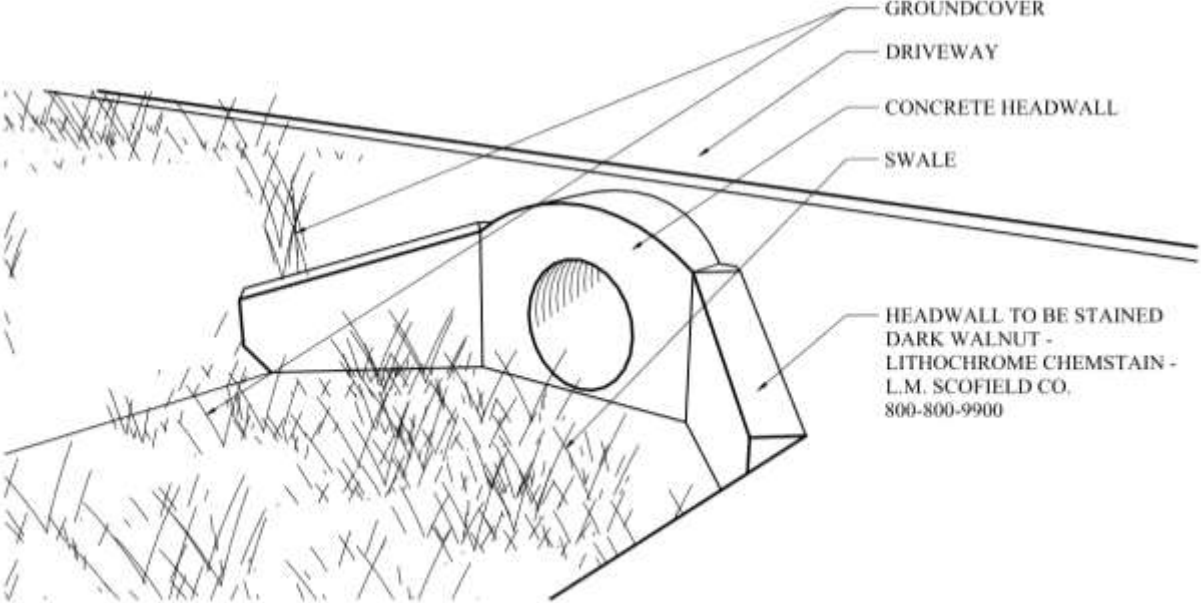
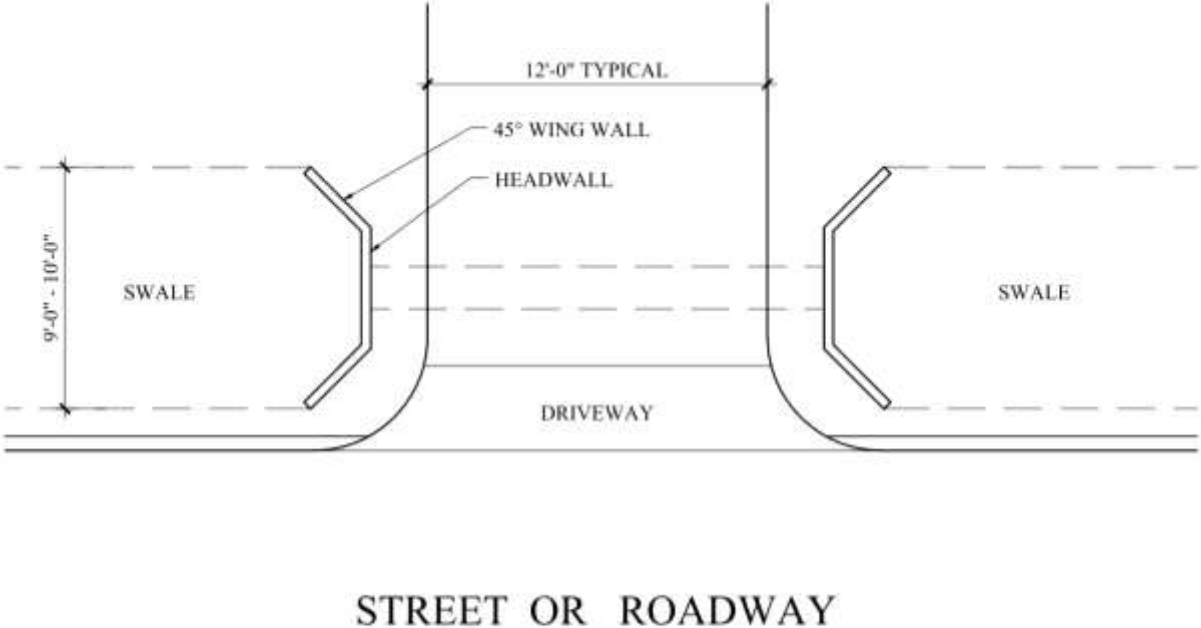
1. Minimum Landscaping Requirements
2. The following is an overview of the Wild Heron Architectural Review Criteria for the Landscaping of lots within the development. It is intended to serve as a quick guide for the potential lot owner to see what will be required to meet the Minimum Landscaping Requirements. The more existing vegetation that is preserved, the less proposed landscaping will be required.

3	Street Trees at 4" Caliper
5	Evergreen Trees at 8' height
2	Pine Trees at 8'height
200	Shrubs at 3 Gallon

3. In addition, one 4" caliper tree must be installed on each lot for every 2,500 square feet of property.
4. Average 65' x 180' = 5 trees per lot.
5. Sod at 3,500 sq. ft. average per lot
6. Pine Straw Mulch, 200 Bales average
7. Below ground Irrigation System
8. Hand Grubbing of Native Vegetation & Grading should be quoted by the Landscape

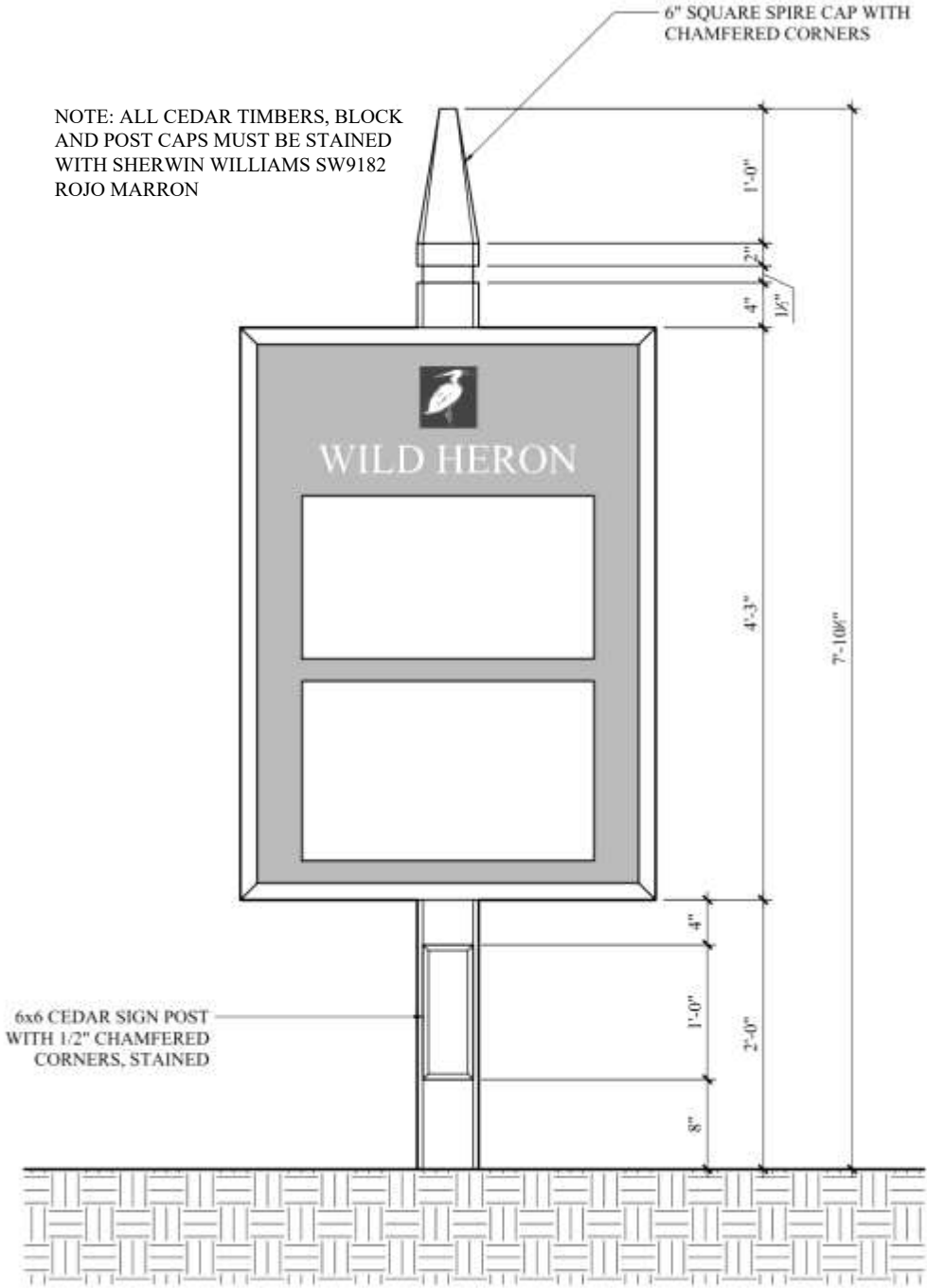
Contractors.

XXVIII. Exhibit N – Driveway Culvert Standard



XXIX. Exhibit O - Builders Sign

Detail View 1 of 2



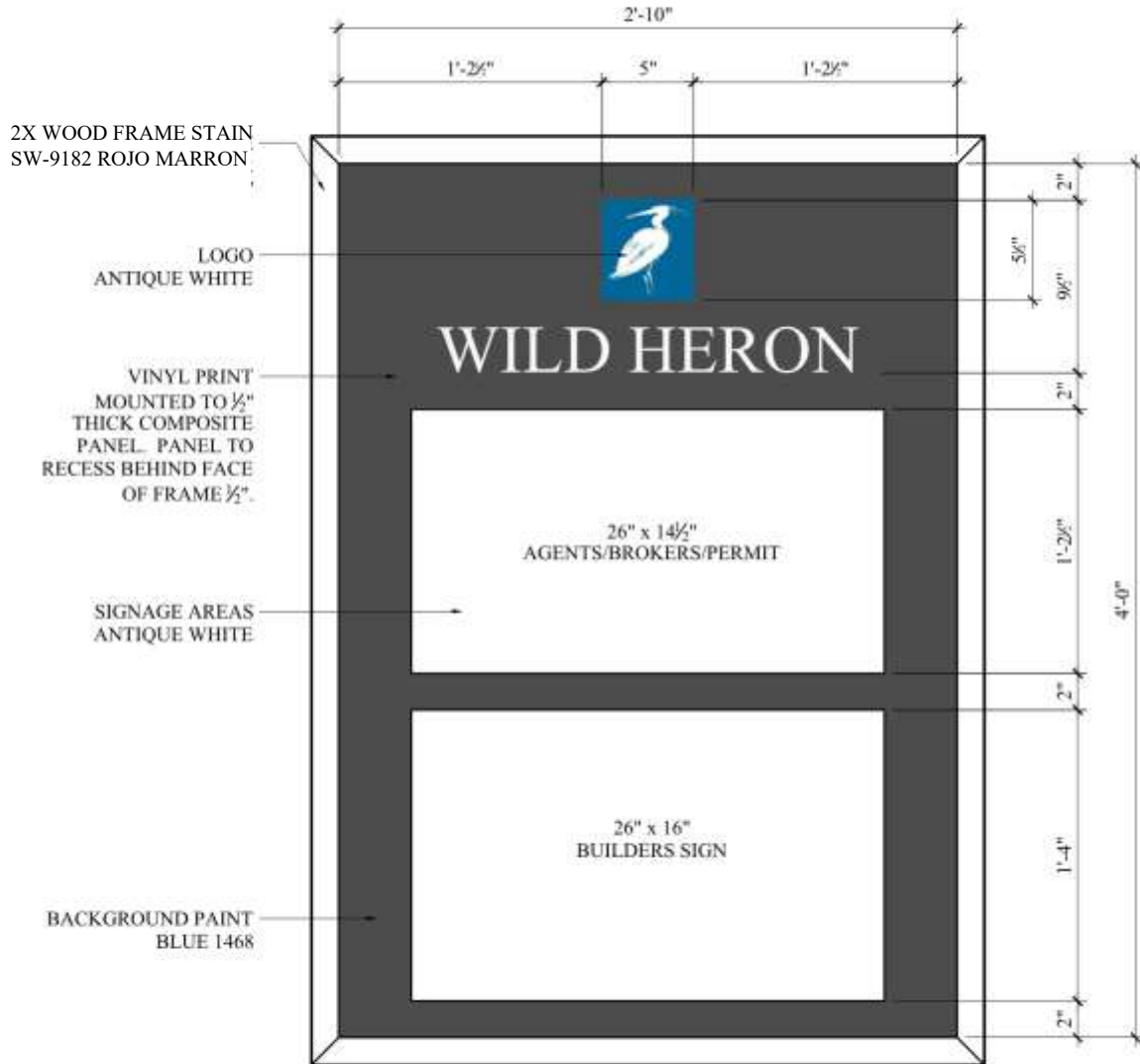
PLEASE CONTACT
ADVANCED SIGNS FOR
INSTALLATION AND PRICING

850.914.9925
SUPPORT@ADV-SIGNS.COM

Builders Sign Detail View 2 Of 2



PLEASE CONTACT
ADVANCED SIGNS FOR
INSTALLATION AND PRICING
850.914.9925
SUPPORT@ADV-SIGNS.COM



XXX. Exhibit P - Review Process and Construction Process Outline

- A. Purchase Property.
- B. Receive Covenants and Restrictions, Architectural Review Criteria, and Application Package.
- C. Commission Property Survey that includes:
 - Boundary
 - Topography at 1'-0" intervals
 - Trees greater than 4" caliper
 - Utilities
 - Centerline of road
 - Identifies and depicts environmentally protected areas and boundaries
- D. Select approved Architect.
- E. Submit Preliminary Design Review package and Pay Review Fees to Architectural Review Board.
- F. Submit Preliminary Design Review package to CDD Civil Engineer and CDD Ecologist.
- G. Receive comments on Preliminary Design.
 - Depending on the ability of the design to meet Wild Heron standards, multiple Preliminary Reviews may be required.
- H. Receive CDD Engineer's/Ecologist's approval of proposed site plan.
- I. Revise design to address comments.
- J. Submit Final Design Review package.
- K. Receive Final Approval.
- L. Select approved General Contractor.
- M. Submit and receive Building Permit.
- N. Pay Construction Damage/Cleaning Deposit.
- O. General Contractor to schedule meeting on site to review rules and regulations with Wild Heron Architectural Review Coordinator, allowing 48 hours notice. See Architectural Review Criteria Section 7 for contractor rules and regulations.
- P. Contractor to schedule clearing of lot with ARB Coordinator. **No clearing shall start without ARB Coordinator onsite.**
- Q. Silt and/or protective fencing to be erected immediately after clearing and before construction commences.
- R. Contractor to make arrangements with Lake Powell CDD for construction water. Instructions are included in packet.
- S. Commence construction. Construction will be regularly monitored for compliance with the approved drawings, Architectural Review Criteria, and Wild Heron Covenants.
- T. At construction completion, consult the Construction Final Review Checklist for construction closeout requirements.

XXXI. **Exhibit Q – New Construction Submittal and Approval Forms, Applications and Checklists**

1. **Preliminary Submittal Checklist**

Site Plan

- Lot Boundaries
- Easements
- Street and Community Rights of Way
- Dimensioned Lot Zones
- Wetland Boundaries (if applicable)
- Centerline of Street
- NAVD Elevation of Centerline of Street
- Topography lines at 1'-0" intervals
- Tree locations, indicating trees to be preserved and trees to be removed
- Driveways, walkways, and sidewalks
- Surface finish materials
- Foundation outline
- Roof drip line
- Pools, decks, patios
- Fencing locations
- Utility screening locations
- Finish floor elevations
- Finish grade elevations

Floor Plans

- Dimensions to all exterior openings, edges, and features
- Door and window locations
- Exterior surface finishes

Exterior Elevations

- All elevations, including elevations hidden by structure or screening
- Doors and windows
- Annotated roof pitches
- Dimensioned ridge height from elevation of crown of road
- Annotated finish materials Finish grade profile

A preliminary submittal is highly recommended to allow the Architectural Review Board the opportunity to review and comment on the direction of the design before design documents are fully completed.

2. Preliminary Review Application (2 pages)

Property Address: Click here to enter text.

Lot / Parcel: Click here to enter text.

Applicant

Name: Click here to enter text. Phone: ###-###-####

Address: Click here to enter text. Email: Email@email.com

Click here to enter text.

Note: Applicant understands through the signature below, they are bound by the Declarations of Covenants and Restrictions, the Architectural Rule Criteria, and all other rules and regulations of the Wild Heron Community as they pertain to the review, approval and construction of the improvements described by the application.

Review Fees are due and payable upon submission of this Application.

Signature: _____

Date: date

Approved Architect

Name: Click here to enter text. Phone: ###-###-####

Address: Click here to enter text. Email: Email@email.com

Click here to enter text.

Approved Landscape Architect

Name: Click here to enter text. Phone: ###-###-####

Address: Click here to enter text. Email: Email@email.com

Click here to enter text.

Approved General Contractor

Name: Click here to enter text. Phone: ###-###-####

Address: Click here to enter text. Email: Email@email.com

Click here to enter text.

NOTE: All Drawing/Plan Submittals must include Two (2) 11” x 17” Hard Copies and One (1) Digital Copy of all required documents.

RESIDENTIAL AND SITE INFORMATION

Air-conditioned space (1st floor)	<u>Click here to enter text.</u>	SF
Air-conditioned space (2 nd floor)	<u>Click here to enter text.</u>	SF
Total net Air-conditioned space	<u>Click here to enter text.</u>	SF
Covered porches/entries	<u>Click here to enter text.</u>	SF
Garage(s)	<u>Click here to enter text.</u>	SF
Other (pool and screen enclosures)	<u>Click here to enter text.</u>	SF
Total building area 1st floor	<u>Click here to enter text.</u>	SF
Total lot area	<u>Click here to enter text.</u>	SF
Total % building and drive area coverage	<u>Click here to enter text.</u>	%
Total % deck, pool, screen coverage	<u>Click here to enter text.</u>	%
Total % landscape/ green/ pervious area	<u>Click here to enter text.</u>	%

Elevation and Height

Finish floor elevation	<u>Click here to enter text.</u>	NAVD
Height of building at tallest point to slab	<u>Click here to enter text.</u>	
Average existing grade elevation	<u>Click here to enter text.</u>	NAVD
Ridge height from crown of road	<u>Click here to enter text.</u>	

3. Preconstruction Conference Checklist

Date: _____

Lot: _____ Address: _____

- Submit 2 copies of approved plans to the Architectural Review Board Coordinator including the following:
 - Survey
 - Tree survey
 - Site plan with setbacks
 - Landscape Plan
 - Diagram indicating location of equipment and materials to be stored on lot
 - Flag clearing limits
 - Stake house footprint
 - Flag or fence off trees or scrub to be preserved
 - Review setbacks
 - Have utility locates marked
 - Review location of dumpster and port-o-let
 - Set dumpster and port-o-let before construction begins
 - Maximum size dumpster is 30 yards
 - String line or form survey with elevation turned in before slab or piers are poured
 - Review location of fences and barriers
 - Silt fences and any other barriers required are to be set before construction begins
 - Turn in copy of building permit and Notice of Commencement to POA office
 - Site and roadways to be cleaned before final inspection including any oil or concrete
 - One year build out time from Notice of Commencement to Wild Heron final inspection completed and Certificate of Occupancy issued by Bay County Building Department
 - No ground washout for concrete is permitted in Wild Heron
 - Receipt of Contractor Standards
 - No access through any other property allowed. All construction activities to be contained on building lot
 - Install buried conduit for phone, electric and cable. No above ground permitted

4. Final Submittal Checklist (2 pages)

Site Plan

Lot Boundaries
Final Submittal Checklist
Easements
Street and Community Rights of Way
Dimensioned Lot Zones
Wetland Boundaries (if applicable)
Centerline of Street
NAVD Elevation of Centerline of Street
Topography lines at 1'-0" intervals
Tree locations, indicating trees to be preserved and trees to be removed Driveways, walkways, and sidewalks
Culverts and swales Surface finish materials Foundation outline
Roof drip line
Pools, decks, patios
Fencing locations
Utility screening locations
Finish floor elevations
Finish grade elevations
HVAC condenser locations
Waterfront retaining wall and dock (if applicable)
Pool equipment location (if applicable)
Tankless water heater location (if applicable)

Floor Plans

Dimensions to all exterior openings, edges, and features Door and window locations Exterior surface finishes
Exterior Elevations
All elevations, including elevations hidden by structure or screening Doors and windows Annotated roof pitches Dimensioned ridge height from elevation of crown of road
Annotated finish materials
Fences and screening Mechanical equipment Finish grade profile

Building Sections

Typical wall section
Finish floor elevations
Porch ceiling elevations

Wall Sections

Fascia and soffit details
Trim details
Window head, jamb, and sill details
Banding details

Exterior Color/Finishes/Materials

Driveway

Finish and Color

Walls

Material

Color

Sample or photo to convey unique materials

Soffits and Ceilings

Material

Color

Sample or photo to convey unique materials

Electrical Plan

Interior lighting locations

Exterior lighting locations (key fixtures to the following information)

Exterior light fixtures (each different fixture) Product photo or cut sheet Finish material

Landscape Plans

Tree locations, indicating trees to be preserved and trees to be removed Drainage pattern

Adjacent Conservation areas

Driveways, sidewalks, walls, fences, pools, and decks

Planting plan and plant list showing size and quantity

Irrigation plan and materials list

Planting and Irrigation specifications

Seal of licensed Florida Landscape Architect

5. Final Review Application (3 pages)

Property Address: Click here to enter text. Signature: _____
Lot / Parcel: Click here to enter text. Date: date

Applicant

Name: Click here to enter text. Phone: ###-###-####
Address: Click here to enter text. Email: Email@email.com
Click here to enter text.

Approved Architect

Name: Click here to enter text. Phone: ###-###-####
Address: Click here to enter text. Email: Email@email.com
Click here to enter text.

Approved Landscape Architect

Name: Click here to enter text. Phone: ###-###-####
Address: Click here to enter text. Email: Email@email.com
Click here to enter text.

Approved General Contractor

Name: Click here to enter text. Phone: ###-###-####
Address: Click here to enter text. Email: Email@email.com
Click here to enter text.

NOTE: All Submittals must include Two (2) 11" x 17" Hard Copies and One (1) Digital Copy of all required documents.

Note: Applicant understands through the signature above, they are bound by the Covenants and regulations of the Wild Heron Community as they pertain to the review, approval and construction of the improvements described by the application.

RESIDENTIAL AND SITE INFORMATION

Air-conditioned space (1st floor)	<u>Click here to enter text.</u>	SF
Air-conditioned space (2 nd floor)	<u>Click here to enter text.</u>	SF
Total net Air-conditioned space	<u>Click here to enter text.</u>	SF
Covered porches/entries	<u>Click here to enter text.</u>	SF
Garage(s)	<u>Click here to enter text.</u>	SF
Other (pool and screen enclosures)	<u>Click here to enter text.</u>	SF
Total building area 1st floor	<u>Click here to enter text.</u>	SF
Total lot area	<u>Click here to enter text.</u>	SF
Total % building and drive area coverage	<u>Click here to enter text.</u>	%
Total % deck, pool, screen coverage	<u>Click here to enter text.</u>	%
Total % landscape/ green/ pervious area	<u>Click here to enter text.</u>	%

Elevation and Height

Finish floor elevation	<u>Click here to enter text.</u>	NAVD
Height of building at tallest point to slab	<u>Click here to enter text.</u>	
Average existing grade elevation	<u>Click here to enter text.</u>	NAVD
Ridge height from crown of road	<u>Click here to enter text.</u>	

Material Description and Color

Note: * indicates a physical sample is required at submittal

% indicates a color swatch is required at submittal

@ indicates a cut sheet is required at submittal

Exterior Feature	Color	Manufacturer/Material/Description
Driveway *	<u>Click here to enter text.</u>	<u>Click here to enter text.</u>
Entry Walk *	<u>Click here to enter text.</u>	<u>Click here to enter text.</u>
Porch Flooring *	<u>Click here to enter text.</u>	<u>Click here to enter text.</u>

Porch Ceiling %	Click here to enter text.	Click here to enter text.
Columns @	Click here to enter text.	Click here to enter text.
Siding @	Click here to enter text.	Click here to enter text.
Roofing *	Click here to enter text.	Click here to enter text.
Fascia %	Click here to enter text.	Click here to enter text.
Soffit / Eave Flashing	Click here to enter text.	Click here to enter text.
Shutters %@	Click here to enter text.	Click here to enter text.
Windows %@	Click here to enter text.	Click here to enter text.
Window/Door Trim %	Click here to enter text.	Click here to enter text.
Entry Door %	Click here to enter text.	Click here to enter text.
Garage Doors %@	Click here to enter text.	Click here to enter text.
Gutters @	Click here to enter text.	Click here to enter text.
Chimney	Click here to enter text.	Click here to enter text.
Pool/Spa Finish *	Click here to enter text.	Click here to enter text.
Screening Enclosure	Click here to enter text.	Click here to enter text.
Fences/ Landscape Walls %	Click here to enter text.	Click here to enter text.
Exterior Lights @	Click here to enter text.	Click here to enter text.

6. Final Inspection Checklist

Date: _____

Lot: _____ Address: _____

- Final Signed and Sealed Survey
- Certificate of Construction Compliance by Architect of Record Copy of Certificate of Occupancy
- As-built drawings
- Exterior elevations as per approved plans
- Exterior paint colors and materials approved
- Exterior lighting and fans approved
- Landscape/hardscape as per approved plans
- Dumpster, temporary toilet removed and area returned to original condition Address plaque and approved mailbox installed
- Contractor's signs removed
- Adjacent lots, streets cleaned and restored to original condition

XXXII. **Exhibit R - Change Applications (2 pages)**

1. Major Architectural Change Application

Owner	<u>Click here to enter text.</u>	Lot	<u>Lot</u>	Block	<u>Block</u>
Street	<u>Click here to enter text.</u>				
City	<u>Click here to enter text.</u>	State	<u>State</u>	Zip	<u>Zip</u>
Email	<u>Click here to enter text.</u>		Phone	<u>Phone</u>	

The Wild Heron Declaration of Covenants requires that you submit all proposed exterior additions, changes or alterations to your house and lot to the Architectural Review Committee for approval. Your application must include detailed information describing the proposed changes. Review Fees are due and payable upon submission of this Application.

The ARB reserves the right to require a construction damage/cleaning deposit if deemed appropriate.

Major Change Review and Inspection Fee: \$_____

Type of Proposed Change:

- Additions to existing Main Structure or new Outbuilding
- Sunrooms
- Swimming Pool and/or Swimming Pool Enclosure
- Deck or Patio
- Landscape changes greater than 10 shrubs or two trees
- Fences/Retaining walls
- Other scope of work major in nature

Description of Proposed Change

Click here to enter text.

Required Documents For Consideration:

- Site plan – Show improvement in relation to home and setbacks to scale.
- Elevation – Include front, side and rear elevation drawings to scale.
- Color or Material samples.
- Extras – Include sketches, clippings, pictures and/or illustrations/cut sheets for clarity.
- Consult checklist.

It is the owner's responsibility and obligation to obtain all required building permits, to contact the cable and utility companies, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.

Signature _____ Date _____

Architect Signature: _____ Date: _____

2. Minor Change Application

Owner	<u>Click here to enter text.</u>	Lot	<u>Lot</u>	Block	<u>Block</u>
Street	<u>Click here to enter text.</u>				
City	<u>Click here to enter text.</u>	State	<u>State</u>	Zip	<u>Zip</u>
Email	<u>Click here to enter text.</u>			Phone	<u>Phone</u>

The Wild Heron Declaration of Covenants requires that you submit all proposed exterior additions, changes or alterations to your house and lot to the Architectural Review Committee for approval. Your application must include detailed information describing the proposed changes. . Review Fees are due and payable upon submission of this Application. The ARB reserves the right to require a construction damage/cleaning deposit if deemed appropriate.

Minor Change Review and Inspection Fee: \$ _____

Type of proposed change:

- Landscape front and/or side yard (less than 10 shrubs or two trees)
- Roofing Replacement
- Paint or stain color change
- Screened enclosure of existing covered porch
- Other scope of work minor in nature

Description of Proposed Change

Click here to enter text.

Required Documents For Consideration:

Elevations – Include front, rear and side to scale.

Site plan – Show improvements in relation to the home and setbacks to scale.

Color samples.

Extras – Include sketches, clippings, pictures, and/or catalog illustrations/cut sheets for clarity.

Consult checklist

It is the owner’s responsibility and obligation to obtain all required building permits, to contact the cable and utility companies, and to construct the improvements in a workmanlike manner in conformance with all applicable building and zoning codes.

Signature _____ Date _____

Architect Signature: _____ Date: _____

XXXIII. Exhibit S – Fee Schedule

Fees

New Home/Construction Review		Notes
ARB Review Fee	\$6,000.00	Paid at time of Preliminary Review Application submittal. (Includes fees paid to ARB Architect, ARB Coordinator/Inspector, CDD Engineer, and Environmental Ecologist fees.) Includes 18 months of compliance
Construction/Compliance Deposit	\$10,000.00	Refundable. (Must be a separate check.) Paid before scheduling Pre-Construction Meeting
Impact Fee	\$4,000.00	Non-Refundable. (Must be a separate check.) Paid before scheduling Pre-Construction Meeting

Existing Home Construction/Change Review

Major Alterations	TBD
Improvements	TBD
Additions	TBD
Deposit	TBD

The ARB reserves the right to charge a Refundable Damage/Compliance Deposit on all Existing Home Construction/Change projects as deemed appropriate. (All refundable deposits must be paid with a separate check.)

Refundable amounts are considered as performance deposits and will be refunded in full or partially when the project is completed and approved by the ARB.

XXXIV. Exhibit T – Architect and Contractor Qualification Applications

1. Wild Heron Architect Qualifications:

“A duly licensed Florida architect who has a clear understanding of the ARB’s Architectural Review Criteria requirements (ARC), been approved by the ARB by submitting all applications and forms required by the ARC and having met all criteria required to design homes in Wild Heron. Criteria includes, but is not limited to, demonstrating sufficient skill and expertise in architectural design that is in keeping with the intent of the ARB and conforms to the “Coastal Craftsman” style of design, as interpreted by the ARB.”
By signing this application, I agree that I have read the Architectural Review Criteria located on mywildheron.com and that I agree to abide by all requirements of this document.

PLEASE COMPLETE THE FOLLOWING:

Name of Company _____

Business Address _____

City, State, & Zip _____

Phone /Email: _____

Contact _____

Type of Organization (check one)

- _____ Individual or Sole Proprietorship
- _____ Professional Corporation/Association
- _____ Corporation

* If joint venture or other, give details:

GENERAL INFORMATION (please provide responses on separate attachment)

- a. Names of Principals
- b. Registration Status
- c. Firm Size
- d. CADD Capabilities and Software Release
- e. Comparable Local Experience

- f. List and Size of Comparable Project
- g. Current Work Load
- h. Proof of Liability Insurance
- i. List of Claims or Suits (case style and location) against you or entity you own or operate within past 5 years, including all current claims.
- j. List of related Professional Services (Structural, Mechanical, Electrical, Etc.)

REFERENCES:

Financial

Name _____
 Contact _____
 Phone _____

Developers

Name _____
 Contact _____
 Phone _____

Three Completed Residential Projects: Please provide the following on separate page:

Name
 Email address
 Phone
 Residential address of project

Respectfully Submitted,

Dated at _____ this _____ day of _____.

By (signed) X _____

Title _____

Witness _____ Date _____

Below to be completed by a Notary Public

_____ being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as to not be misleading.

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public _____ My Commission Expires _____

2. Wild Heron Contractor Qualifications Application

“A duly licensed Florida contractor who has been approved by the ARB by submitting all applications and forms required by the ARC and having met all criteria required to constructing homes in Wild Heron to include, but not limited to, demonstrating sufficient skill and expertise in construction that is in keeping with the intent of the ARB and conforms to the “Coastal Craftsman” style of construction, as interpreted by the ARB. Any builder that has been inactive on the Approved Builder list for 3 or more years must be requalified.”

By signing this application, I agree that I have read the Architectural Review Criteria located on mywildheron.com and that I agree to abide by all requirements of this document.

PLEASE PROVIDE THE FOLLOWING:

Name of Company _____

Business Address _____

City, State, & Zip _____

Phone/Email: _____

Contact _____

Years in Operation Under Present Name _____

Annual Volume _____

GENERAL INFORMATION (please attach)

- a. Comparable Local Experience
- b. Lists and Size of Comparable Projects
- c. Current Workload
- d. Proof of liability Insurance
- e. Current Financial Statement or Financial Reference from Lender
- f. List of Claims or Suits (case style and location) against you or an entity you own or operate within past 5 years, including any current claims.
- g. Current Business and Florida Contractor License

REFERENCES:

Financial

Name _____
Contact _____
Phone _____

Developers

Name _____
Contact _____
Phone _____

Three Completed Residential Projects: Please provide the following on separate page:

Name
Email address
Phone
Residential address of project

The undersigned acknowledges the enclosed information is true, correct and complete. In submitting this application, it is understood that the right is reserved by the Architectural Review Board (ARB) to reject any Contractor and waive all informalities in connection herewith, and that by affixing their signature hereto that the applicant agrees to comply with the Wild Heron Rules and Regulations as set forth in the Architectural Review Criteria (ARC), and as directed by the ARB.

Dated at _____ this _____ day of _____.

By (signed) x _____

Title _____

Witness _____ Date _____

Below to be completed by a Notary Public

_____ being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as to not be misleading.

Subscribed and sworn to before me this _____ day of _____, 20____.

Notary Public _____ My Commission Expires _____