

GRANDEFIELD ON POLEY CREEK

ARCHITECTURAL

REVIEW

CRITERIA

Adopted by Grandefield Partners, LLC,
as Declarant under the Declaration
of Covenants, Conditions and Restrictions of
Grandefield on Poley Creek

GRANDEFIELD ON POLEY CREEK BUILDING STANDARDS

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INTRODUCTION

It is the intent of this manual to assure each Builder and Owner that **GRANDEFIELD ON POLEY CREEK** ("Grandefield") will be developed and constructed as a community of quality homes; that are tasteful and of an aesthetically pleasing architectural design; harmonious with surrounding structures and topography; and, that have landscaping and other site improvements consistent with the aesthetic quality of Grandefield as a whole.

The Declaration of Covenants, Conditions and Restrictions of **GRANDEFIELD ON POLEY CREEK** (the "CCRs"), establishes a Design Review Committee ("DRC") whose function is to review, and approve or disapprove plans for any proposed construction or alteration within Grandefield. The DRC is the Committee responsible for approving all new construction and modification to existing construction. The DRC's approval powers govern the aesthetic impact of design, construction, and development including architectural style, colors, textures, materials, landscaping, overall impact on surrounding areas, and other aesthetic matters. It is not the intent of the DRC to impose a uniform appearance within Grandefield nor to discourage creativity on behalf of Builders and Owners. The intent is to promote and assure that all improvements are aesthetically compatible with each other; incorporate a unique yet pleasing and discriminating character; and, are constructed to reflect a community of quality and permanence.

This manual has been prepared as a guideline only for Builders and Owners in their selection of concepts for construction within Grandefield. This manual does not include all building, use and other deed restrictions associated with Grandefield and, accordingly, each Builder and Owner should familiarize itself with the provisions of the CCRs and other applicable covenants, rules and regulations. The inclusion of any recommendation in this manual shall not preclude the right of the DRC to disapprove or approve any proposal for any reason.

REVIEW PROCESS
&
GENERAL INFORMATION

REVIEW PROCESS AND GENERAL INFORMATION

A. GENERAL:

The design and construction review process can be a one or two-step process: (1) Concept Approval, prior to full plan submittal, and (2) Final Approval submittal and review ("Plan Approval"). Thorough and timely submission of information as well as adherence to the design standards set forth in this manual will prevent delays and minimize the frustration of all parties involved. Questions concerning the interpretation of any matter set forth in this manual should be directed to the DCR.

The "Application Form" (available from the DRC) shall be used as a transmittal record of the submission and the DCR's response as to the submission.

B. CONCEPT APPROVAL:

Any Builder or Owner may submit preliminary or conceptual drawings and specifications or other information to the DRC for Concept Approval prior to the preparation and submission of detailed plans and specifications for Plan Approval. A Concept Approval is not mandatory, but is provided for convenience of Builders and Owners.

The DRC shall review the information and indicate its approval, disapproval, or recommendations. Concept Approval given by the DRC shall not constitute approval for the commencement of construction, but only approval of the conceptual information being reviewed.

C. DOCUMENTATION FOR PLAN APPROVAL:

Submittals for Plan Approval of any new home construction or modification thereto shall include, at a minimum, four (4) sets of the following, designed by an architect licensed in the State of Florida or a Builder who has demonstrated an ability to construct custom homes of consistent quality:

1. Site Plan at a minimum scale of 1" = 20' showing:

A clearing and grading scheme with proposed and existing land contours, grades and flow of the site drainage system; design and location of septic system; location and size of any trees having a diameter of four (4) inches or more proposed to be removed from the site; and, the dimensions and locations of all buildings, access drives, parking, street pavement location, and all other proposed improvements to the site.

2. Landscape Plans at a minimum scale of 1" = 20' showing:

The size, type and location of existing and proposed tree location; the location of all planting areas including existing plant materials to be incorporated into the plan; the species and size of all stock at the time of planting; a plan to shield any improvements associated with the septic system.

3. Plans at a minimum scale of 1/4" = 1'0" for all floors, cross sections, and elevations including projections and wing walls (floor plans should also show total square feet of air-conditioned living area).
4. Plans, elevations, types of materials and other information associated with any other site improvement or ornamentation, including mailboxes, exterior lighting, walls, fencing and screening, patios, decks, pools, porches and signage.
5. Samples and color chips of all exterior finishes and materials to be incorporated into the plan.
6. Such other information, data, and drawings as may be reasonably requested by the DRC.

A letter indicating approval, disapproval, or needed items for approval shall be sent to the Owner or its designated representative. If found not to be in compliance, the DRC shall provide the Owner with a reasonable statement of items found not to be in compliance. Any modification or change to the approved plans and specifications must again be submitted to the DRC for its inspection and approval. The approval or disapproval of the DRC shall be in writing and must be obtained prior to the requested act or occurrence. If the DRC fails to approve or disapprove such plans and specifications within thirty (30) days after the date of submission, then said plans shall be deemed approved. In the event of disapproval, Builder or Owner may resubmit revised plans and specifications within thirty (30) days after disapproval. If the DRC fails to approve or disapprove the resubmittal within fifteen (15) days after the date of submission, then said plans shall be deemed approved.

No construction of any improvement; no landscaping or other site improvement; and no alteration or addition to any existing improvement or site improvement shall be made on any lot until the plans and specifications showing the proposed design, nature, kind, shape, size, color, materials, and location of same, shall have been submitted to and shall have received Plan Approval by the DRC. Construction must commence within 6 months from date of Plan

Approval or Plan Approval is void. If Plan Approval is granted subject to conditions, the conditions shall be satisfied during construction or Plan Approval shall be void.

If, after the initial construction on a lot, a Builder or Owner desires Plan Approval for an alteration or addition, sufficient information shall be submitted to the DRC to allow it to fully understand the proposed alteration or addition. Such information could be as simple as a letter with a material sample or picture, or as complex as the above-stated submittals.

The DRC may require a rough stakeout of the proposed improvements or major alteration or addition prior to rendering its Plan Approval.

D. INSPECTION:

The CCRs give the DRC and the Board of Directors of the Grandfield Property Owners' Association, Inc. (the "Association") broad discretionary powers regarding the remedy or removal of any non-complying improvement constructed within Grandfield. Therefore, should the DRC find that any improvement was not performed or constructed in substantial compliance with the submittals receiving Plan Approval; the Board of Directors of the Association, may remedy or remove the non-complying improvement, and charge the cost thereof to the Owner.

E. CONDUCT:

All Builders and Owners shall exercise their best efforts to ensure that the acts of their employees, subcontractors, suppliers and any others involved in the construction or alteration of a home site accomplishes the following:

1. Ensure that the construction site is kept clean and free of any and all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion.
2. Prohibit the consumption of alcoholic beverages, illegal drugs and other intoxicants that could hamper the safety or well-being of other personnel on the site or affect the quality of workmanship.
3. Assure that the aforementioned all employees, subcontractors, suppliers and others maintain adequate insurance covering their activities in Grandfield.

4. Assure all employees, subcontractors, suppliers and others aforementioned do not commit any violations of the rules and regulations of Grandefield or the DRC.

F. APPEAL:

If an application for Concept Approval or Plan Approval is denied, or if an approval is subject to conditions, which a Builder or Owner feels are harsh or unwarranted, or if there are disputes regarding any other matter related to the actions or inactions of the DRC; the Builder or Owner may request a hearing before the DRC. At the hearing, the Builder or Owner will be allowed to present its position on the matter and make requests or recommendations as to an alternative action. Within ten (10) days after the hearing, the DRC will review the information presented and notify the Builder or Owner of its final decision on the hearing. The decision of the DRC regarding the matter may be appealed to the Board of Directors of the Association. If the Builder or Owner has resubmitted plans pursuant to paragraph C., no appeal shall be permitted until a decision has been reached on such resubmittal.

SITE IMPROVEMENT STANDARDS

SITE IMPROVEMENT STANDARDS

A. GENERAL:

The following Site Improvement Standards shall apply to all improvements within Grandefield. The DRC has the discretion to modify these Site Improvement Standards as appropriate to accomplish the objectives of these Guidelines.

B. SITE PLACEMENT:

All improvements shall be placed as approved by the DRC. The existing topography and landscape shall be disturbed as little as possible, such that the maximum number of desirable trees and other natural features will be preserved.

C. PRELIMINARY PLAN REQUIREMENTS:

In addition to these Site Improvement Standards, Builders and Owners shall comply with the preliminary plan approval standards for Grandefield established by Polk County.

D. BUILDING SETBACKS:

Each home to be erected on any lot shall be situated on such lot in accordance with setback lines shown on the Plat or required by law, but in no event shall they be less than the following:

Front	- 25'
Side	- 10'
Rear (home proper)	- 20'
Rear (accessory structures)	- 15' when facing another residence, - 10' when facing a common area.

Where a lot fronts on more than one street (such as a corner lot), the minimum front setback shall apply to the frontage on all such streets. The direction in which any improvement front elevation shall face on a lot must be approved by the DCR.

The DRC may grant an exception from the above minimum setbacks in a case where a lot would be rendered unbuildable due to its size, shape, or topography, or to save existing trees. The DRC may, in its sole discretion, impose more stringent setback requirements as to the location and positioning of any and all improvements.

E. DRIVEWAYS:

Parking spaces, garages, and driveways to a garage shall be planned and executed in an attractive and functional manner and shall consider the location of existing trees, topography, streetscape and compatibility with surrounding improvements. The driveways shall also be designed to accommodate drainage from the Lot as specified by the DRC.

All lots shall have a paved driveway of stable and permanent construction of at least twelve (12) feet in width. Unless prior approval is obtained from the DRC, all driveways must be constructed of brick, concrete, colored or patterned concrete, stone or brick pavers. All concrete driveways shall have a light broom finish or stamped decorative design, and joints shall be provided to control surface cracking.

F. STREET FRONT IMPROVEMENTS:

The Builder and Owner shall be responsible for installing and maintaining street trees, sod, and irrigation along all of the street frontage of the lot regardless of the size of the home site or the amount of street frontage. All other unpaved areas shall be landscaped or sodded and irrigated. The DRC shall review the landscape and site plan to check that street tree spacing is in accordance with applicable government regulations and the attached plan.

Sod shall be provided to the edge of pavement and shall be of St. Augustine ("Floritam", "Palmetto" or "Bitter Blue") or an approved alternative. The sodded area shall be irrigated with an automatic underground irrigation system.

The Builder and Owner shall be responsible for maintaining the street trees and sod in an acceptable manner.

G. DRAINAGE AND GRADING:

All grading and all drainage improvements shall be in accordance with a grading plan approved by the DRC that complies with all governmental rules and regulations.

H. GAMES AND PLAY STRUCTURES:

All basketball backboards and any other fixed game and play structures are subject to approval by the DRC and shall be located at the side or rear of the improvements not visible from the street, or on the inside portion of the corner lot within setback lines. Tree house or platforms of a like, kind or nature, are

prohibited unless approved by the DRC. Colored playground equipment is prohibited.

I. SWIMMING POOLS AND SPAS:

All swimming pools and spas shall be subject to review by the DRC. The design must incorporate, at a minimum, the following:

1. The composition of the material must be thoroughly tested and accepted by the industry for such construction.
2. Cages and screens must be of a color and material approved by the DRC.
3. Screening shall not extend into the side yard setbacks.
4. Above ground pools are prohibited.

J. FENCES AND WALLS:

The construction of any fences or walls shall be subject to the prior approval of the DRC. Where a fence or wall is deemed unnecessary or unsightly and detracts from the visual value of lots and common areas, a landscape screen in lieu of a fence or wall shall be required. In general, fences or walls are required to be installed with "the good side" facing to the adjoining properties or common areas; hedges, berms, or other landscape alternatives encouraged as alternatives to fencing where appropriate. All installations under shall be consistent with the CCRs.

K. MAIL BOXES:

All mailboxes shall be of a design approved by the DRC consistent with the architectural style of the improvements; shall include only the surname and house number; and, shall be located at the street front of each lot as prescribed by the United States Postal Service. The Builder and Owner shall provide, install, and maintain the mailbox as specified by the DRC.

L. LAWN FURNISHINGS:

No birdbaths, frog ponds, flagpoles, lawn sculpture, artificial plants, birdhouse, rock gardens, or similar types of accessories and lawn furnishings are permitted on any lot if the same are visible from the street.

M. REFUSE AND STORAGE AREAS:

Garbage containers and refuse collection areas shall be enclosed in such a manner that they are inaccessible to animals. Containers shall be screened from the view of surrounding lots and shall be located to be as inconspicuous as possible. The design of all containers or collection bins is subject to approval by the DCR.

N. STORAGE TANKS:

No storage tanks, including but not limited to, those used for storage of water, gasoline, oil, other liquid or any gas, shall be permitted to be visible except as approved by the DCR.

BUILDING CONSTRUCTION STANDARDS

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A. GENERAL:

The following Building Construction Standards shall apply to all improvements except as otherwise approved in an individual application. The DRC has the discretion to modify these Building Construction Standards as appropriate to accomplish the objectives of these Guidelines.

B. MINIMUM BUILDING SIZE:

The living areas of the main structure, exclusive of open porches, garages, carports, patios, gazebos, and breezeways shall not be less than 2,400 square feet for lots 1-73 and not less than 3,200 square feet for lots 74-80.

C. EXTERIOR MATERIALS:

Finish building materials shall be applied consistently to all sides of the exterior of improvements. The finished exterior of each improvement must be of either wood (excluding plywood or similar materials), brick, brick veneer, stucco, stone, or such other exterior finish as the DCR may approve. There shall be no exposed concrete block. Each improvement shall contain some architectural surface as an accented design element on the front elevation.

D. EXTERIOR COLORS:

Finish colors shall be applied consistently to all sides of the exterior of improvements. Color selections shall be harmonious with each other and with natural materials, and shall be compatible with colors of the natural surrounding and other adjacent property. All exterior wood must be painted or stained.

E. EXTERIOR TRIM AND DECORATION:

Exterior window and door trim and similar decorations shall all be of the same color and material, unless otherwise approved, and shall be either of the same material as exterior walls or directly compatible.

Facia, gutters and downspouts shall blend in and be directly compatible with the color of the exterior walls.

F. DRAPES, CURTAINS AND SHUTTERS:

All drapes, curtains, shutters, or other similar elements shall be compatible in color and style with the exterior of the improvements.

G. BUILDING HEIGHTS:

No improvements shall not exceed two (2) stories in height.

Flat roofs are generally prohibited on the main portion of a home structure provided; however, the DRC shall have discretion to approve such roofs, of a modern or contemporary design and if blends with the surrounding community. Built-up roofs are prohibited, except on approved flat surfaces. For all sloped roofs, the roof slopes shall be a minimum of a 6/12, but the DRC shall have discretion to approve lower slopes if Builder or Owner can demonstrate that the design is not compromised and will blend with the surrounding community.

The composition of all pitched roofs shall be of slate, concrete, tile, asphalt dimensional shingles (40-year minimum standard) or other composition approved by the DCR.

H. WINDOW AIR CONDITIONING:

Window air conditioning units shall are prohibited.

BUILDING RULES

&

REGULATIONS

BUILDING RULES & REGULATIONS

The Building Rules and Regulations are promulgated to insure the highest caliber of appearance, the maintenance of security, the well-being of, and to otherwise maintain a clean and orderly condition within Grandefield.

A. TIME:

No contractor or subcontractor or any employee, shall be permitted within Grandefield except between the hours of 7:00 a.m. and 6:00 p.m., Monday through Saturday. Hours other than those listed above are available with the approval of the DCR. These hours may be changed by the DRC at any time.

B. ACCESS:

Access points to Grandefield shall be determined by the DRC and all Builders and Owners shall enter and exit only at such points only after a permit and permission have been obtained. Only authorized persons shall be permitted.

C. PARKING:

A construction trailer may be located on a lot while the actual construction is being carried out, with approval of the DRC only. However, the trailer shall not be placed within fifteen feet of the front lot line.

All construction employees and equipment shall be restricted so as not to interfere with the free passage of traffic through Grandefield. The established speed limit within Grandefield is 25 miles per hour for all vehicles.

D. CONVENIENCES:

1. Port-A-John: No construction shall commence on any lot until such time as a portable toilet facility has been located thereon.

2. Refuse Collection: No construction shall commence on any lot until a dumpster or other refuse collection bin ('dumpster') has been approved by the DCR and installed thereon for the purpose of collecting trash and debris generated by construction and all subcontractors and their employees. The dumpster shall be emptied on a regular basis so as to avoid its being in a "full" condition for an extended period of time.

E. SITE CONDITIONS:

1. Construction materials shall be contained strictly within the lot. No material shall be stored or allowed to exist on the roadway or its shoulder.
2. All debris shall be removed from the lot and adjacent lots and placed into the dumpster on a regular basis. Contractors shall not allow any debris, rubbish, cans, or bottles to be discarded, blown off the lot, or exist in the area except in the dumpster.
3. No animals shall be permitted at or on a work site without permission from the DCR.
4. Any radio, television, or tape player, if in use, must have the volume adjusted so as not to disrupt other operations or peace within Grandefield.
5. Builder and Owner shall, at all times, be responsible for all persons having business at the construction site. Any employee of the contractor or the subcontractors may, at the discretion of the DCR be denied entry to, temporarily or permanently, for a violation of any of these rules and regulations.
6. Contractors shall maintain their job sites as neat and clean as possible. Trash not removed may be removed by the DRC and billed to the responsible contractor, subcontractor, and Owner and the DCR may shut down the job until the lot is brought up to standards.
7. Any damage to streets and curbs, drainage inlets, streetlights, street markers, mailboxes, trees, walls, etc. may be repaired by the DRC and such costs billed to the responsible contractor, subcontractor, and Owner after notice and failure to repair such damage within 30 days of the notice.
8. There shall be no washing of anything on the streets. All concrete delivery trucks must be washed out on the construction site.
9. Operators of vehicles are required to see that they do not spill any damaging material while within Grandefield. If spillage occurs, operators are responsible for clean up. Any clean up done by the DRC shall be billed to the responsible party and Owner of the lot. Any spills must be reported to the DRC as soon as possible.

10. Any cut to a telephone, cable TV, electrical, water, etc., line must be reported to the DRC immediately.
11. No vehicles may be left on site overnight without DRC approval. Construction equipment may be left on the site while needed, but must not be kept on the street. Vehicles so left shall be towed away at owner's expense.
12. Persons who fail to comply with the above rules and regulations shall be subject to having their access pass to Grandfield restricted.

F. AMENDMENTS:

The DRC has the discretion to modify these rules and regulations as appropriate to accomplish the objectives of these Guidelines.

DESIGN & DEVELOPMENT GUIDELINES

DESIGN AND DEVELOPMENT GUIDELINES

A. GENERAL:

These Design and Development Guidelines shall apply to all improvements in Grandefield except as otherwise approved in an individual application. The DRC has the discretion to modify these guidelines as appropriate to accomplish the objectives of these guidelines.

1. KEY DESIGN GUIDELINES

The following list summarizes those design elements that the DRC requires, recommends, and encourages:

- A. Preservation of the natural character of the site.
- B. Use of certified professionals qualified in the fields of architecture, engineering and surveying, and graphic signage design.
- C. Emphasis on the aesthetics of exterior architectural theme/detailing and landscape design including the use of specific theme trees and shrubs.
- D. Overall, high-grade, superior quality construction
- E. Compliance with the CCRs and other covenants and restrictions.
- F. Use of plant material in conformance with these guidelines.
- G. Strict signage control. All signs must be approved by the DCR.
- H. Requirement for automatic irrigation systems/time-clocks for irrigation purposes.
- I. Requirement for each home to be pre-wired for cable TV, telephone, and alarm systems.
- J. Conformance with required setbacks.
- K. Bright colors (other than white) are prohibited as the dominant color. All colors must be approved by the DCR.

- L. Location and details for fences, screen enclosures, or walks must be approved by the DRC as well as conform to codes and setback requirements.
- M. No garage may face the street upon which the front elevation faces. They must be either of a "side load" or "motor court" configuration.

2. DESIGN CRITERIA

The following architectural design criteria are to be followed:

- A. Exterior Materials - Certain materials and finishes and combinations thereof are more appropriate than others. Materials not listed or new building materials, as they are developed or become available, will be given special consideration, provided their use harmonizes with the community appearance. The following materials are appropriate:
 - 1. Exterior rough hardware - hot-dipped galvanized, aluminum or stainless steel.
 - 2. Wood - timbers, boards, wood siding (not plywood) rough sawn lumber, wood shingles and shakes (cypress and cedar are recommended).
 - 3. Stucco - texture and finish will be considered on individual merit.
 - 4. Masonry - tile, bricks, concrete, decorative concrete blocks (in limited application).
 - 5. Metals - factory finished in durable anodized aluminum or baked on enamel colors, wrought iron, or copper.
- B. Exterior Colors and Finishes
 - 1. Exterior colors that, in the opinion of the DCR would be inharmonious, discordant and/or incongruous to Grandfield are prohibited. Bright colors (other than white) as the dominant colors are prohibited.

2. Milled timbers, board, wood siding, and peeled logs shall receive paint or stain.
3. Non-reflective finishes shall be used on exterior surfaces with the exception of hardware items.
4. Painted or stained surfaces shall be well maintained. All aluminum windows and doors shall be anodized or otherwise pit-finished in a permanent color.

C. Roof Structures

1. Roof structure of asphalt or fiberglass shingle must be of a minimum 40-year standard and must be approved by the DCR.
2. Other roofing materials will be reviewed only as to their individual merit and are subject to rejection.
3. Flashing shall be aluminum, copper, or galvanized metal and shall match the color of the roof.

D. Glass (Windows and Sliding Doors)

Energy conservation is encouraged and therefore, smoked or grey tints are encouraged to match the exterior design and color.

E. Utilities:

Except as set forth below, no lines, wires or other devices for communication purposes, including telephone, television, data and radio signals, or for transmission of electric current or energy, shall be constructed or placed on any lot unless the same shall be in or by conduits or cables constructed, placed and maintained underground or concealed in, under or on approved improvements. Above ground electrical transformers and other equipment may be permitted with the approval of the DCR.

F. Antennas, Other Devices:

Towers, antennas, or other apparatus for the transmission or reception of television, radio, satellite or other signals shall not be installed or mounted without the consent of the DCR and if there exist special circumstances requiring the installation or mounting in a specific

location, those special circumstances must be substantiated by the manufacturer or installer of the apparatus and submitted to the DRC. However, consistent with rules and regulations mandated by the Federal Communications Commission the foregoing does not prohibit (i) antennas for the reception of television broadcast signals which do not extend more than 10 feet above the top roof ridge (although internal antennas are strongly recommended by the Association) and (ii) direct broadcast satellite receiving dishes or dishes no larger than 1 meter in diameter provided that such over-the-air reception devices are installed or mounted in compliance with all conditions established by the DRC pertaining to the location, screening and manner of installation of such devices and provided that such conditions do not cause unreasonable cost or delay and do not preclude reception of an acceptable quality signal. In no event shall free-standing transmission or receiving towers which support satellite dishes larger than 1 meter in diameter or non-standard television antennae be permitted within Grandfield.

G. Driveways

All driveways shall be constructed with materials that require low maintenance and consistent with the criteria in Section II.E. above.

H. Sidewalks

Sidewalks shall be constructed according to the street and sidewalk plan per the attached addendum.

I. Awnings and Shutters

Awnings, canopies and shutters shall not be affixed to the exterior of any improvements without the prior approval of the DCR. Hurricane storm shutters shall not be stored on the exterior of improvements.

J. Swimming Pools

Swimming pools shall be enclosed by a natural barrier, retaining wall, screened enclosure, fence or other structure constructed or installed so as to obstruct unauthorized access. All enclosures must be approved by the DRC as to materials, size, and location. Above ground swimming pools are prohibited.

3. LANDSCAPE AND IRRIGATION

A. Design Guidelines

It is the purpose of this section to establish certain requirements and regulations that shall ensure a minimum standard for functional and aesthetic landscape treatment within Grandefield.

Landscape treatment will achieve two highly desirable attributes in community development: the implementation of a high level of community aesthetics and the preservation of the best characteristics of the natural environment.

B. Acceptable Landscape Materials and Practices

1. Plant quality/size:

- a) Plant material used for landscaping must equal or exceed the standards for Florida No. 1 as given in the latest edition of Grades and Standards for Nursery Plants, State of Florida, Department of Agriculture and Consumer Services, Tallahassee. Standards for sizing and measurement of plant materials shall be in accordance with this document. The sizes for plant material herein shall be the minimum size at the time of installation.
- b) Shrubs classified as a "spreading type" shall be in a minimum one (1) gallon container, those classified as an "upright type" shall be in a minimum three (3) gallon container.
- c) Vines - Vines shall be in a minimum of a three (3) gallon container and placed at a maximum of ten (10) feet on center. Vines may be used in conjunction with fences, screens, and walls.
- d) Ground Cover - Ground cover shall be in a minimum of four (4) inch pots of pips and planted at a minimum of six (6) inches on center, or twelve (12) inch maximum depending on genus, and shall cover a minimum of 30% of the ground area.

- e) Hedges - Hedges shall be planted at a maximum of three (3) feet on center. Shrubs used in hedges shall be the minimum size of thirty-six (36) inches at planting.
2. Minimum Landscape Requirements: The following landscape materials shall be provided and installed on each lot thirty (30) days after substantial completion of the improvements thereon.
- a. Street trees shall be installed per the streetscape and sidewalk plan per the attached addendum.
 - b. The immediate area surrounding each major improvement shall be provided with shrubs and/or hedges sufficient in size and quantity to provide an effective foundation planting and screening.
 - c. Each lot shall be provided with sufficient shrubs, hedges and/or ground cover to provide partial screening, seasonal color, and intermediate scale to the lot.
 - d. All areas of the lot landscaped not in planting beds shall be sodded with St. Augustine (Floritam, Palmetto, or Bitter Blue) or approved alternative.
 - e. All landscaped and sodded areas shall be automatically irrigated. Areas consisting of retained woodlands or native vegetation shall not require irrigation.
 - f. Hedges shall be setback at least 20' from the front lot line.
 - g. Hedges shall not block or materially obscure the view of any adjacent property or areas that are deemed scenic.

3. Workmanship:

- a) All plant material shall be installed in accordance with the standards as established by the American Association of Nurserymen and Horticultural Industry. All plant materials must be warranted for a minimum of six (6) months.
- b) Replacement of any dead material must be accomplished within thirty (30) days of notification by the DCR.
- c) All major and minor trees with root systems which are likely to cause damage to roadways or underground utility lines shall not be planted so as to damage the same.

4. Native vegetation:

- a) In situations where plant material exists on a lot prior to development, such plant material may be used, with the approval of the DCR, as a credit toward the minimum landscape requirements. Trees and hammocks for credit consideration shall be in a general healthy condition, free from disease, injury, harmful funguses and insects and shall have a minimum measured caliper of four (4) inches at one (1) foot above ground level at breast height.
- b) A credit of one (1) deciduous and/or evergreen tree will be allowed for each six (6) inch caliper existing tree preserved in a healthy condition (only existing trees outside the conservation and preservation areas will be considered for this trade-off).
- c) Substitution of two (2) palm trees for each canopy tree will be permitted of up to thirty (30) percent of the required number of trees.

5. Prohibited space and materials:

- a) The following plant species are prohibited:

Malaleuca Ouinquenervia (punk tree or cajeput tree).

Schinus terebinthefolius (Brazilian peppertree).

Paspalum sp. (Bahia grass), except as specifically provided above.

- b) Synthetic plant material - No synthetic or artificial plant material in the form of trees, shrubs, vines, ground covers or lawns shall be used toward fulfilling the minimum landscape requirements.
6. Inorganic materials:
- a) Use of indigenous inorganic materials (i.e., rocks, gravel) to function as ground cover or paving substitutes shall be allowed only with the DRC approval and shall be used only when governed by a strong design concept or in areas where organic material will present a maintenance or logistics problem.
 - b) All shrubs shall have a mulch bed that has a minimum radius of twelve (12) inches measured from the center of the plants. Shrubs planted in mass shall have a continuous mulch bed. All vines and ground covers shall be of a minimum two (2) inches in depth.
7. Recommended plant material/palette:
- a) The plants listed in this section are permitted for use in landscaping. Exceptions to this list must be approved by the DRC.
 - b) Some general recommendations for effective landscaping include:

Relate the number of different plants used to the size of the lot and improvement, keep planting simple;

Make groupings of the same plant - avoid the variegated look of alternating plant types;

Consider the ultimate size of each plant and its mature scale, cold hardiness; and

Plan for proper maintenance.

c) Recommended plant material/palette:

Plant material marked with an "*" is recommended for street right-of-way planting. All major trees shall be of a 3" minimum caliper.

Major Trees

Camphora Tree (*Cinnamomum Camphora*)
10-12' ht. x 4-6' sp.

* **Acer rubrum (Red Maple)**
10-12' ht. x 4-6' sp.

Chinese Elm (*Ulmus parvifolia sempervirens*)
10-12' ht. x 4-6' sp.

+ **Laurel Oak (*Quercus laurifolia*)**
10-12' ht. x 4-6' sp.

Live Oak (*Quercus virginiana*)
10-12' ht. x 4-6' sp.

Slash Pine (*Pinus elliotti*)
10-12' ht. x 4-6' sp.

* **Southern Magnolia (*Magnolia grandiflora*)**
10-12' ht. x 4-6' sp.

Sweet Gum (*Liquidambar styraciflora*)
10-12' ht. x 4-6' sp.

Sycamore (*Platanus occidentalis*)
10-12' ht. x 4-6' sp.

Bald Cypress (*Taxodium distichum*)

10-12' ht. x 4-6' sp.

Minor Trees

American Holly (*Ilex opaca*)

Varieties: East Palatka (*Ilex* spp.)

8-10' ht. x 3-5 sp.

River Birch I (*Betula nigra*)

12-14 ht. x 3-5 sp.

Crape Myrtle (*Lagerstroemia indica*)

Glossy Privet (*Ligustrum lucidum*)

6-8 ht. x 6-8' sp.

Golden Rain Tree (*Koelreuteria* spp.)

8-10 ht. x 6-8' sp.

Loquat (*Eriobotrya japonica*)

8-10' ht. x 4-6' sp.

Weeping Willow (*Salix babylonica*)

8-10' ht. x 4-6' sp.

* **Dogwood (*Comas florida*)**

Loblolly Bay (*Gordonia lasianthus*)

Wax Myrtle (*Myrica Cerifera*)

Red Bud (*Cords Canadensis*)

Citrus (*Citrus* spp.)

Palms

Paurotis Palm (*Acoelairhaphe Wrightii*)

Chinese Fan Palm (*Livistonia Chinensis*)

King Sago (*Cycas revoluta*)

Pigmy Date Palm (*Phoenix roebelenii*)

Queen Palm (*Arecastrum romanzoffianum*)

Cabbage Palm (*Sabal palmetto*)

Canary Island Date Palm (*Phoenix canariensis*)

Lady Palm (*Rhapis Excelsa*)

Senegal Date Palm (*Phoenix reclinata*)

Washington Palm (*Washingtonia Robusta*)

Windmill Palm (*Txachycaxpus fortune l*)

Pindo Palm (*Butia capitata*)

European Fan (*Chamaerops humus*)

Shrubs and Hedges

All plant material used for hedges and screens shall be planted to create an 80% opaque screen at 36" at height at planting

All designs must keep in mind the cold conditions and hard pan areas that can exist in the Grandefield.

Japanese Boxwood (*Buxous microphylla*)

Abelia (*Abella grandiflora*)

Azalea (*Rhodondendron spp.*)

Reeves spirea (*Spirea cantoniensa*)

Bird of Paradise (*Strelitzia reginae*)

Blue Plumbago (*Plumbago capensis*)

Oleander (*Nerium Oleander*)

Firethorn (*Pyracantha coccinea*)

Heavenly Bamboo (*Nandina domestica*)

India Hawthorn (*Raphiolepis indica*)

Barberry (*Berberis* spp.)

Bottle Brush (*Callistemon* spp.)

Trumpet Vine (*Allannda nerifolia*)

Camellia (*Camellia* spp.)

Spider Lily (*Crinum asiaticum* spp.)

Ixora (*Ixora* spp.)

Pittosporum (*Pittosporum tobira* spp.)

Junipers (*Juniperus* spp.)

Yew (*Podocarpus* spp.)

Silver Thorn (*Eleagnus pungens*)

Viburnum (*Viburnum* spp.)

Thyallis (*Thyallis glauca*)

Gardenia (*Gardenia* spp.)

Hydrangea (*Hydrangea* spp.)

Jasmine (*Jasminum* spp.)

Star Jasmine (*Trachelospermum*)

Privet (*Ligustrum* spp.)

Miniature Holly (*Malpighia* spp.)

Boxthorn (*Sarcocolla buxifolia*)

Cape Honeysuckle (*Tecomaria capensis*)