

Markland

DESIGN GUIDELINES

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SECTION 1 DOCUMENT PURPOSE

The Markland Design Standards and Guidelines are directed primarily to the Owner/Builder who is engaged in new construction and/or major renovations and expansions. Additionally, these site standards and guidelines provide background knowledge and insight for homeowners who may have purchased in the neighborhood without experiencing new construction and are also helpful for residents who may experience new construction close-by or adjacent to their own home.

The Developer or Architectural Review Board (ARB) will be evaluating each proposed improvement application for total effect, including the manner in which the lot is developed. This evaluation relates to matters of judgment and taste which cannot be reduced to a simple list of measurable criteria. It is possible therefore, that a proposed improvement might meet the individual criteria delineated in this document and still not receive approval if, in the sole judgment of the Developer or ARB, its overall aesthetic impact is unacceptable. Further, the Developer or ARB may waive any specific provision of these Design Standards and Guidelines if, in the sole discretion of the Developer or ARB, the overall aesthetic impact is acceptable. The approval of an application for one proposed improvement shall not be construed as creating any obligation on the part of the ARB or Developer to approve applications involving similar designs pertaining to different portions of the property. When the term “ARB” is used in this document, it should be taken to refer to the Architectural Review Board or the Developer, as the Developer will likely perform ARB functions.

There are a variety of housing types, lot sizes, lot orientations and special lot conditions in Markland. The relevance of this diversity in the context of these standards is their application throughout the project. This is particularly important because some standards are specific to the various housing types and locations proposed throughout Markland. The majority of these standards apply to all housing types however, it is imperative to note those special conditions that are applicable to specific housing types and locations.

All new construction must conform to the Markland Declaration of Covenants and Restrictions as well as all applicable governmental codes, ordinances, regulations, permits and laws.

SECTION 2 APPLICATION REVIEW PROCESS

No construction of any kind shall commence until applicants receive their final approval. No site work can commence until a site plan has been approved and the builder has met with a representative of the Developer onsite. Submittal requirements are subject to change. Contact the ARB for the latest requirements.

2.1 New Construction

The following information must be submitted in its entirety to the ARB prior to any review, construction and/or purchase of materials. The required information is underlined in this section. The Developer may allow for certain home plans to be pre-approved in order to expedite home builders submittals.

2.2 Application Form & Fees

- a. Completed Design Review Application Form. Forms are provided by the ARB upon request.
- b. Application Fees –No longer required
- c. Refundable Performance Deposit –Checks should be made payable to **Markland POA** *(Or payable to Markland Property Owners Association should the developer assign it's architectural design review rights to the Association)*. Deposit amounts are posted on the Design Review Application Form.
- d. The Performance Deposit is refundable at successful completion of all work and compliance with the Design Standards and Guidelines. Prior to the issuance of the refundable performance deposit, all of the requirements will be inspected for compliance. The applicant must make notice once the home and landscape is ready for inspection.
- e. The applicant must ensure that signatures are made a part of all applications. Unsigned applications will be considered incomplete.
- f. Include the name, address, phone number, fax number and particularly the email address of responsible professional.

2.3 Site Plan including at a minimum the following:

- a. Accurate lot dimensions, north arrow and scale (1"=10' or 1" = 20' or 1/8"=1' architectural scale).
- b. Note: All plans must be submitted using an accurate, graphic scale.
- c. Accurate street frontage information must include street address, lot number, curb, curb inlets, sidewalk and any existing common area improvements such as street trees, street lights, street signs and utility cabinets.
- d. Accurate lake frontage information (as applicable) must include top of bank, normal water line and lake maintenance easements.

- e. Accurate information (as applicable) must include adjacent Conservation Boundary Line and Conservation Upland Buffer Line (both as indicated on survey).
- f. Finish floor elevation, average finish grade of lot and indication of all spot elevations that conform to the Neighborhood Grading and Drainage Plan together with lot grading type (A, B or C).
- g. Location of opaque screen wall(s) around HVAC equipment, mechanical units and pool/spa equipment and irrigation well/pump.
- h. Property lines, easements lines, setback lines, driveways, decks, sidewalks, pools, pool equipment, HVAC units, mechanical equipment, fences (including elevations), etc.
- i. Clearing and erosion control plan identifying limits of clearing, if any, preservation areas, location of proposed silt fence and/or protective barriers, and all applicable details.
- j. Downspout locations and stormwater conveyance elements.
- k. Location and type of all proposed fencing (Fencing may also be shown on Landscape Plan).
- l. Any easements or swales that function as stormwater conveyance elements.

2.4 Landscape Plan including at a minimum the following:

- a. Accurate lot dimensions, north arrow and scale (1"=10' or 1" = 20' or 1/8"=1' architectural scale).
- b. Note: All plans must be submitted using an accurate, graphic scale.
- c. Accurate street frontage information showing street, curb, curb inlets, sidewalk and any existing common area improvements such as street trees, street lights, street signs and utility cabinets.
- d. Accurate lake frontage information (as applicable) shows top of bank, normal water line and lake maintenance easements.
- e. Accurate information (as applicable) must include adjacent Conservation Boundary Line and Conservation Upland Buffer Line (both as indicated on survey).
- f. Location, caliper, size of canopy (diameter) and common name of existing trees intended to be saved.
- g. Location, caliper, size of canopy (diameter) and common name of all new landscape material to be planted.
- h. Plan view location of all window and door locations around perimeter of house.
- i. Property lines, easements lines, setback lines, driveways, decks, sidewalks, pools, pool equipment, HVAC Units, mechanical equipment, fences (including elevations), etc.
- j. Location of opaque screen wall(s) around HVAC equipment, pool/spa equipment, mechanical units and irrigation well/pump including additional landscape screening.

- k. Note that the installed landscape must incorporate all comments and requirements of the approved Landscape Plan.
- l. A table accounting for compliance with the St. Johns County tree credit requirements.
- m. Location and type of all proposed fencing.

2.5 Architectural Plans

- a. Accurate, scaled drawings with floor plans and graphic scale.
- b. Architectural plans must depict the following:
 - All exterior elevations of the home indicating exterior surface materials and treatments
 - Window detailing/ornamentation, door detailing, architectural accents and shutters
 - Porches and handrails
 - Roofs, chimney treatments, skylights
 - Garage doors and associated window lights
 - Location of HVAC and mechanical/equipment and all screen wall(s)
 - Screen enclosures
 - Exterior soffit, fascia, gutters and downspouts
- c. Colors and materials. Provide digital samples of exterior body trim and accent color, including color name. Provide digital color samples of stone, shingle, metal roofing and all material finishes.

2.6 Design Standards and Guidelines Checklist

This checklist is intended to assist the Owner/Builder in developing lots in Markland. This document is not intended to represent a complete submittal to the ARB or articulate all of the coordination required to comply with the Markland Design Standards and Guidelines. References to coordination and/or confirmation shall be between the applicant and the Master Developer's Representative and/or the ARB.

If after inspection the ARB deems the work and/or improvements to not be in compliance with the Design Standards, the Master Association will issue correspondence to the Owner/Builder clearly articulating the elements which do not comply. In addition to citing non-compliance, the Master Association may provide potential remedies. The homeowner has 90 days from the date of correspondence issuance to bring the work into conformance with the Design Standards. Failure to remedy non-conformance within the 90 day timeframe will result in the performance deposit to be retained by the ARB.

1. Have you completed and signed the Design Review Application form? ☐ Yes ☐ No

2. Have you confirmed and posted your Refundable Performance Deposit? ☐ Yes ☐ No
3. Have you submitted your Site Plan Drawings including the following depictions? ☐ Yes ☐ No
- ☐ Appropriate scale, lot dimensions north arrow
 - ☐ Street address, lot number, curb, curb inlets, sidewalks and any other existing common elements
 - ☐ Accurate lake frontage data
 - ☐ Conservation Lands Survey Information
 - ☐ Proposed Finish Floor Elevation
 - ☐ Proposed Spot Elevations
 - ☐ Proposed driveway locations with dimensions and material selections i.e. pavers (style, color, manufacturer), concrete, ribbon etc.
 - ☐ Proposed sidewalk location
 - ☐ All screen wall locations for equipment (include material and color)
 - ☐ All property lines, easement lines, setback lines, driveways, decks, pools, sidewalks, pool equipment, HVAC units, mechanical equipment and fences
 - ☐ Shown clearing/erosion control plan showing all limits proposed clearing, preservation areas, silt fence locations and protective barriers (onsite and offsite).
 - ☐ Downspout locations with conveyance methods
4. Have you submitted your Landscape Plan Drawings including the following depictions? ☐ Yes ☐ No
- ☐ Appropriate scale, lot dimension, north arrow
 - ☐ Street address, lot number, curb, curb inlets, sidewalks and any other existing common elements
 - ☐ Accurate lake frontage data
 - ☐ Conservation lands Survey Information
 - ☐ Location, caliber, size of canopy (diameter) and common names of trees to be planted
 - ☐ Location, caliper, size of canopy (diameter), protective tree barriers and common names of trees saved and indications of removed trees showing same information, if applicable
 - ☐ Proposed Finish Floor Elevation (relative to finished grade)
 - ☐ Plan view of window and door locations
 - ☐ All screen wall locations for equipment
 - ☐ All property lines, easement lines, setback lines, driveways, decks, pools, sidewalks, pool equipment, HVAC units, mechanical equipment and fences
 - ☐ Irrigation source information

- ☐ Shown clearing/erosion control plan, silt fence locations and protective barriers
- ☐ Downspout locations with conveyance methods
- ☐ Table accounting for compliance with St Johns County tree credit requirements

5. Have you submitted your Architectural Plan Drawings including the following depictions?

☐ Yes

☐ No

Is this an ARB "pre-approved" home design?

☐ Yes

☐ No

If so, please identify the name of the pre-approved home style and list any options, additions, or changes proposed to the base plan.

- ☐ Appropriately scaled plans and elevations
- ☐ All exterior elevations of the home indicating surface materials and treatments
- ☐ Window detailing, ornamentation, door detailing and architectural accents including shutters
- ☐ Porches and handrails
- ☐ Roofs, chimney treatments and skylights
- ☐ Garage doors and required treatments
- ☐ Location of equipment
- ☐ Screen enclosures
- ☐ Exterior soffits, fascia, gutters and downspouts
- ☐ All exterior colors (3 maximum, including trim), finishes and materials

6. Have you provided irrigation sleeves under driveways?

☐ Yes

☐ No

7. Have you provided the appropriate documentation, coordination and approvals for silt fence, tree protection and any other protection from the Master Developer's Representative prior to commencing any work?

☐ Yes

☐ No

8. Have you confirmed and coordinated with the Master Developer's Representative or ARB all erosion control measures (on and off-site) for the property you intend to develop?

☐ Yes

☐ No

9. Have you confirmed and coordinated with the Master Developer's Representative or ARB all locations and configurations for construction access for the property you intend to develop prior to commencing any work?

☐ Yes

☐ No

10. Special considerations are required for all lots adjacent to any pond in Markland, have you confirmed and coordinated all buffers, plantings, fencing and preservation conditions associated with these adjacencies?

☐ Yes

☐ No

- | | | |
|---|------------------------------|-----------------------------|
| 11. Does your proposed landscape completely surround the exterior of the structure? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 12. Have you incorporated the required mulch defined in the guidelines? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 13. If you are on a corner lot have you incorporated the required architectural treatments defined in the guidelines? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 14. Have you confirmed the applicable driveway access configuration for the property you intend to develop? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 15. Have you provided a detailed plan for all fencing including elevations for the fencing proposed for the property you intend to develop? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 16. Have you provided documentation for site improvements as defined in the guidelines for: site walls, flagpoles, fountains, garden ornamentation, gazebos, generators, mechanical equipment screening, mailboxes, play and sports equipment, residential trash enclosures, exterior lighting and signage? | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| 17. All proposed pools require a special application process that entails specific submittal of the following documents: | <input type="checkbox"/> Yes | <input type="checkbox"/> No |
| <input type="checkbox"/> Pool plans and elevations (if appropriate)- plans must be contextual to the home | | |
| <input type="checkbox"/> Depictions of enclosures (plan and elevation) | | |

SECTION 3 LOT TYPES

All the lots within Markland are classified according to lot type/size and frontage. Some lots are further classified according to special conditions based on location within the community. The following lot nomenclature is referenced throughout the Design Standards and Guidelines. Exhibit 3.1 classifies all the lots based on type/size and frontage and Exhibit 3.3 identifies the lots with special conditions.

3.1 General Lot Types-All Lots (Exhibit 3.1)

- Conventional Lots-(Typically 93 ft. Width)
- Conventional Lots-(Typically 83 ft. Width)
- Conventional Lots-(Typically 73 ft. Width)
- Conventional Lots-(Typically 63 ft. Width)
- Traditional Type 1 Lots with Rear Garage Access (Typically 58 ft. width)
- Traditional Type 2 Lots with Rear Garages (Typically 73 ft. Width)

3.2 Lot Frontage Types-Conventional Lots (Exhibit 3.1)

- Lakefront Lots
- Back to Back Lots
- Conservation Lots
- Perimeter Lots-International Golf Parkway (IGP)
- Perimeter Lots-North Francis Road
- Perimeter Lots- Southwest Corner

3.3 Special Lot Conditions-All Lots (Exhibit 3.3)

- Condition 1-Lakefront Lots 210-215 Across from the Clubhouse
- Condition 2A-Typical Conventional Corner Lots
- Condition 2B-Conventional Corner Lots 1 and 216 at Entry
- Condition 3-Conventional Terminal Vista Lots
- Condition 4-Conventional Flag Lots
- Condition 5-Traditional Type 2 Lots
- Condition 6 Lots Adjacent to Parks
- Condition 7a-Typical Traditional Type 1 Corner Lots
- Condition 8- Traditional Type 1 Lots 61-69 Adjacent to the Clubhouse

SECTION 4 GENERAL SITE CONSTRUCTION STANDARDS

4.1 Responsibility for Compliance

It is ultimately the responsibility of the fee simple property owner to ensure compliance with all elements included herein and all other applicable codes, ordinances, regulations, permits and laws.

4.2 Construction Related Requirements

4.2.1 Construction Hours

Construction hours shall generally comply with the St. Johns County regulations and codes. The Developer and Association reserve the right to limit construction hours on weekends and Holidays as residents occupy the community.

4.2.2 Site Access for Construction

- a. Construction access to the building site must be coordinated with the eventual driveway location and any existing street signs, street lights, curb drains and any other exiting improvements.
- b. The Owner/Builder is responsible for coordinating construction access without causing any disruption to any common area improvement which may front the lot/property, including but not limited to irrigation service.
- c. Developer may designate construction access points other than the Markland main entry for use by Owners/Builders and their contractors.

4.2.3 Construction Activities

- a. **Maintain a Clean Construction Site.** Owner/Builder is responsible for maintaining a clean and orderly construction site at all times, as well as emptying refuse bins in a timely manner. The Owner/Builder shall contain waste material and trash on site in bins and clean any debris, dirt, concrete or other construction spillage (as a result of their construction) from the neighborhood and community streets.
- b. **Debris and Trash Removal.** Dumpsters must remain useable and emptied regularly. In the event that a dumpster is left full or over-flowing, the ARB or Developer shall have the right to empty the dumpster with the Owner/Builder having responsibility for 100% of the cost.

Trash must be picked up every day, including trash that blows out of dumpsters and onto adjacent property. All trash and refuse shall be disposed of off-site in compliance with all codes and ordinances.

The mandatory continuous silt fences and protective barriers will help to contain blowing trash and debris and must be maintained in an operable condition throughout construction activities.

- c. **Sanitary Facilities.** Portable restrooms and dumpsters are not allowed on adjacent private property, common areas, and sidewalks or in the street right of way. The doors of portable restrooms must face the lot and not the street. The facilities shall be kept clean and maintained regularly.
- d. **Construction within Lot Boundaries.** All construction activities must be controlled within the Owner/Builder's property boundaries. Access on adjacent lot(s) and all common areas is strictly prohibited, unless the adjacent lot(s) are also under construction by the same Owner/Builder.
- e. **Material and Equipment Storage and Work Areas.** All concrete washouts, material storage areas and trash dumpster must remain on the site under construction and otherwise contained. Developer may designate a central concrete washout area. Roofing and framing nails and fasteners must be contained on the property and kept off and/or cleaned from adjacent lots, streets and sidewalks. Machinery is to be stored on-site only while need for activities specific to the home site construction.
- f. **Noise.** Owner/Builder will make every effort to keep noise to a minimum including compliance with the applicable St. Johns County ordinances. Noise and music must be controlled at all times, including music from parked, open car and truck doors, vehicles or any other sources.

- g. **Fires.** Open fires for warming purposes or for any other purposes are prohibited.
- h. **Clothing.** Shirts and appropriate clothing and footwear must be worn at all times.
- i. **Construction Trailers.** Temporary construction trailers must obtain written approval from the ARB.
- j. **Business Signs.** Contractors, architects, vendors, agents and other temporary signs are not permitted on the lots without written approval from the ARB.
- k. **Damages.** The Owner/Builder and associated sub-contractors are responsible for the protection and/or replacement (in the event of damages) of all street and right-of-way enhancements which front the lot/property or any other right-of-way enhancements damaged throughout the community by said parties. These enhancements include but are not limited to irrigation, utility sleeves, street signs, street lighting, water services and meter boxes, curbs, curb inlets, asphalt, pavement, meters, cabinets, valves, covers, underground utilities (cable, phone, etc.) or services etc. Any existing damage to these items shall be identified at the mandatory onsite pre-construction meeting. The Owner/Builder is encouraged to take photos/videos of existing conditions during the meeting as damage to common property adjacent to construction activity will be deemed to result from such activity unless proven otherwise.
- l. **Maintain Existing Utilities.** Owner/Builder is responsible for ensuring no disruption to any existing utility system and must call for utility locates as required to avoid damage to existing utilities. The cost for repairs to damage to existing utilities shall be paid by the Owner/Builder that caused the damage.
- m. **Utility Adjustments.** Street lights, water meters, electrical transformers, etc. have been installed, as best as possible, on shared lot lines. In the event that one of these items or similar may conflict with a driveway, the Owner/Builder must coordinate with the Markland ARB and Developer any relocation needs, in advance as part of their initial site plan submittal, and must clarify any conflicts as a part of their application. In the event of an approval of a utility relocation, the Owner/Builder must bear all associated costs for the relocation.
- n. **Deliveries.** Contractors and suppliers must be controlled from making drops and deliveries on adjacent, private properties, common areas, street pavement, sidewalk pavement or Conservation Lands. Specific storage and staging areas within each neighborhood may be identified by the Developer.
- o. **Temporary Power.** All builders must make arrangements to have temporary power service needs supplied from the meter post which must be located on the lot under construction.

After completion of construction, the builder is responsible for coordinating the removal of the temporary meter and supporting pole.
- p. Pets and children on work sites are not allowed.

- q. Traffic flow must never be blocked or restricted on the neighborhood streets as a result of parking and construction activities.

4.3 Site Preparation - General

- a. All county, state and federal regulations as well as the rules and regulations governing construction in the project must be adhered to. This includes, but is not limited to, traffic control, safety, pollution, waste disposal and transportation of materials.
- b. Prior to commencing any work, Owner/Builder shall install continuous silt fencing along the portion of lots fronting on upland buffers, wetlands, lakes and common areas. This is in addition to all county, state and federal erosion control requirements.
- c. Silt fencing must be maintained, in working order, throughout all construction activities and a written warning will be issued for violations. The ARB may elect to correct violations if there is no compliance within 48 hours of issuance. All costs incurred by the ARB will be directly billed to the owner/builder.
- d. Prior to commencing any site work, "Gutter Buddies" must be installed in each of the immediate downstream curb drains. The silt baffles must be maintained throughout all site activities that cause sediment and silt runoff into the common area drains. Accumulated sedimentation must be removed periodically from the curbs. The devices shall be removed upon project completion.
- e. Sediment and erosion control provisions shall control run-off and contain all silt and debris within the limits of construction.

4.4 Site Improvements

- a. All water meter boxes, valve covers, sewer line connection clean-outs, vacuum sewer tanks (where applicable) and all associated housings and frames must be set plumb and flush with the final landscape grades.
- b. On all lots, all landscape and irrigation improvements must extend to the all areas disturbed during construction, including common easement areas.
- c. One (1) 4" irrigation line sleeve and One (1) 4" control wire sleeves must be installed beneath all driveways for possible future common area service.

4.5 Site Preparation – Existing Vegetation and Tree Protection

All the lots within Markland are filled and graded ready for site construction. Certain lots that abut wetlands and common areas may have existing protected trees outside the rear lot areas that shall remain. Prior to site work those protected trees to remain must be identified on plans, located on site and properly protected with silt barriers. If necessary to protect the trees, tree protection fencing shall be constructed in compliance with St. Johns County regulation. Filling, grading and other disturbances is not permitted within the "drip line" of all protected tree species.

4.6 Earthwork and Drainage

- a. The Owner/Builder is responsible for adhering to the Neighborhood Grading and Drainage Plan which includes but is not limited to spot elevations, finish floor elevations, drainage pattern and final grades.
- b. Positive drainage must be provided and drainage cannot be diverted or directed onto adjacent lots. Grading is not permitted outside the property line.
- c. Fill generated by typical construction activities (i.e. excavation of footings, services, etc.) may be spread over the lot where needed. Acceptable filling activities include:
 - Fill required for vertical elements of the home structure such as foundations, slabs, garages, etc. as needed to achieve finished floor elevations.
 - Fill required achieving grades needed for driveways, sidewalks, etc.
 - Fill required to fine grade areas adjacent to transformers, water meter boxes, miscellaneous utilities, etc.
 - Minimum exposed foundation shall be 18" vary depending on lot type. All finished floors must adhere to a "2-step" requirement in which one step is provided from surrounding grade up to porch, and one additional step is provided up into the home (garage finished floor is exempt from this requirement).
 - Any scenario whereby fill is used, either generated on-site or brought in off-site, the Owner/Builder is responsible to verify that the material is appropriate for its intended use.
 - Where fill is used as structural material, the Owner/Builder should utilize a geotechnical testing company to verify that it is suitable for use and placed and compacted properly.
- d. If the home site is oriented towards a lake, the top of bank (TOB) must be maintained at the minimum elevation specified in the Neighborhood Grading and Drainage Plan. The Owner/Builder is responsible for stabilizing the lake bank and establishing erosion and sedimentation controls throughout construction activities; including the use, as may be required, of silt fencing, floating turbidity barriers, sod strips, mulch beds and/or hay bales. Any damage that occurs to lake banks which are vegetated with native grass plantings must be replaced at the Owner/Builder expense. Replacement plantings must match in size and species of existing vegetation that was damaged.
- e. Landscape mounding shall be limited to shallow landscape mounds under one and one-half (1-1/2) feet in height and constructed with smooth transitions to avoid abrupt or extreme changes in slope. Mounds are not allowed to disturb swale drainage.
- f. Additionally, adjustments to side yard conditions, swales, fill, sod and landscape improvements may be necessary to ensure positive drainage as adjacent lots are improved and homes are built.
- g. Downspouts must include subsurface flexible drain pipe or splash blocks to adequately convey roof runoff away from the foundation and out to yard drains or drainage swales.

- h. Finished floor elevations shall not be modified from the Neighborhood Grading and Drainage Plan without the approval of the Developer, the ARB, and engineer of record and the county engineer.

4.7 Easements

Easements are provided for efficient utility layout, drainage, circulation, screening and landscape improvements. They are measured from the right-of-way line, side/rear property boundary or previously established preservation easement line, whichever is more restrictive. No buildings or walls shall encroach upon an easement. ARB approval is required for fences and plantings erected within easements by the Owner/Builder. **Replacement of fences, landscaping or any other improvements within easements is the responsibility of the Property Owner.**

- a. Drainage Easements

Drainage easements generally contain stormwater pipe to convey stormwater and typically are shared along a common lot line. The Owner/Builder is responsible to install and maintain sod within the easement and planting is limited to sod, ground covers and small shrubs. Fencing may occur within the easement if approved by the ARB. In the event that maintenance or construction work performed in the easement under the drainage easement rights damages the fencing, the Lot owner is responsible for replacement or repair.

- b. Landscape Easements for Back to Back Lots

A landscape easement has been established along the rear property line of all back to back lots. The Owner/Builder is required to install and maintain all plantings and fencing as described in Section 5.2.2. The required improvements may be installed outside the easement,

- c. FPL Easements

A FPL electrical easement occurs on the front of all lots along the property line. The easement may also contain underground cable and phone lines. Other than the street tree plantings required on the property line, planting is limited to sod, ornamental grasses and ground covers.

- d. Lake Maintenance Easements

All lake front lots have an easement along the rear lot line for lake access or maintenance. Planting is generally limited to sod, however ornamental grasses and ground covers may encroach in this area as long as an accessible route is maintained along the lake edge. The Owner/Builder shall comply with the minimum planting requirements described in Section 5.2.1 and the Owner is responsible for maintenance of all plant material to the edge of water per Exhibit 8.1. Fencing may occur within the easement if approved by the ARB. In the event that maintenance or construction work performed in the easement damages the fencing, the Lot owner is responsible for replacement or repair of fence.

SECTION 5 LANDSCAPE STANDARDS

5.1 General Landscape Design Requirements (All Lots)

- a. Plant selection shall focus on low water demand species as indicated in the plant palette and landscape zones found in these guidelines.
- b. **“St. Augustine” or “Zoysia”** grass shall be used for all sod zones on home lots and lake bank edges where required for full and immediate coverage at Markland. **“Zoysia”** sod shall be used in all common areas and neighborhood parks. In order to reduce water demand and lawn maintenance, the builder/owner is encouraged to minimize turf area as much as possible.
- c. Foundation planting must include both three (3) gallon and seven (7) gallon shrubs. **Foundation planting on the side of the home must be 36” minimum height at the time installation within (20) feet of the front corner of the home. Additionally, any landscaping intended to buffer mechanical/HVAC pads must also be 36” minimum height.** All three (3) gallon plants must be installed 18” on center (max.); seven (7) gallon plants must be installed 36” on center (max.), all on a staggered grid pattern. Quantities provided on Landscape Plans are considered to be “minimums”. Some field adjustments may be required. Variances to these guidelines must be submitted and approved by the ARB prior to commencement.
- d. Landscape beds with ground cover plants or native/ornamental grasses shall be provided along the roadway edge for all conventional lots. A minimum of 30% of the roadway frontage of each lot shall be within the required landscape bed as depicted on Exhibit 5.1A and Exhibit 5.1B. Removal of these beds are subject to ARB approval according to community standards.
- e. All shrubs and ground cover beds must have sufficient depth and vary in width.
- f. Foundation shrubs must wrap around all four corners of buildings and be planted along the entirety of all four walls.
- g. Foundation beds must undulate in shape and be of minimum depth from the building walls to create a balance between the height of the walls and the foreground of the building. Beds cannot simply be continuous and parallel with the walls.
- h. Foundation planting must be included along mechanical screen walls, pool and lanai screen enclosures and other similar extensions from the body of the main house. In situations where the screen wall is taller than five (5) ft., a tree rather than a shrub will be required to screen the walls.
- i. In situations where the foundation wall exceeds three (3) ft. in height, a two tiered landscape will be required.
- j. Landscape mounding shall be limited to shallow landscape mounds under one and one-half (1 1/2) feet in height and constructed with smooth transitions to avoid abrupt or extreme changes in slope.
- k. All Traditional Type 1 and 2 Lots shall follow the front yard planting

template described and depicted on Exhibit 5.1B.

- l. Conventional Lots shall follow the front yard planting template depicted in All areas of the lot from the roadway curb to all the side and rear property lines shall receive landscape treatment.
- m. Additionally, as required by St. Johns County, each lot requires the planting of a specific minimum of canopy tree caliper inches. Please see Exhibit 5.5A for a list of required inches per lot. It is the responsibility of the Owner/Builder to refer to the approved St. Johns County landscape plans for any updates.
- n. **Each lot requires the planting of a specific number and type of street trees. Please refer to the approved St. Johns County landscape plans for more information.**

5.2 Requirements Based on Rear Lot Orientation-Conventional Lots

5.2.1 Lake Front Lots

Lake front plantings are intended to create filtered views of the lake front homes, partially screen any rear yard improvements and provide a minimum level of privacy while still allowing lake views from the homes. **See Exhibit 8.1 for a graphic depiction of these requirements.** At a minimum, the following improvements are required:

- a. Tree Plantings
At a minimum, each lot shall contain four (4) trees in the rear yard consisting of one live oak tree and a choice of three (3) accent, flowering, and palm or pine trees from the Recommended Plant Palette. The tree plantings shall be within 20 feet from the lake easement line. The exact location of the trees should be adjusted to reflect any trees planted by the Developer along the lake banks.
- b. Erosion, silt and sedimentation controls must be maintained as needed along the top of bank to stabilize the vegetated lake bank and minimize washouts. In instances where washouts occur as a result of home construction or lot grading, restoration shall be required immediately.
- c. Landscape and irrigation improvements on lake front lots shall extend to normal water line (NWL) at the lake's edge.

5.2.2 Back to Back Lots

A planted rear lot buffer is required for all lots that back up to each other and for lots that back up to a side yard. Additionally, back to back lots in Phase 1 require rear yard fencing. Please see below for fencing requirements. These improvements are intended to provide a rear yard buffer creating a visual screen and an attractive view of vegetation. Maintenance of the planting and fencing is the responsibility of the Owner/Builder.

- a. All rear yard buffer plantings shall be within 15 feet of the rear property line and no closer than two (2) feet from the rear yard property line to allow for fence maintenance access by the lot owner.
- b. Mulch which meets community standards shall be utilized in all planting beds and subject to ARB approval.
- c. Homeowners are responsible for the maintaining rear lot buffer.

- d. Sod planting by Owner/Builder must be installed up to the undulating plant bed line of the buffer planting.

e. Fencing

- Phase 1 only – See Exhibit 3.1
 - Type 2 fencing is required along the rear property line on all back to back lots in Phase 1 with the exception of Lots 47 and 48 as depicted in Exhibit 7.7B.
 - Responsibility for the maintenance of the fence between two back to back lots in Phase 1 belongs to the owner of lots 87-96, 115-123 and 132-139.
- Phase 2 - The fencing for Phase 2 may be either Type 1 or Type 2 on back to back lots and Type 1 only on back to side lots.

5.2.3 Conservation Lots

Some of the lots have frontage on conservation lands which may be wetlands or upland preservation areas. In all cases, consult the Recorded plat for a clear representation of lot line(s) and the conservation lands.

- a. No disturbance of any kind can occur within the conservation lands and all conservation lands must remain in their natural state. In some instances, there may be an upland buffer designated on the plat maps (between the wetlands and the lot); in such cases, the upland buffer is considered one and the same as conservation lands. Prohibited disturbances would include but not limited to such things as tree removal, tree and plant material trimming, under-brushing, clearing, filling, building, landscaping, storage, digging, excavating, tree or ground fort and play structure construction, landscape lighting and the disposal of trash, debris and lawn and garden waste as well as other similar intrusions.
- b. Prior to any construction related activity, a continuous silt fence must be erected all along conservation lands interface to protect the conservation lands trees and understory from encroachment.
- c. In cases where a dead tree, located in the conservation lands, is in close proximity to a home or screen enclosure and poses a health risk or the threat of damage should it fall on property; the homeowner must contact the ARB for evaluation and removal if warranted.
- d. A conservation easement over the conservation lands is granted to the U.S. Army Corps of Engineers (ACOE) and the St. Johns Water Management District (SJRWMD) for protection in perpetuity. The conservation easements are also recorded into the public record of St. Johns County. Any disturbance into the conservation lands will require immediate restitution and restoration requirements at the expense of the Owner/Builder.

5.2.4 Perimeter Lots 1-14 and 216-230 International Golf Parkway lots (IGP)

All lots with rear yards on International Golf Parkway will have a masonry wall constructed by the Developer to provide an attractive architectural screen. The wall will be located in a tract of land owned by the Developer, the Association or the CDD. The Developer, Association and the CDD shall have access rights to this tract to maintain the wall and any associated equipment or facilities. The Owner shall not paint, alter or attach anything to the wall without the approval of ARB and Developer.

The Owner shall maintain a five (5) foot area along the wall free of vegetation such as limbs, vines, and any other vegetation to facilitate access and prevent damage to the wall.

5.3 Traditional Type 1 & Type 2 Lots

5.3.1 Front Yard Planting

In order to provide a consistent streetscape associated with the front yards, all Traditional Type 1 and 2 Lots shall follow the front yard landscape template depicted on Exhibit 5.1B. The landscape template identifies planting areas from which the Owner/Builder may choose the desired plant material from the Recommended Plant Palette within each plant type (i.e. small trees, accents, shrubs, small shrubs and ground covers). The ARB may approve deviations to the landscape template based on special site and architectural conditions. Street tree requirements are described in Section 5.4.

5.3.2 Rear Yard/Alley Planting for Traditional Type 1 Lots

Generous planting is encouraged along the alley corridor to provide an attractive vehicular entry. Plantings shall be adjusted based on underground utilities, light standards, trash pick-up areas, driveways, garage locations and additional parking areas. Tree locations and species shall be selected and maintained to allow alley access for service vehicles, garbage truck and deliveries.

5.4 Street Tree Plantings

- a. The landscape plan for every lot shall include tree plantings and irrigation installed at the time of overall lot planting. The number of street trees for each lot varies based on location and lot width.
- b. The landscape plan for every lot shall include tree plantings and irrigation installed at the time of overall lot planting. All street trees shall be live oaks (*Quercus virginiana*) for all lots except for Traditional Type 1 and 2 Lots at which standard (single trunk) crape myrtle (*Lagerstroemia indica*) shall be used.

Street trees shall meet the following specifications at installation:

- Live oaks: 14-16 ft. height; minimum 4.5 inch caliber
- Crape myrtles: 12-14 ft. height; standard (single) trunk, minimum 4 inch caliber
- All trees shall be Florida Fancy, Grade A

- c. Please refer to the Supplemental Landscape Plans provided by the Developer to each builder dated March 31st, 2016 for the location of the trees that each Owner/Builder is responsible for installing. It is the responsibility of the Owner/Builder to refer to the approved St. Johns County landscape plans for any updates. Generally, the live oak trees are spaced approximately 65 ft. on center and the crape myrtle trees are spaced 25 on center; however, the spacing along the front and side property lines is subject to actual field conditions based on location of driveways, lighting and utilities.
- d. The location of the tree plantings relative to the setback from the front property line is depicted in Exhibit 5.4. Root barriers shall be installed with certain street tree plantings depending on location. Refer to the Supplemental Landscape Plans provided by the Developer to each builder dated March 31st, 2016 for locations. It is the responsibility of the Owner/Builder to refer to the St. Johns County landscape plans for any updates. Refer to Exhibit 5.5D for root barrier detail.

5.5 Minimum Tree Requirements per Lot

The approved St. Johns County engineering plans identify by lot number the total number of tree inches that each Owner/Builder is responsible for installing within the lot. The required street trees for each lot cannot be used toward satisfying this requirement. Exhibit 5.5A depicts the required tree inch requirements. It is the responsibility of the Owner/Builder to refer to the approved St. Johns County landscape plans for any updates.

5.6 Irrigation

- a. Irrigation shall provide 100% coverage of all turf zones; all new planted areas including turf, tree, shrub and groundcover plantings shall be irrigated. The irrigation system shall be designed with zones to deliver water based on the specific water demand of each planting/irrigation zone. The irrigation system shall deliver water efficiently and uniformly. Automatic irrigation controllers are required with separate programs for different irrigation needs. Soil moisture sensing and rain sensing override devices are recommended. Drip emitters, soakers and bubblers are recommended for trees. Sprinkler heads should be properly located to minimize landscape water overspray onto unplanted areas, pavements, structures or areas of dissimilar water needs.
- b. Every effort should be made to implement water conservation techniques in both the landscape design and the design and operation of the irrigation system.

5.7 Pool Zone

- a. A landscape plan must be submitted with the pool application. The landscape plan must depict locations of the following: pool, screen enclosure, pool equipment, pool discharge, fence, existing and proposed landscape.
- b. Landscape plans shall include construction staging areas, and provide landscape remediation provisions as a detailed part of the pool application in order to clarify what (if any) existing landscape must be removed or replaced. Additionally, the plans must confirm that all construction activities are to be staged on the owner's lot.

- c. Combinations of additional shrubs/ground covers, climbing vines, trees and landscape screening will be required to “soften” the appearance of the pool from common areas, lakefront and adjacent lot orientations and will be determined at time of review. **Substantial landscaping is required around all three sides of any residential pool enclosure.**
- d. Wood decks shall be subject to ARB review and approval prior to construction.

5.8 Vegetable Gardens

- a. Vegetable gardens, container gardens and kitchen/herb gardens are allowed as part of the overall yard and lot design. The gardens must be integrated into the landscape composition and complimented with edging elements. Screening with shrubs and trees from lakefront views is required. The gardens must be consistently tended and must not be allowed to become weed-infested or “abandoned” in appearance. Designs and requests for such gardens must be submitted for review and approval by the ARB.

5.9 Mulch/Ornamental Landscape Edging

- a. All mulch material will be approved by the ARB according to community standards.
- b. All landscape stones or like products must be approved by the ARB according to community standards.
- c. All ornamental landscape edging must be approved by the ARB according to community standards.
- d. Landscape edging should be installed so that the “reveal” is no higher than one (1) inch above the mulch bed surface or mowed lawn surface. Extruded concrete curb is prohibited.
- e. Decorative landscape curb walls shall be finished of a material consistent or compatible with the house façade finish. The height shall be limited to eight (8) inches above the grass or planting area.

5.10 Recommended Plant Palette

The recommended plant palette is intended to provide the Owner/Builder a baseline for planting. Alternative species are acceptable and subject to review by the ARB.

Common Name	Botanical Name
TREES	
LARGE TREES	
American Elm	Ulmus americana
Bald Cypress	Taxodium distichum
Florida Maple	Acer barbatum
Laurel Oak	Quercus laurifolia
Live Oak	Quercus virginiana
Loblolly Bay	Gordonia lasianthus
Loblolly Pine	Pinus taeda
Red Maple	Acer Rubrum
Red Cedar	Juniperus virginiana
Slash Pine	Pinus elliotti
Shumard Oak	Quercus shumardii
Southern Magnolia	Magnolia grandiflora
Sweet Gum	Liquidambar styraciflua
SMALL & MEDIUM SIZE TREES	
Arizona Cypress	Cupressus arizonica
Bottle Brush	Callistemon spp.
Camellia	Camellia japonica, sasanqua
Crape Myrtle(s)	Lagerstroemia indica
Dahoon Holly	Ilex cassine
Dwarf Elm & Chinese Elm	Ulmus pumila, parvifolia
Flowering Dogwood	Cornus florida
Fringetree	Chionanthus retusus, virginicus
Hollies	Ilex opaca
Japanese Plum Yew	Cephalotaxus harringtonia
Leyland Cypress	Cupressocyparis leylandii
Ligustrum	Ligustrum japonicum
Loquat	Eriobotrya japonica
Podocarpus	Podocarpus macrophyllus
Redbud	Cercis canadensis
River Birch	Betula nigra
Round Holly	Ilex rotunda
Sweet Viburnum	Viburnum odoratissimum
Walter's Viburnum	Viburnum obovatum
Weeping Willow	Salix babylonica
Yaupon Holly	Ilex vomitoria

PALMS AND PALM-LIKE PLANTS

Blue Stem Palmetto	Sabal minor
Cabbage Palm	Sabal palmetto
Coontie	Zamia floridana
European Fan Palm	Chamaerops humilis
Lady Palm	Rhapis excelsa
Needle Palm	Rhapidophyllum hystrix
Palmetto	Serenoa repens
Queen Palm	Syagrus romanzoffiana
Washington Palm	Washingtonia robusta
Windmill Palm	Trachycarpus fortunei

SHRUBS, GROUNDCOVERS AND VINES

MEDIUM/LARGE SHRUBS

Azalea	Rhododendron spp.
Boxthorn	Severina buxifolia
Butterfly Bush	Senna bicapsularis
Camellia	Camellia japonica, sasanqua
Cape Jasmine	Gardenia jasminoides
Carolina Buckthorn	Rhaamnus caroliniana
Chaste Tree	Vitex agnus-castus
Chinese Juniper	Juniperus chinense
Cleyera	Clerya japonica
Dwarf Pyracantha, Low Dense	Pyracantha koidzumii
Fatsia	Fatsia japonica
Florida Anise	Illicium anisatum
Florida Privet	Forestiera segregata
Fragrant Tea Olive	Osmanthus fragrans
Glossy Abelia	Abelia grandiflora
Hollies	Ilex spp.
Hydrangea	Hydrangea macrophylla
Indian Hawthorne	Raphiolepis indica
Ligustrum	Ligustrum japonicum
Loropetalum	Loropetalum chinense
Nandina	Nandina domestica
Oakleaf Hydrangea	Hydrangea quercifolia
Philodendron	Philodendron bipinnatifidum, selloum
Pineapple Guava	Feijoa sellowiana
Pittosporum	Pittosporum tobira
Podocarpus	Podocarpus macrophyllus
Sandankwa Viburnum	Viburnum suspensum

Walter's Viburnum

Viburnum abovatum

SMALL SHRUBS/GROUNDCOVERS/VINES

Algerian Ivy

Hedera canariensis

African Iris

Dietes iridoides

Asiatic Jasmine

Trachelospermum asiaticum

Aztec Grass

Ophiopogon intermedius

Boston Fern

Nephrolepis exaltata

Cast Iron Plant

Aspidistra elatior

Confederate Jasmine

Trachelospermum jasminoides

Coontie

Zamia floridana

Daylily

Hemerocallis spp.

Dwarf, Semi Dwarf Azalea

Rhododendron spp.

Dwarf Gardenia

Gardenia radicans

Dwarf Burford Holly

Ilex cornuta 'Dwarf Burfordii'

Dwarf Shore Juniper

Juniperus conferta

Dwarf Yaupon Holly

Ilex vomitoria 'Nana'

English Ivy

Cyrtomium falcatum

Creeping Fig

Ficus pumila

Flax Lily

Dianella spp.

Holly Fern

Hedera helix

Japanese Ardisia

Ardisia japonica

Japanese Boxwood

Buxus microphylla

Lantana

Lantana spp.

Lily Turf/Liriope

Liriope muscari, 'Evergreen Giant'

Mondo Grass

Ophiopogon japonicus

Wisteria

Wisteria sinensis

NATIVE & ORNAMENTAL GRASSES

Bear Grass

Muhlenbergia dumosa

Cordgrass

Xerophyllum tenax

Crown Grass

Spartina bakerii

Elliott Lovegrass

Paspalum quadrifarium

Fakahatchee Grass

Eragrostis elliottii

Muhly Grass

Tripsacum dactyloides

Seashore Dropseed

Muhlenbergia capillaris

Seashore Jointgrass

Sporobolus virginicus

Paspalum vaginatum

TURF

St. Augustine Grass (Residential lots)

Stenotaphrum secundatum

Zoysia (Common Areas)

Zoysia spp.

SECTION 6 ARCHITECTURAL STANDARDS

Because of the subjective nature of material uses, themes, styles and proportions, the ARB reserves the ultimate right and responsibility to decide upon the architectural patterns which may be executed through approval.

6.1 Architectural Character

Although there is no specific architectural style that is required in Markland, the architectural design guidelines have been developed to build upon the architectural styles of the area and to allow a diversity of residential styles while creating an overall unity that characterizes a distinctive community. A respect for quality architectural treatments, a desire to create walkable and aesthetic streets and an emphasis on regional vernacular and style guide the basic approach to implementing architectural standards for the Markland project.

Ultimately, the goal is to provide architecture in Markland that is relevant to the climate, history and culture of the area. Typically, the standard historic domiciles are off-grade, wood-framed and clad in siding with classically based proportions; brick stock or coastal structures clad in stucco or tabby. The utilization of these materials is a function of cultural or historical influences and is referred to as the "style". Of primary importance is that regardless of the style or the influences, the execution of an appropriate architectural character be maintained. The Developer envisions a complementary yet diverse architectural palette for Markland. The Seller's preferred architectural styles are Greek Revival, Coastal Cottage, Spanish Colonial, Mediterranean, Craftsman and Modern Formal Farmhouse.

6.2 General

6.2.1 Maximum Building Height and Stories

The maximum building height for all structures in Markland is 35 feet measured from the lowest point of the finish grade at the base of the structure. No home shall exceed three (3) stories including attic rooms.

6.2.2 Finish Floor Elevation

All finished floors must adhere to a "2-step" requirement in which one step is provided from surrounding grade up to porch, and one additional step is provided up into the home (garage finished floor is exempt from this requirement). Refer to the Neighborhood Grading and Drainage Plan for specific minimum finish floor elevations.

6.2.3 Building Form

- a. Each home's exterior appearance should incorporate the basic design principles of proportion, balance and materiality relevant to its style.
- b. A mixture of architectural styles and designs is encouraged throughout Markland however each home shall maintain a consistent style with no mixing of various architectural styles within one home.
- c. All exterior elevations of each residence shall be consistently designed and implemented. Inclusion of the design elements used on the front elevation shall be incorporated on all elevations.

- d. All homes shall have an enclosed garage large enough to accommodate not less than two full size automobiles.

6.2.4 Setbacks

The Owner/Builder shall comply with all minimum setbacks noted on the approved St. Johns County engineering plans and the Southaven PUD Zoning Ordinance. **The minimum front setback for conventional homes shall generally be established at 20' from the front lot line.** Developer or ARB may require larger setbacks on certain lots.

6.2.5 Minimum and Maximum Home Square Footage

The minimum and maximum square footage (heated and cooled) for homes at Markland shall comply with the following:

	Minimum	Maximum
93 ft. Wide Lots (Lake)	3,000 s.f.	None
93 ft. Wide Lots (Back to Back)	2,600 s.f.	None
83 ft. Wide Lots	2,800 s.f.	None
73 ft. Wide Lots	2,200 s.f.	3,500 s.f.
63 ft. Wide Lots	1,900 s.f.	3,200 s.f.
58 ft. Wide Lots	1,800 s.f.	2,800 s.f.

6.2.6 Home Facade Variation

Homes with similar facades or standard front elevations constructed by the same Builder that are adjacent to each other or located directly or diagonally across the street from each other shall be modified to avoid the exact repetition of the same architectural form and details.

6.3 Architectural Form

Architectural design elements pertain to specific elements of the structure and their associated design intent, general dimensional criteria and level of detail. Approval for the execution of these elements is at the sole discretion of the ARB.

6.3.1 Garages

Garages require careful consideration and implementation due to their functional importance, potential to dominate the public realm and influence on other design elements. Location, access configuration and door treatment are the primary factors that should be considered for proper articulation of these elements.

All homes shall have an enclosed garage large enough to accommodate not less than two full size automobiles.

- a. Garages for Front Loaded Conventional Lots (Exhibits 6.3.1, a-d)

Garage location is comprised of two primary factors; the direction of vehicular access to the driveway (side or front access) and the entry configuration of the garage door (side or front entry).

- Front access lots are those whose driveway apron is entered from the street fronting the front door of the house. Side access lots are those whose driveway apron is entered from the street perpendicular (or opposing) the street fronting the front door of the house.

- Front entry garages are conditions where the vehicular garage entry door faces the same street as the front entry door of the house. Side entry garages are conditions where vehicular entry garage doors are perpendicular to the front entry door to the house.
 - Front access lots may have a front entry garage or side entry garage configuration.
 - It is strongly preferred that all front entry garages shall be set back a minimum of ten (10) feet from the front wall of the house or front column of a front porch element. Garages set back less than 10ft from the front wall of home may be approved however they will require additional architectural treatment.
 - Corner lots with side entry garages are allowed. In this configuration, the face of the garage must be recessed no less than ten (10) feet from the predominant side wall face of the house.
 - Corner lots with side entry garages located toward the rear of the house are encouraged to remove parked cars from proximity to the intersection.
 - All garage locations are subject to ARB approval.
 - All garage door vents must be painted the color of the garage door.
 - The design aesthetic of the garage door shall be compatible with the style of each home
- b. Garages for Traditional Type 1 Lots with Rear Lot Garage Access (Exhibit 6.3.1, E)

All structures including garages shall be set back a minimum of three (3) feet from the twenty (20) foot alley easement. Each lot shall provide parking for a minimum of two (2) spaces in addition to the two spaces in the garage. Designated parking spaces shall be a minimum depth of twenty (20) feet from the edge of the alley pavement. It is recommended that garages that are perpendicular to the alley be a minimum of 20 feet from the edge of the alley pavement to allow for two (2) parked cars in the driveway, otherwise the two (2) required parking spaces will need to be provided elsewhere on the lot. Developer may waive or reduce this requirement if the home builder demonstrates that the lot conditions will not reasonably allow for the two (2) additional spaces.

- c. Garages for Traditional Type 2 Lots with Rear Garages (Exhibit 6.3.1, F)
- Garages for Traditional Type 2 lots may be located in the rear yard of the lots as an attached side or rear entry garage or detached garage with driveway access along the side of the lot.
- All garage locations are subject to ARB approval.
 - The garage must be set back a minimum of twenty (20) feet from the front face of the home. Homes with garages set back less than twenty (20) feet from the front wall of home may be approved under certain circumstances and will require additional architectural treatment.
 - All garage door vents must be painted the color of the garage door.
 - The design aesthetic of the garage door shall be compatible with the style of each home
 - Additional architectural treatment or landscaping may be required at the rear of such garages.

6.3.2 Porte Cocheres

Porte Cocheres, or covered drop offs, are allowed but must be consistent with the style of the house and must be approved by the ARB. The height of such structures must be carefully considered so as not to overwhelm the scale of the house. The minimum setbacks from the front wall of the house for garages do not apply to port cocheres; the front yard building setback will apply.

6.3.3 Outbuildings and Structures

Detached, stand-alone outbuildings are acceptable at Markland and must be designed in a manner consistent with the style of the main house. Garage, work-shops, pool houses, summer-kitchen structures and similar amenities must be reviewed and approved by the ARB.

Prefabricated outbuildings are not permitted.

6.3.4 Porches and Terraces

These features are encouraged to be incorporated as design statements and as homeowner amenities to extend living spaces and connect them to lawns, gardens, open spaces and streets.

To ensure porches are functional and not purely decorative, porches should have a minimum depth of eight (8) feet when measured from face of building wall to edge of slab / flooring. The Developer and ARB reserve the right to approve shallower depths on a case by case basis.

6.3.5 Houses on Corner Lots

Side facades, when facing a street, shall be designed to adequately address the street with proper proportions and adequate level of detail. An elevation that may suffice for a side yard may not be acceptable for a façade facing a street. Approval of these facades will be subject to the discretion of the ARB. Refer to Section 8.2, Special Condition 2 (conventional lots) and Section 8.7, Special condition 7 (traditional lots) for minimum design standards and guidelines for all corner lots.

6.3.6 Screen Enclosures for Lanais, Porches and Pools

All applications for screen enclosures must be submitted, in plan and elevation for approval by the ARB prior to installation. Landscape plans, together with landscape remediation provisions must be detailed and made a part of any screen enclosure or pool approval.

- a. All applications for screen enclosures must adhere to the required setbacks.
- b. The enclosure framework must be either dark anodized bronze or black in color.
- c. The screen material must be dark charcoal or black in color.
- d. In the event a “kickplate” is used at the base of the screen walls, it must be black or dark anodized bronze and match the framing.
- e. All roof forms must coordinate and complement the roof lines of the house and be approved by the ARB.

- f. Combinations of additional shrubs/ground covers, trees and landscape screening will be required to “soften” the appearance of a screen enclosure viewed from common areas, lakefronts and adjacent lot orientations and street frontages. See Section 7.17 for additional information regarding pools.

6.4 Exterior Architectural Design Elements

6.4.1 Exterior Entry Doors

- a. The design of entry doors is to be consistent with the style of the house. Doors shall have sufficient detail and quality to act as a design element accentuating the front elevation.
- b. Entry doors are to be constructed of one of the following:
- c. Stained or painted wood
- d. Insulated steel
- e. Fiberglass
- f. **All front doors must feature glass fenestration and/or glass side windows or transoms.** This glass may be clear, obscure, beveled, stained or other decorative glass.
- g. Screen and Storm Doors shall be permitted based upon review of the ARB.

6.4.2 Shutters

- a. It is recommended that all shutters facing a street be operable shutters and should include hinges and shutter-dog hardware appropriate to the style of the house. All shutters, at a minimum, shall be provided with shutter dogs to simulate operability. Hardware shall be submitted for review and approval by the ARB.
- b. Window shutters must be appropriately sized to measure the full width of the window when closed (each shutter is one-half the width of the overall window width). However, where shutters are designed flanking a large double window (two windows joined together) or large picture window, such shutters may be installed that do not comply with the width criteria listed above. These shutters may not be narrower than any adjacent shutter sized to cover an adjacent window opening.
- c. Types of acceptable shutters include:
 - Stile & rail raised panel
 - Louvered
 - Vertical lap
 - Bahama or Bermuda shutters with appropriate hardware
 - The shutter style must be consistent with the style of the home.
- d. Acceptable materials for Shutters include the following.
 - Solid PVC or Fiberglass. Hollow, pressed or lower grade PVC/fiberglass shutters are prohibited
 - Aluminum with durable powder coating or Kynar coating
 - Stained or Painted Wood

- All shutters must be two-sided and painted both sides

6.4.3 Hurricane Window Protection

- a. Temporary and permanent hurricane window protection is permitted at Markland.
- b. Temporary hurricane window protection is only permitted to be installed during hurricane watches, hurricane warnings and Public Advisories. Hurricane window protection must not be affixed to cover openings throughout the entire hurricane season.
- c. All temporary hurricane window protection should be stored out of exterior view when not in use.
- d. All hurricane window protection must be reviewed and ARB approved prior to purchase and/or installation.
- e. Any exterior tracks, mounting brackets or screws etc. must be painted to match the color of the house body the devices are mounted on.
- f. Hurricane window protection color shall be submitted for review and approval by the ARB.

6.4.4 Roofs

- a. Roof coverings shall be one of the following:
- b. Asphalt Shingles (30 Year Minimum Warranty) “High Definition” Dimensional Shingles - also known as “Architectural” shingles.
- c. Concrete tile or clay barrel tile or flat tile
- d. Slate
- e. Standing seam metal – 16” on center seams maximum. Appropriate metals would include copper, aluminum with a Kynar coating or tern coated steel.
- f. Minimum Slope of Roof: Minimum slope of roof shall be 6 (six) inches vertically to 12 (twelve) inches horizontally. Roof slope shall be appropriate to the style of house. Lower slope may be considered for approval at the discretion of the ARB. Membrane roofing on low-slope roofs is discouraged but may be considered for approval at the discretion of the ARB if the application is consistent with the house style.
- g. All roof penetrations, vents and vent stacks must be painted to match roof color or color of adjacent field on walls.

6.4.5 Garage Doors

- a. **A top row of window lights, accent hardware, or an alternative architectural treatment approved by the Developer must be included on or around all garage doors, regardless of the orientation of the doors.** Exceptions are the use of solid wood doors as approved by the ARB.
- b. Architectural detailing, shed roofs, paneling features, thematic hardware and finishes or other treatments approved by the ARB, can be substituted for the window lights upon review and approval by ARB.

- c. Doors should have a multiple panel design or applied trim to relate to the style and features of the house. Panels should have a paint scheme to accentuate depth, shadows and features of the home.
- d. Screen panels used on garage doors are prohibited.
- e. Standard garage doors must have hardware accents, such as handles and hinges.
- f. The design, material, color, pattern and features of proposed garage doors, as well as changes to existing garage doors, require review and approval by ARB.

6.4.6 Rain Gutters & Downspouts

- a. Gutters are permitted on all elevations of all newly constructed homes to provide proper yard drainage.
- b. Rain gutters must match the fascia color of the house. In the case of metal roofs the rain gutter may match the roof color.
- c. Downspouts must match the color of the body of the house or trim color in some instances. In conditions where downspouts cross multiple colors along the face of the facade, the predominant color of the body of the house shall dictate the downspout color. In the case of metal roofs the rain gutter may match the roof color. Exceptions to this requirement may be made for downspouts that are intended to be notable architectural treatment (i.e. copper gutters).
- d. Requests for installation and/or alteration of gutters must be submitted for review and approval by the ARB. Color photos of existing home conditions shall be submitted for ARB review.

6.4.7 Eaves

- a. All metal eave drips shall match fascia color.
- b. Decorative rafter tails are acceptable. Profile sketches\drawings of the proposed rafter shall be submitted for review and approval by the ARB.
- c. Non-soffited eaves are acceptable where the underside of the roof sheathing between rafter tails is decorative, such as tongue and groove, beadboard decking or other methods of detail. Non-soffited eave designs shall be submitted for review and approval by the ARB.

6.4.8 Exterior Materials and Finishes

- a. This section pertains to specific building elements and their required finish, color and consistency with correlating components of the structure.
- b. Exterior wall finishes may be stucco, stone, tabby natural shell, brick, wood siding, or manufactured siding. Manufactured siding shall be limited to types that simulate wood such as Hardi-Plank. **Dominant front elevation materials on the front of the home shall generally wrap around all four sides of the home consistent with the architectural character.** The use of aluminum, or vinyl siding is prohibited. However, fascias and soffits may be painted metal or vinyl in a color that complements the home's exterior.

- c. All exterior finishes and all exterior color alterations must be reviewed and approved by ARB prior to installation.
- d. External structure colors and their ornamentation shall be relevant to the style and/or the region. The use of vibrant, highly contrasting colors shall be avoided. Color samples for new construction or alterations shall be approved by the ARB. The ARB reserves the right to require the owner to provide a sample board on-site.
- e. The palette selected must blend and harmonize with surrounding structures. Colors in the range of pink, purple and black will not be approved on the exterior of a residence. At a minimum a two color scheme must be used for the body and trim. Colors on the main body of house (excluding trim, shutters and doors) should not exceed two colors. Certain architectural styles may be approved for more than two colors if they are consistent with the architectural style of the home.
- f. **All horizontal bands and stone or brick accents on the front of the home are required to wrap around the corners and extend to an architecturally logical termination point on the side of the home.** In cases where no logical termination point exists, the accent material must wrap the corner and extend for a minimum of two (2) feet. The ARB may require further extension of stone or brick accents on corner lots.
- g. Design consistency for all exterior elevations is encouraged so that “stage set” front elevations do not occur. “Stage set” architecture is characterized by an appropriately articulated front elevation in the absence of similar articulation for the remaining elevations.

6.4.9 **Roof Penetrations/Stacks/Caps/Vents**

- a. All roof penetrations, vents and vent stacks must be painted to match roof color or color of adjacent field on walls. White roof penetration is prohibited.
- b. Metal chimney caps must be painted a color to minimize the appearance of smoke staining.

6.4.10 **Chimneys**

- a. All chimneys must be consistent with the style and proportion of the house and must extend vertically to a height prescribed by the building code to function properly.
- b. Acceptable chimney caps include the following.
 - Terra cotta
 - Brick
 - Precast concrete or stone
 - Others as specifically approved by the ARB
 - Sheet metal chimney caps are not acceptable.

6.4.11 **Solar Heaters/Skylights**

- a. Solar panels, including those used to heat domestic water as well as those that provide photovoltaic energy, must be submitted to ARB for review and approval.

- b. The orientation to adjacent homes, common areas and lakes will be taken into account when approving locations of solar panels and skylights. Solar panels are not allowed on the front elevation of the house.
- c. Solar panels must blend with the color of the roof as much as practical.
- d. Piping to solar water heating panels, if installed during the initial construction, must be concealed to the extent possible within the walls and attic of the house.
- e. Piping to solar water heating panels, if installed following the initial construction, that are fixed to the side walls must be painted the color of the body of the house.

6.4.12 Exterior Windows

- a. All windows on the front of homes must incorporate a mullion pattern consistent with the architectural style of the home. Additionally, all windows on the street facing side of homes on corner lots must also incorporate a mullion pattern.
- b. The location and size of windows on the front elevation of homes should be given careful consideration to achieve appropriate proportion for the architectural style of the home. The ARB or Developer will review the location and size of such windows.

6.4.13 Exterior Trim

- a. Raised exterior trim is required around windows and doors on all four sides of the home, unless the architectural style conflicts with such trim and openings are appropriately designed to meet the architectural style.
- b. Frieze board at the roof line and exterior wall intersection and a minimum of 4" in width is required on all four sides of the home, unless the architectural style conflicts with such trim and openings are appropriately designed to meet the architectural style (i.e. rafter tail soffit for Spanish Colonial style home).
- c. All exterior trim elements including but not limited to window and door trim, horizontal bands, and frieze board **shall project a minimum of 1" from the plane of the home façade.**
- d. Brick, stone and coquina water table elements are encouraged on the front elevation of homes provided such are consistent with the architectural style of the home.

SECTION 7 SITE DESIGN ELEMENTS

7.1 Driveways-Conventional Lots (Exhibits 6.3.1, A-D)

- a. Unless otherwise predetermined by the Master Developer, the Owner/Builder is responsible for coordinating their driveway locations with the street lights, curb drains, utility cabinets, street signage and common area irrigation subject to the requirements of this document.

- b. The Owner/Builder is required to use the driveway location and curb cut as their primary site access during construction.
- c. Driveways can be no wider than sixteen (16) feet at the right of way line for a two (2) car garage or no wider than eighteen (18) feet at the right of way line for three (3) car front facing garage, unless specific site plan review approval is obtained based on “hardship” or other unique site issues from the ARB.
- d. At the intersection between sidewalks and driveways, the driveway material shall take precedence over the sidewalk material (See Exhibit 7.5). Sections of sidewalks through driveways must meet all applicable regulations including ADA standards for maximum cross-slope. Neighborhood sidewalks along single family lots are the responsibility of the Owner/Builder.
- e. All driveways are to be constructed of either concrete or concrete/brick unit pavers. Driveways on 83’ and 93’ lots and lots 284 -307 must be constructed of concrete/brick unit pavers only. Asphalt driveways are prohibited. In no case shall the driveway apron differ in material from the primary driveway. In the event custom materials (i.e. pavers, colored and stamped concrete) and patterns are to be used on the driveway, a design plan and pictorial samples must be submitted to the ARB for approval.
- f. The driveway and motor court alignment together with the arrival sidewalk linking them to the front door, must be coordinated so that it architecturally relates to column spacing, porch width, entranceway width or arched openings.
- g. The parking pad must provide a minimum of two (2) feet separation between the adjacent building and the pavement.
- h. All driveways shall comply with St. Johns County regulations. Driveways and motor courts can be no closer than five (5) feet from the side property line.
- i. Circular Driveway Loops
 - Circular driveway loops are those with two curb cuts for a single home. They are acceptable for both front entry lots with a width of ninety-three (93’) feet or greater at the right-of-way and for conventional corner lots of all widths.
 - The distance between the centerline of curb cuts on front entry lots must not be less than fifty (50) feet.
 - Due to the nature of this type of driveway, careful consideration of utilities, existing trees, and other site features is critical and must be illustrated on the submittal to the ARB.
 - Please refer to the St. Johns County Land Development Code as stricter requirements may apply for circular loop driveways.
- j. There are two types of acceptable driveway paving:
 - Ribbon Driveways - Driveways which consist of pavement that is symmetrically divided by a linear contrasting surface (ribbon infill) into two linear driving surfaces.
 - Continuous Pavement Driveways - is the most conventional driveway typology comprised of an uninterrupted driving\parking surface.
- k. There are three types of driveway configurations for conventional lots:

- Front access lot with front entry garage - The vehicular approach is from the street which faces the front door and the garage access of the home.
- Front access with side entry garage - The vehicular approach is from the street which faces the front door and the garage access is perpendicular to the vehicular approach.
- Corner access lot with side entry garage - both the vehicular approach and the garage access is perpendicular to the street facing the front door of the home.

7.2 Driveways and Parking-for Traditional Type 1 Lots (Exhibit 6.3.1 E)

- Unless otherwise predetermined by the Developer, the Owner/Builder is responsible for coordinating their driveway locations with the street lights, curb drains, utility cabinets, street signage and common area irrigation subject to the requirements of this document.

All structures including garages shall be set back a minimum of three (3) feet from the twenty (20) foot alley easement. Each lot shall provide parking for a minimum of two (2) spaces in addition to the two spaces in the garage.

Designated parking spaces shall be a minimum depth of 20 feet from the edge of the alley pavement. It is recommended that garages that are perpendicular to the alley be a minimum of twenty (20) feet from the edge of the alley pavement to allow for two (2) parked cars in the driveway, otherwise the two (2) required parking spaces will need to be provided elsewhere on the lot.

Developer may waive this requirement if the home builder demonstrates that the lot conditions will not reasonably allow for the two (2) additional spaces.

- Driveways and parking spaces shall be a minimum 18 feet width to accommodate two parked vehicles.
- All driveways are to be constructed of either concrete or concrete/brick unit pavers. Asphalt driveways are prohibited. Samples and pictorial examples of the patterns and pavers to be used on the driveway must be submitted to the ARB for approval.

7.3 Driveways for Traditional Type 2 Lots (Exhibit 6.3.1 F)

- Garages for Traditional Type 2 lots shall be located in the rear yard of the lots as an attached side or rear entry garage or detached garage with driveway access along the side of the lot.

Garages may also be attached and accessed from the front if setback a minimum of twenty (20) feet from the front face of the home. Garages with setbacks shorter than twenty (20) feet from home may be approved by the ARB or developer in certain circumstances.

7.4 Motor Courts (Exhibit 6.3.1 B)

- Site walls / piers / fencing may be used in the front yard for the creation of a Motor Court. Every effort must be made to keep such walls within the buildable footprint established by the property setbacks. However, the front wall of a motor court may encroach into the front yard setback by no more than 5 feet. No encroachment into utility easements or the side yard setback is allowable.

- b. Motor court walls, when constructed using solid, opaque material, shall be no greater than 4 feet 4 inches in height. Piers within this wall may be no greater than 5 feet 4 inches which measured to the top of the pier cap. Light fixtures mounted to the top of this cap are acceptable subject to ARB approval.
- c. Solid motor court walls must have integral piers built into the wall at a spacing of no greater than twelve (12) feet on center. Piers must be placed at all corners.
- d. Motor courts consisting of ornamental fencing between masonry piers (at spacing indicated above) are acceptable. The fencing must be black ornamental aluminum or wrought iron, consistent with the style of the house, and no more than five (5) feet in height. Fencing must be buffered by landscape material on street face of fence.

7.5 Sidewalks and other Pedestrian Paving (Exhibit 7.5)

- a. Neighborhood sidewalks are required along all single family lots including both front and side yards. The installation of the sidewalks is the responsibility of the Owner/Builder. All neighborhood sidewalks shall be four (4) feet wide. Sidewalk locations vary per street type; refer to the Exhibit 5.4 for correct sidewalk locations. At the intersection between sidewalks and driveways, the driveway material shall take precedence over the sidewalk material and shall interrupt the sidewalk. Expansion joints shall be provided on each side of the driveway and tooled control joints at intervals no greater than 5 feet on center otherwise. The routing and alignment of the neighborhood sidewalks shall be approved by the ARB and shall comply with the approved St. Johns County engineering plans.
- b. Concrete sidewalks are to receive a light broom finish perpendicular to the path of travel.
- c. All horizontal site paving that would encroach into the property setbacks (such as patios, lanais, etc.) requires approval by the ARB.
- d. Arrival areas, prominent walkways, courtyards and breezeways are encouraged to consist of paving with stronger emphasis including brick, stone, colored concrete, tile pavers, stamped or patterned concrete and exposed aggregate paving.

7.6 Site Walls & Terraces

- a. All site walls used for courtyards, terraces, planters, kitchen gardens, and other features shall be constructed with materials consistent with the body of the house.
- b. All such walls are encouraged to be built without encroaching into the property setbacks. Exceptions are subject to approval by the ARB. No exceptions will be allowed within a designated buffer zone (such as around ponds) or within easements. In no case shall any site wall be built within three (3) feet of a property line.
- c. All walls require the approval of the ARB.

7.7 Fences (Exhibit 7.7B)

- a. All fences require application and approval by the ARB.

- b. There are 4 different fence types at Markland (See Exhibit 7.7A and 7.7B):

Type 1 - a four and one half (4.5) foot high black ornamental aluminum fence

Type 2 - a six (6) ft high tan vinyl privacy fence.

Type 3 - a six (6) ft high white vinyl privacy fence with open pickets on top portion.

Type 4 - a three (3) foot high white wide picket front yard fence

The permitted locations for these fence types vary at Markland and fencing is required in particular locations. See description below and Exhibit 7.7A and Exhibit 7.7B for fencing key map and fence specifications.

- **All Lakefront and Conventional Corner Lots** - Type 1 is permitted only.
 - **South West Corner Perimeter Lots 32-43** -Type 2 is required in rear yard and Type 1 and 2 are permitted on side yards. Side yard fencing depths are limited to twenty (20) feet from back corner of home along side elevation.
 - **Francis Road Perimeter Lots 14-31**- Type 1 or 2 is permitted on side and rear yards. Side yard fencing depths are limited to twenty (20) feet from back corner of home along side elevation.
 - **Traditional Type 1 Lots (61-78, 97-106)** – Type 3 (rear and side yards), Type 4 (front yard) are permitted.
 - **Traditional Type 1 Lots 61-69 Adjacent to the Clubhouse Area**- Type 3 fence is required between end of driveway and rear of home as shown in Exhibit 8.8.
 - **Back to Back Lots** –
 - Phase 1: Type 2 permitted in rear of lot with exception of Lots 47-48.
 - Phase 2: Type 1 or 2 permitted on back to back lots. Type 1 permitted only on back to side lots.
 - Corner lots: Type 1 only for street facing side
 - **Lots Adjacent to Parks** – Type 1 or 2 permitted with the exception of lots 246 – 251 where only Type 1 is permitted.
- c. Chain link fences are prohibited except at dog park.
- d. Pool fencing and gates shall conform to all applicable building codes.
- e. Fence top must be installed with a horizontally level top rail and shall not slope with grade. Post tops can stagger to correlate with sloping gradients. Fence must be stepped down along the slope. Any incorrect installation must be corrected prior to the reimbursement of any performance deposit.
- f. Fences constructed alongside yards must not encroach into the neighboring property. To minimize visibility of fencing from the street, side yard fencing depths are limited to twenty (20) feet from back corner of home alongside elevations. See Exhibit 7.7C.

- g. Fences adjoining houses must interface structures at 90° angles. Fences should be constructed to terminate at the sidewalls of the home.
- h. **All fences must be complemented with additional plantings to screen sections from street views and to soften sections from lake views and neighbors as determined by the Developer or ARB.**
- i. In some instances, it may be required that one or all of the property lines be staked by a registered surveyor as part of the application review and approval process. In these instances, the stakes must remain in the ground until after the final inspection.
- j. When the fence has been installed, the Owner/Builder must make notice that it is ready for inspection. An inspection will be made within seven (7) days of the notification of installation of the fence. All applicable property corners, easements, etc. must be staked by a surveyor (or have the property pins uncovered and clearly marked) for the inspection. If all the requirements of the approval have been met as documented in the review letter, the performance deposit will be approved for refund.

7.8 Flags

- a. One flag may be affixed to each residential home and shall be mounted to the residence with a flag no greater than 26" x 48".

7.9 Fountains & Garden Ornaments

Individual personalities and preferences can be distinguished through the placement of garden ornamentation and fountain basins. Prior to purchase of these items, homeowners must make application and seek approval by the ARB.

- a. Garden ornamentation includes such things as: fountains and fountain basins, statuary, globes, planter pots, trellis and arbor structures, rockwork, sundials, sculpture, windmills and wind sculptures, pedestals, benches, swings, bird-feeders and houses and other similar elements.
- b. All ornamentation elements over three (3) feet tall and visible from a street require application and approval by the ARB.
- c. Fountains must be no taller than five (5) feet in overall height. Additional plantings must be incorporated around the base of fountains.

7.10 Gazebos and Garden Structures

Gazebos and other open-air garden structures must be reviewed and approved by the ARB. Applicant shall include style, color, material, scale, size, location, reference to building setbacks and landscape in request. Placement and views toward and away from the structure shall be considered during review.

7.11 Mechanical and Electrical Equipment

7.11.1 Subject Equipment

- a. All equipment including HVAC units, pool and spa systems, generators, water softener devices, solar water heater devices, side yard satellite dishes, irrigation controls, and trash containers must be enclosed with an opaque screen and are subject to review by the ARB.

- b. All wall mounted equipment boxes, electrical boxes, conduits, chases and other associated elements must be painted the color of the body of the house.
- c. All wood screen walls must be painted to match the trim or body of the house.
- d. When the HVAC screen exceeds 48" height, a tree or large plant of at least six (6) feet must be installed on the two sides that do not require access.
- e. The HVAC equipment must be screened from common areas and adjacent yards.

7.11.2 Screening Guidelines

- a. The screen must be a minimum four (4) feet in height and be buffered by landscape. See landscape requirements.
- b. The screen may be masonry walls or an enclosure constructed of materials / configurations consistent with the style of the home
- c. The enclosure must enclose the equipment including all pipes from all orientations visible to common areas and adjacent homes. Careful placement shall be considered to preclude views from all orientations visible to common areas and adjacent homes.
- d. In cases where the equipment is located in rear yards, the enclosure should be designed to preclude views from side adjacencies.
- e. The screen wall is permitted to encroach into a setback but may encroach no more than three (3) feet.
- f. Landscaping may be used as a screen in lieu of a masonry wall provided that seven (7) gallon shrubs are used with a minimum height of 36 inches at installation. Landscaping should provide an opaque screen.

7.11.3 Generators

- a. Whole-house, storm-recovery or back-up generators must be installed on a poured in place slab or modular pavers. Generators shall be screened with a four (4) foot opaque screen wall in a color and material to match the body of the house or with landscaping sufficient to fully screen the equipment upon installation.
- b. Request for installation of a generator must be submitted for review and approval by the ARB.
- c. The automatic monthly maintenance cycle must be set to function during the hours between 9:00 am and 5:00 pm, Monday through Friday.

7.11.4 Natural Gas

- a. Each home constructed on each of the Lots shall be plumbed with natural gas connections suitable for connections with the central natural gas distribution system and lines that are located or to be located within Markland. Each such home shall be initially constructed with an energy efficient natural gas range and water heater, and at a minimum, the necessary piping to permit the installation of an energy efficient natural gas clothes dryer.

7.12 Trash/Garbage

- a. All lots shall screen trash containers per the regulations for mechanical equipment and submit locations for ARB approval.

7.13 Play Equipment & Sports Equipment

7.13.1 General Guidelines

- a. Play or sports equipment requires an application and must be reviewed and approved by the ARB. Approvals for permanently installed play equipment are based on lot orientation, size of structure, visibility to the golf course, lakes, neighboring homes, common areas and proposed screening.
- b. Play equipment shall be located in the rear yard and, preferably near the center of the yard. Landscaping or fencing as permitted elsewhere shall be provided to reasonably screen play equipment from the street and neighbors and rear of property except on lots facing natural areas, conservations lands or similar conditions.
- c. Large, inflatable structures are prohibited from permanent installation.

7.13.2 Play Equipment

- a. Play equipment shall be natural wood or painted natural tones of brown, grey and/or green. Plastic play equipment attachments and vinyl roofing products shall be natural colors compatible with the equipment's wood structure.
- b. Play equipment height shall be limited to eleven (11) feet above grade.
- c. Trampolines are restricted and must obtain approval by the ARB. Approval, on a case by case basis, must be obtained. Approvals are based on lot orientation, size of structure, lakes, neighboring homes, common areas, screening etc.

7.13.3 Sports Equipment

- a. Poles supporting basketball backboards must be painted black.
- b. Pole mounted basketball backboards may occur in front, side, or rear yards. All backboards must be either painted white or made out of a clear material.
- c. Basketball backboard support poles installed in concrete are acceptable.
- d. Basketball backboards cannot be attached to the building walls or trees. At the discretion of the Developer or ARB, a backboard may be permitted above the garage door on side entry garages on lots other than corner lots.
- e. Field sports goals, nets, and bounce-backs may be located in side or rear yards. Landscape screening may be required in these cases. Great care is to be taken in the placement of said equipment to minimize risk of damage or injury from errant sports balls. The Owner of the property will be liable for any damage or injury resulting from use of sports equipment.

- f. Batting cages and similar “netted” and enclosed training apparatus are not allowed in locations readily visible from lakes, common areas and adjacent neighbors; however, in rear yards which are buffered and screened from all common area and adjacent lot views, consideration for their use can be reviewed by the ARB.
- g. Putting surfaces and pitch/chip mats are permissible and are regulated in the same manner as batting cages and other similar training apparatus. See item above.
- h. Badminton, volleyball, bocce, lawn bowling, horseshoes and other courts, if intended as permanent, must be reviewed and approved by the ARB.

7.14 Satellite Dishes

- a. Satellite dishes must be roof or wall mounted and must not exceed three (3) feet in diameter based on the standards set forth in the Federal Communications Commission Over-the-Air-Reception Devices (OTARD).
- b. Wall mounted dishes must either be installed within the confines of the screen wall that houses the HVAC/Pool Equipment, or screened with evergreen shrubs.
- c. Dishes must be dark gray, dark brown or black and must be mounted with as little visibility as possible from streets, common areas or golf course.
- d. Ground-mounted satellite dishes mounted on a pole are prohibited.
- e. Application to the ARB for satellite dishes is not required; however, the above requirements must be adhered to, and will be enforced.
- f. Satellite dishes that are no longer in use or in disrepair must be removed.

7.15 Prohibited Sign Formats

- a. Temporary plastic (metal foot spike supported) builder, contractor, trade, and supplier signs which are used for advertising and promotional purposes.
- b. Signs which are moveable or activated by wind, including flag and banner signs, whether they are pole or building mounted except for placement of community signage in common areas by Developer, CDD, or the Association.
- c. Flashing, oscillating or moving signs
- d. Inflatable signs
- e. Signs with neon light fixtures
- f. Advertising or political and promotional signs displayed openly on streets or driveways.

7.15.1 Real Estate Marketing and For Sale Signs (Exhibit 7.15.1)

- a. Real estate signs, including “For Sale,” “For Rent,” “Open House,” etc., are acceptable but must match a predetermined design standard. Please contact the ARB for the latest criteria and design of real estate signs.

- b. Single day event signs such as temporary Open House signage are permitted as long as the sign is located on the property for sale and only installed for the duration of the event on the individual day of the event. Two additional temporary event signs may be placed on Common Property no earlier than 9:00 am on the day of the event and must be removed by 6:00 pm on the day of the event.
- c. Temporary “directional” signage using small, metal foot spike type signs and markers is subject to review and approval by the ARB prior to installation. Approval will be based on type, quantity, location and duration of installation.
- d. Any and all temporary “Open House” and directional signage which remains in place beyond the timeframe of, or day of, the event, may be removed by the ARB. The Association reserves the right to levy fines for failure to remove event signage.

7.16 Lighting

- a. All site, sign and landscape lighting must be submitted for approval by the ARB and should comply with “Dark Sky” best management practices.
- b. High pressure sodium light fixtures are prohibited.
- c. Lighting source must be white and avoid “false rendering” of architectural elements.
- d. Multi colored lighting is prohibited except for temporary holiday/seasonal events.
- e. Lighting must be limited to the site and not cause glare or visual disturbance to adjacent properties.

7.17 Swimming Pools (See also Swimming Pools/Screen Enclosures/Spa/Deck Setbacks)

7.17.1 General Guidelines

- a. Baby barrier fences are not approved as perimeter fencing for pools, only as an additional safety feature. All baby barrier fences must be black and must be depicted on the pool plan.
- b. All pool equipment must be in accordance with Section 7.11.
- c. Draining of water from the pool, during construction, which is directed to a lake or curb drain must be clean filtered water only. Any staining or rust discoloration on curbs, gutters, sidewalks or streets that is the result of such draining during construction, must be fully cleaned and removed by the pool contractor.
- d. Above ground swimming pools are prohibited.
- e. Above ground spa/hydro-therapy/hot tubs are only permitted under a roofed patio or within screen enclosures attached to the home.
- f. Pools are not allowed in front yards.
- g. **A landscape plan must be submitted with pool plans for ARB approval.**

- h. The following requirements shall be depicted on the site plan for a proposed new pool installation and implemented prior to the start of construction:
 - i. The construction equipment access route shall be located on the lot;
 - ii. Silt fence shall be installed along both sides of the access route;
 - iii. Stone shall be installed along the width of the access route from the back of curb to the sidewalk to limit run-off of silt onto street;
 - iv. Proper erosion protection shall be placed on the nearest drainage inlet to prevent siltation of system;
 - v. Any dirt or silt on street shall be removed daily;
 - vi. Upon completion of work, the access route shall be landscaped with new material consistent with original design including placement of sod on all disturbed lawn areas.

7.17.2 Application Processes

- a. Applications for pools must be submitted, in plan and elevation, and must include all applicable fees, if any.
- b. Applications for pool construction must be accompanied with an application for a screen enclosure or perimeter fence.
- c. In some instances, it may be required that a pool be staked by the pool contractor and/or the rear or side property lines be staked by a registered surveyor as part of the application review and approval process by the ARB.
- d. After completion of the pool, the owner must make notice to the ARB that the pool is ready for inspection. An inspection will be made within 7 days of the notification of completion of the pool. If all the requirements of the approval have been met as documented in the review letter, the performance deposit will be approved for refund.
- e. Above ground spas must be approved by the ARB.

SECTION 8 SPECIAL LOT CONDITIONS (Exhibit 3.3)

8.1 CONDITION 1 - Lakefront Lots

These rear yards and home elevations require special design consideration because of their prominent location along the Lakes at Markland and to ensure an aesthetic lake bank edge. Refer to Exhibit 8.1A and Exhibit 8.1B for a planting detail for these special conditions.

a. Tree Plantings

At a minimum, each lot shall contain four (4) trees in the rear yard consisting of one live oak tree and a choice of three (3) accent, flowering, and palm or pine trees from the Recommended Plant Palette. The tree plantings shall be within 20 feet from the lake easement line. The exact location of the trees should be adjusted to reflect any trees planted by the Developer along the lake banks.

b. Shrub Plantings

Condition 1A - Lakefront lots 214-219 across from the Clubhouse: 100% of the lot's lake frontage shall be planted with continuous shrub and groundcover plantings as shown on Exhibit 8.1A.

Condition 1B - Planting requirements for all other lakefront lots shall adhere to Exhibit 8.1B.

The Owner/Builder shall install and maintain the lake bank planting (30% of frontage) to the normal water line as depicted in Exhibit 8.1A and Exhibit 8.1B.

c. Fencing

If fencing is provided, a continuous Type 1 (see section 7.7b) fence shall be constructed one (1) foot from the lake easement line on the lot side. Fence segments for each lot shall be in alignment with the adjacent lot.

d. Architecture

- Enhanced rear home architectural elevation treatments for lake facing portion of the home.
- Screen enclosures are discouraged, however are not prohibited. Any pool screened enclosures must be consistent on all homes and limited to dark charcoal screen with bronze framing.

8.2 CONDITION 2-Conventional Corner Lots

Corner lots with two (2) front yards at prominent locations require the following special considerations.

a. CONDITION 2a-Typical Corner Lots

- In cases of corner lots, the garage access may occur from the side yard lot line if the garage is set back from the adjacent structure a minimum of ten (10) feet.
- Additional landscape treatment is required on all conventional corner lots as depicted on Exhibit 8.2
- **Architectural Treatments.** Homes built on corner lots are required to architecturally address the corner at the road intersection through at least one of the following methods:
 - Corner tower
 - Wrap around corner porch
 - Terrace or porch with open-air overhead structure (pergola or trellis)
 - Other design feature that creates visual interest to the corner of the house facing the intersection
- Addition of architectural elements on the side façade including but not limited to windows, shutters, plantation shutters, gables, dormers, bay windows, horizontal accent bands and variations in siding materials and colors.
- Side yard and rear fencing, if provided, shall be fence Type 1 (see section 7.7b) unless otherwise specified in this document.

- b. **CONDITION 2b-Corner Lots 1 and 220 on both sides of the Entry**
 - Along the entry road right-of-way (north-south property lines of the lots) a continuous hedge row (*Viburnum*, spp.) is required to be planted from the wall at International Golf Parkway to the southern extent of home construction. Additional architectural treatment for these corner lots is required as described in the above Section 8.2 (a), Specialty Architectural Treatment.

8.3 CONDITION 3-Terminal Vista Lots

These lots have direct views from vehicles into the home sites from the roadway and certain parks terminating at the lot.

- a. Two story homes at these locations are strongly preferred.
- b. Avoid views directly toward the garage by switching garages to the other side of the lot; garages should not align directly with the street terminating at the lot.
- c. Adjust front yard planting to provide a landscape focal point from the terminating roadway and to provide screening from vehicular headlights.

Encouraged enhancement options:

Incorporate tower at the end of the vista

- a. Front elevation porches
- b. Other architectural elements on the front façade including but not limited shutters, plantation shutters, gables, dormers, bay windows, horizontal accent bands and variations in siding materials and colors.

8.4 CONDITION 4-Flag Lots

- a. Driveway width shall be no wider than 16 feet set in the middle of the access strip.
- b. In the cases where there are multiple flag lots adjacent to each other, each Owner/Builder shall install a single row of a medium size shrub or ornamental grass along the common side of the driveways. The second Owner/Builder to install shall match the plant type creating two (2) rows of shrub plantings. The Owner/Builder shall install the same planting on the outside of the driveway where it abuts a non-flag lot.

8.5 CONDITION 5-Traditional Type 2 Lots (107-114)

Minimum standards are required to ensure compatibility between the Traditional Type 1 Lots with rear garage access across the street from the Traditional Type 2 Lots with front access driveways and garages.

- a. Refer to Section 5.4 for street tree requirements.

- b. As depicted on Exhibit 6.3.1 F, garages for Traditional Type 2 Lots shall be located in the rear yard of the lots as an attached side or rear entry garage or detached garage. They may also be attached and accessed from the front if setback a minimum of 20' from front of home. Garages with setbacks shorter than twenty (20) feet from home may be approved by the ARB or developer in certain circumstances. Driveway access will occur along the side of the lot.
- c. Refer to Section 5.3 and Exhibit 5.1B for front yard landscape requirements.

8.6 CONDITION 6-Lots Adjacent to Parks

Lots adjacent to the linear parks/pathways and other parks require additional planting considerations to ensure privacy and an attractive and functional park. The Owner/Builder shall follow the general design guidelines:

- a. A continuous Viburnum, spp. hedge row shall be planted along the common side property line with the park from the rear property line to the right-of-way line if a substantial landscape buffer does not already exist along the boundary of the park.
- b. Along the property line and on the park side of the Viburnum hedge, Type 1 or Type 2 fencing may be constructed from the rear property line to within ten (10) feet of the right-of-way line except on lots 246 – 251 where fence Type 1 is permitted only.
- c. The lot planting must extend to and blend with the planting associated with the common areas. Additional evergreen shrub and/or tree planting may be required to supplement park vegetation landscape to create a more complete visual buffer and screen.
- d. The architectural enhancements described for corner lots in Section 8.2 above are also encouraged on those lots that are highly visible from the adjacent pedestrian pathways within the parks.

8.7 CONDITION 7-Traditional Type 1 Corner Lots

Corner lots are at prominent locations with two front yards requiring special considerations.

- Must achieve proper massing; all corner lots shall be a minimum of two story
- Raised Porch along front elevation is required
- **Architectural Treatments.** Homes built on corner lots are required to architecturally address the corner at a road intersection through at least one of the following methods:
 - Corner tower
 - Wrap around corner porch
 - Terrace or porch with open-air overhead structure (pergola or trellis)
 - Other design feature that creates visual interest to the corner of the house facing the intersection

- Addition of architectural elements on the side façade including but not limited to windows, shutters, plantation shutters, gables, dormers, bay windows, horizontal accent bands and variations in siding materials and colors.

Other encouraged enhancement options:

- Corner architectural feature
- Second floor porch
- Side elevation portico\courtyard
- Potential fireplace on side frontage
- Side yard terrace
- Landscape feature wall
- Fence shall be Type 1 only

8.8 CONDITION 8-Traditional Type 1 Lots Adjacent to the Clubhouse Area, Lots 61-69 (Exhibit 8.8)

Due the prominent location adjacent to the community clubhouse and amenity center, these Traditional Type 1 Lots require special design considerations. Refer to Exhibit 8.8 depicting the following design requirements:

- a. Fencing along Rear Yard (All lots)
 - The Owner/Builder shall construct fence Type 3 (see section 7.7b) as depicted on Exhibit 8.8 between the end of driveway and the rear of the home.
- b. Planting
 - The Owner/Builder shall install a continuous hedge row in front of the fence and the area between the rear yard garage and edge of the alley pavement as shown in Exhibit 8.8.
- c. Planting for lot 66 along Community Green
 - The Owner/Builder shall install and maintain a continuous viburnum hedge row along the lot line adjacent to the community green.

LIST OF EXHIBITS

3.1	GENERAL LOT TYPES
3.3	SPECIAL LOT CONDITIONS
5.1A	LOT RIGHT-OF-WAY/FRONT YARD PLANTING -CONVENTIONAL LOTS
5.1B	LOT RIGHT-OF-WAY/FRONT YARD PLANTING –TRADITIONAL LOTS
5.4	STREET TREE & SIDEWALK SECTIONS
5.55A	TREE INCH REQUIREMENTS PER LOT
5.5 D	ROOT BARRIER DETAIL
6.3.1 A-D	DRIVEWAYS & GARAGES
6.3.1 E	DRIVEWAYS & GARAGES -TRADITIONAL TYPE 1 LOTS
6.3.1 F	GARAGES & DRIVEWAYS -TRADITIONAL TYPE 2 LOTS
7.5	DRIVEWAYS & COMMON SIDEWALKS
7.7A-C	LOT FENCING STANDARDS
7.15.1	REAL ESTATE MARKETING SIGNS
8.1A	SPECIAL LOT CONDITION-LAKEFRONT LOTS ACROSS FROM CLUBHOUSE (LOTS 210-215)
8.11B	SPECIAL LOT CONDITION LAKE FRONT LOT
8.2	SPECIAL LOT CONDITION-CORNER LOT LANDSCAPE TEMPLATE
8.8	SPECIAL LOT CONDITION-TRADITIONAL TYPE 1 LOTS ADJACENT TO CLUBHOUSE

Lot Frontage

- L Lake
- B Back to Back
- C Conservation

Perimeter Lots

- I International Golf Parkway
- N North Francis Road
- S Southwest Corner

		NS

Phase 1 Lots

Cottage Traditional Type 1	58' Width	28
Carriage Traditional Type 2 Villa	73' Width	8

Conventional		
Estate Conventional	93' Width	52

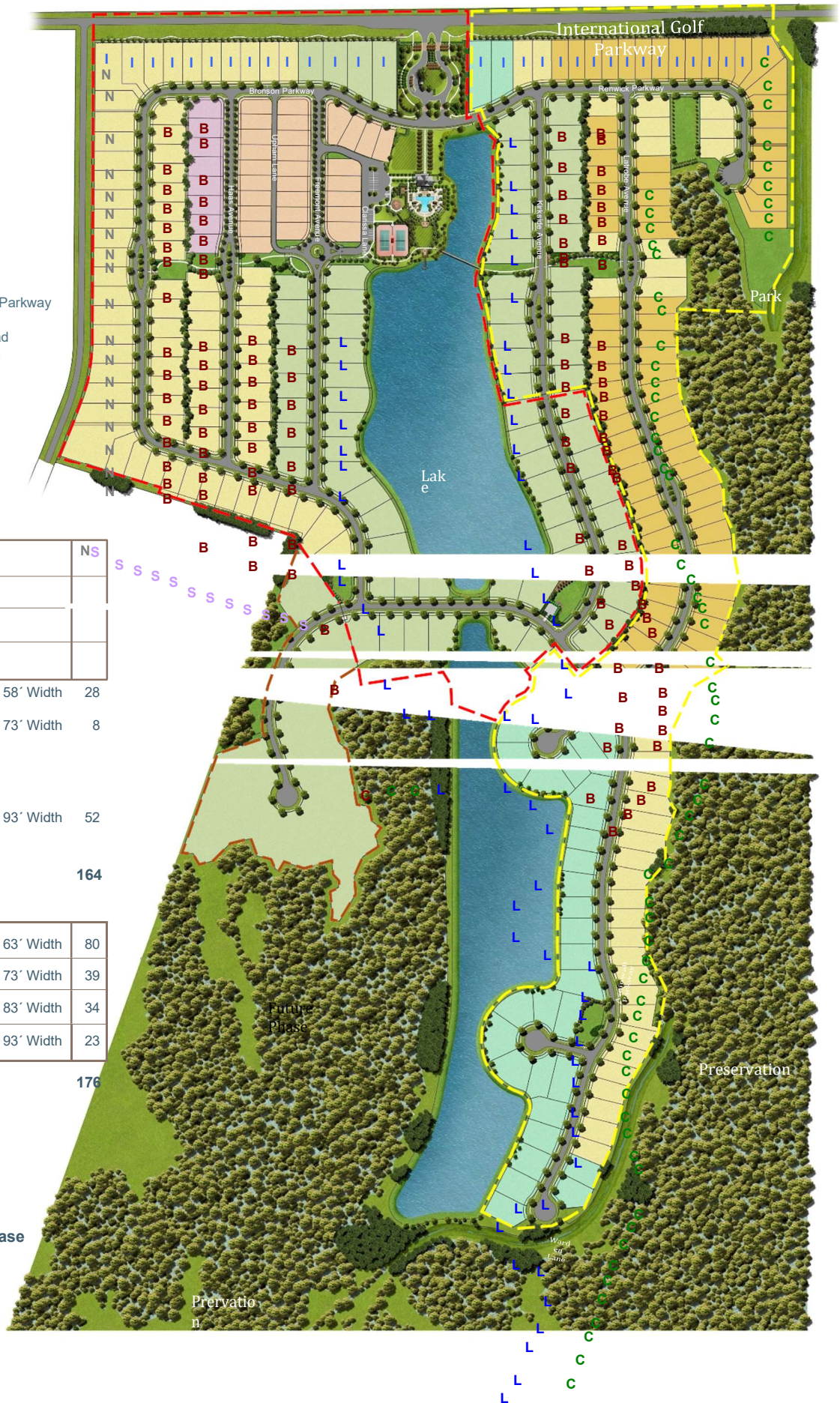
TOTAL 164

Phase 2 Lots

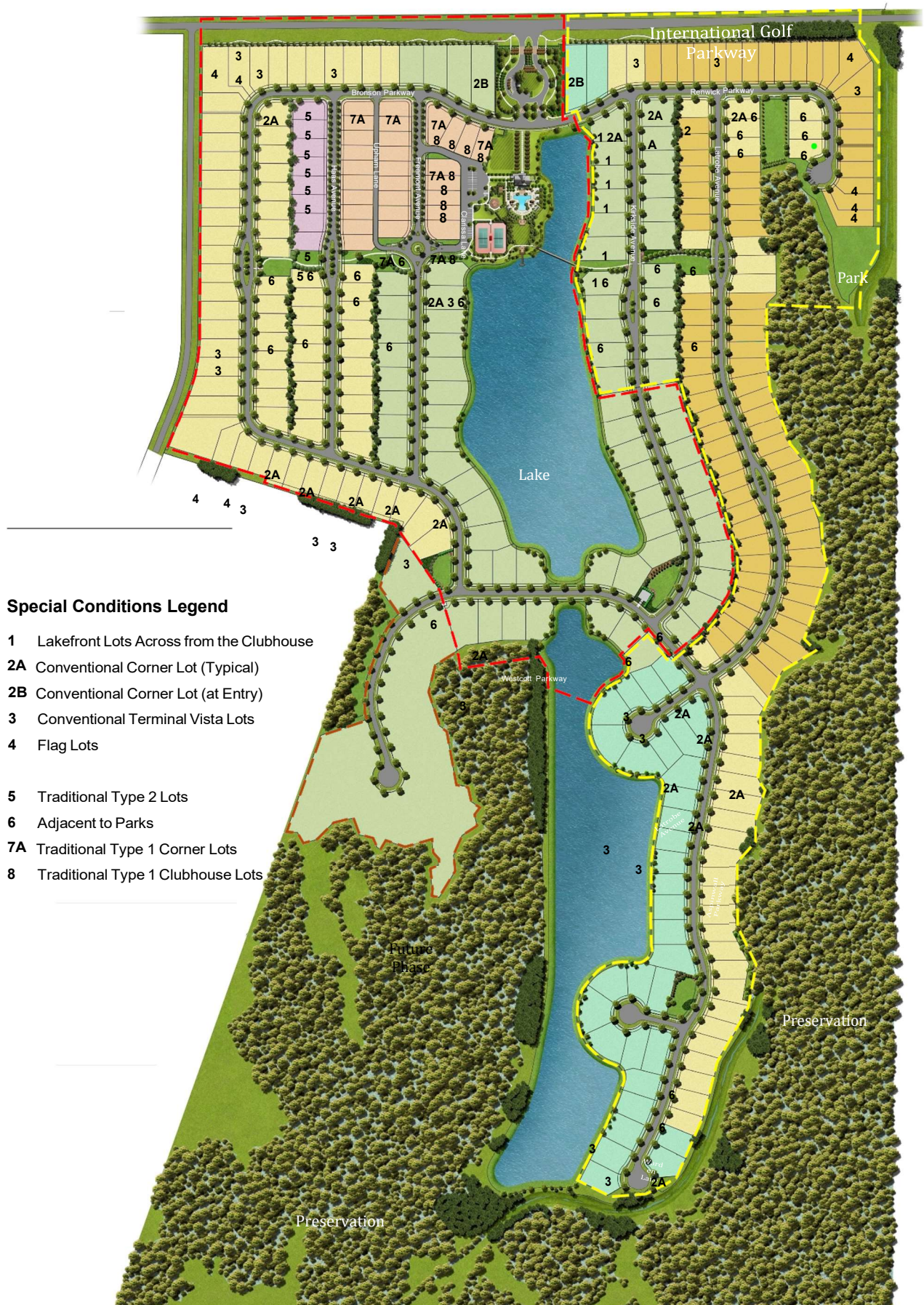
Estate Conventional	63' Width	80
Villa Conventional	73' Width	39
Villa II Conventional	83' Width	34
Estate Conventional	93' Width	23

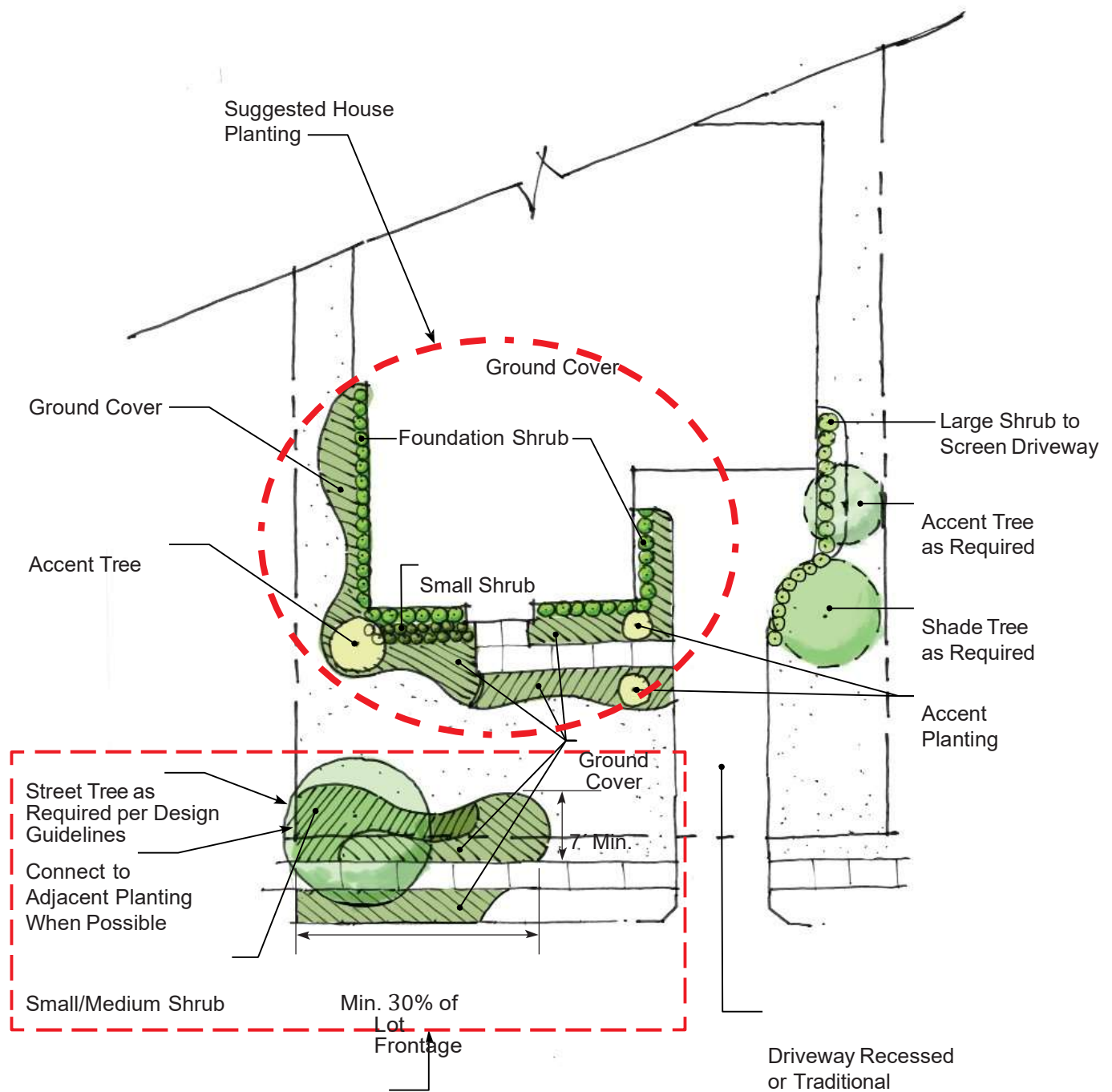
TOTAL 176

- Phase 1
- Phase 2
- Future Phase

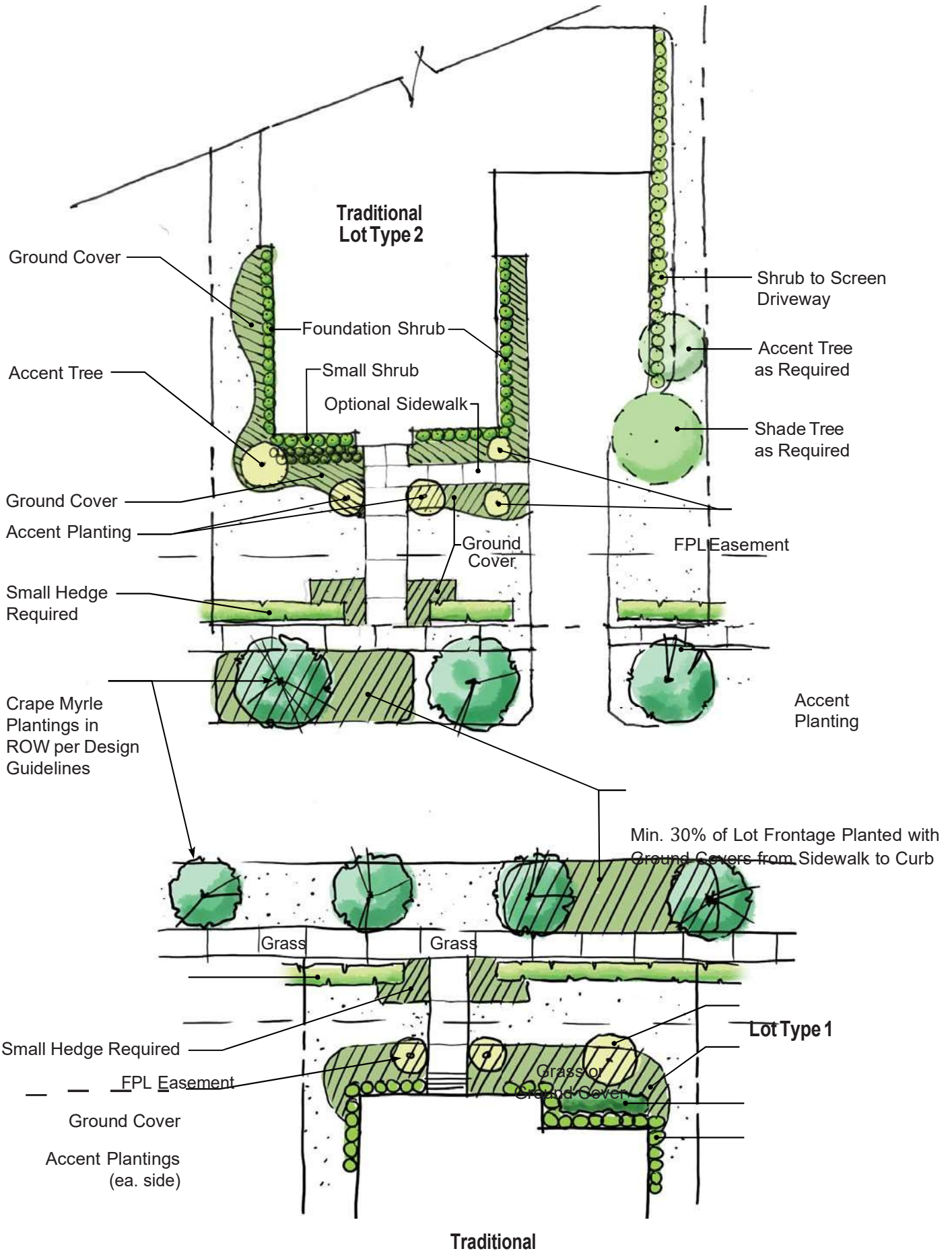


LOT TYPES | **General Lot Types** Exhibit 3.1





Lot ROW Planting Requirements

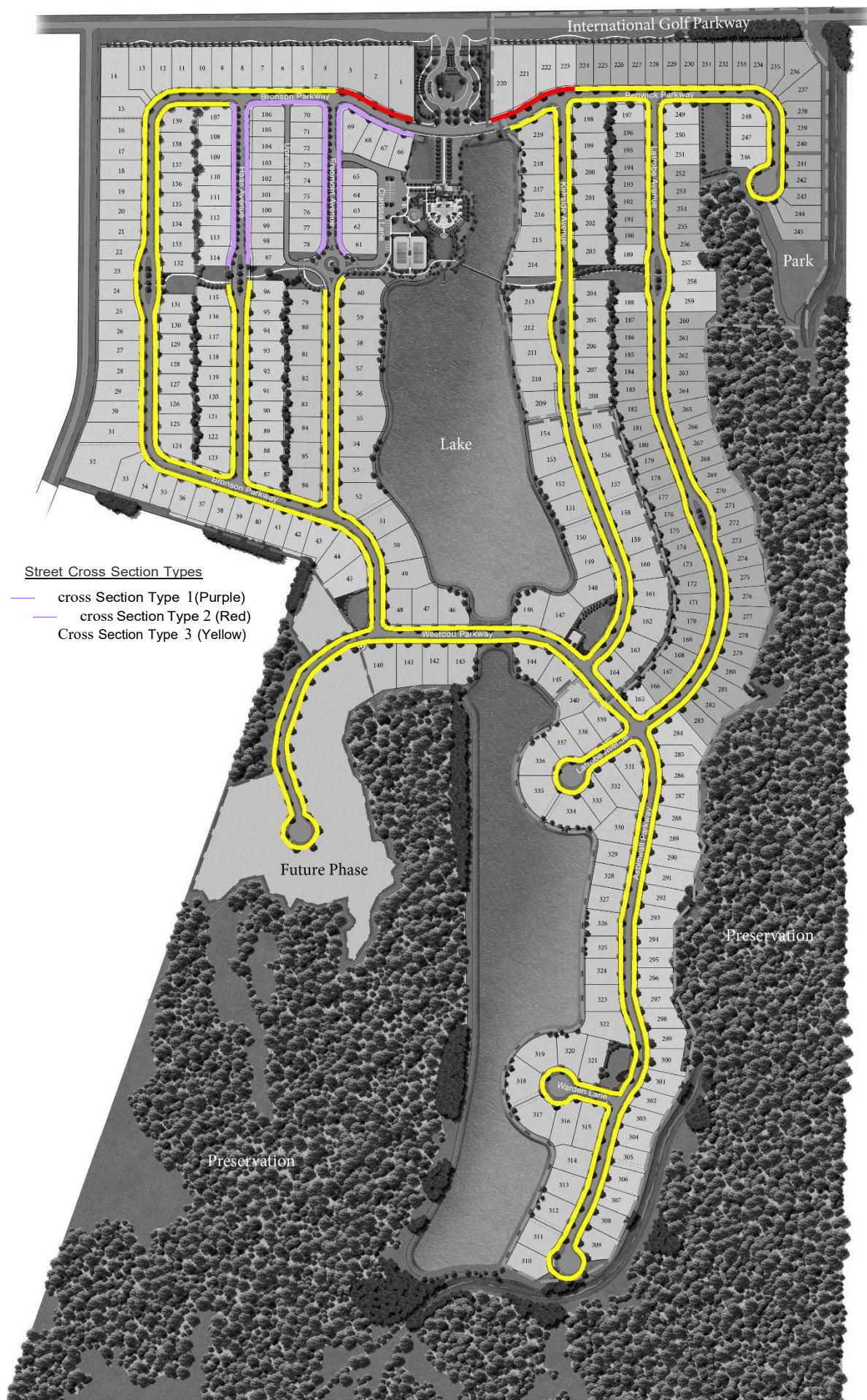


Accent Tree

Ground Cover or other
Small Shrub

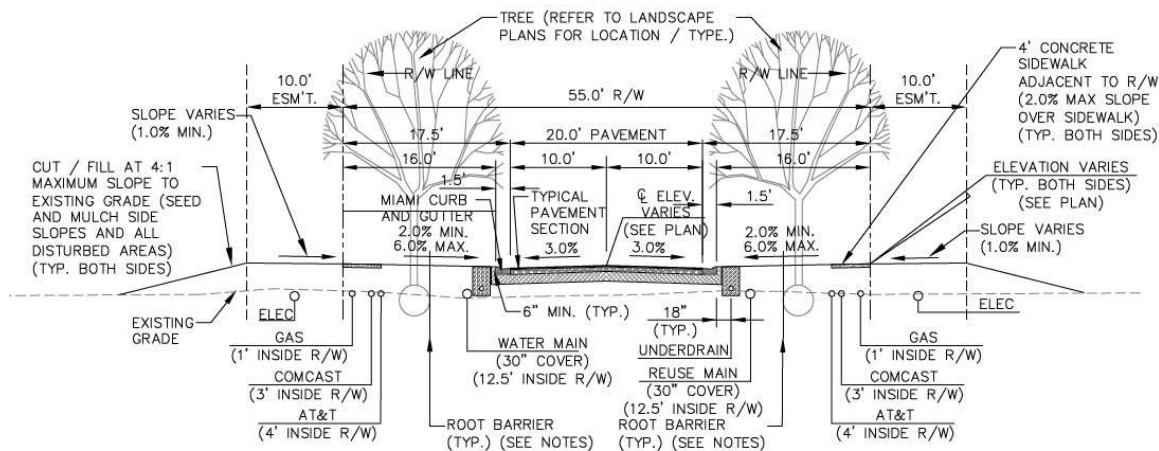
Small Shrub

Foundation
Shrub



LANDSCAPE & SITE DESIGN ELEMENTS STANDARDS | Street Tree and Sidewalk Section - KEY MAP EXHIBIT 5.4

Cross-Section #1 (PURPLE) Corresponds with Key Map on previous pages.



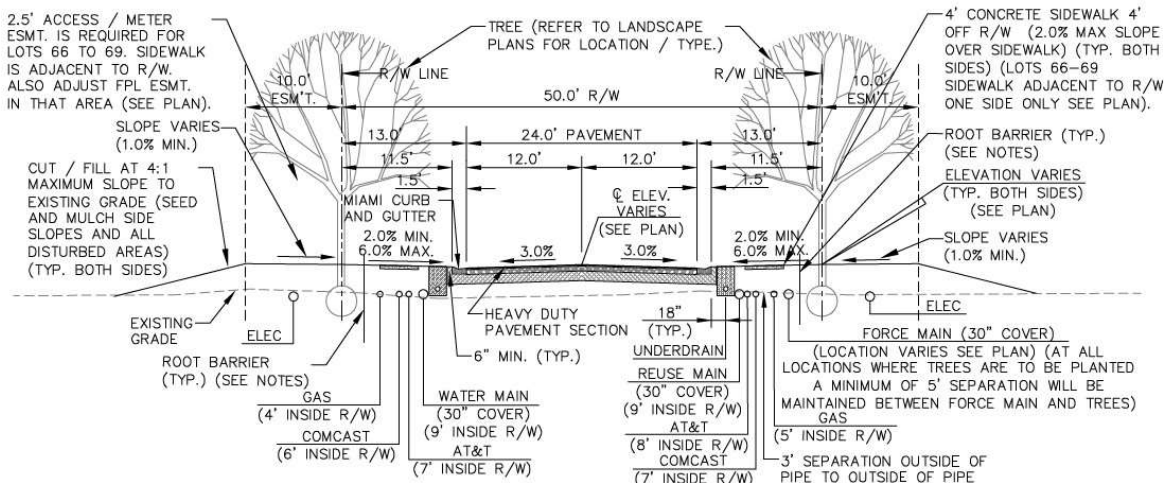
NOTES:

1. CONTRACTOR SHALL GRADE / DRESS ALL R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS LARGER THAN 3/8" DIA.
2. CABLE / PHONE / GAS / ELEC. SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
3. CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS THAT ARE NOT PAVED UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR SHALL PROVIDE 16" SOD STRIP ADJACENT TO CURB AND GUTTER BOTH SIDES OF ROADWAY.
5. WHEN TREES ARE PLANTED CLOSER THAN 7.5' FROM UTILITY MAINS (WATER, REUSE, OR FORCE), A ROOT BARRIERS SHALL BE INSTALLED THAT EXTENDS 36" DEEP BY 8' LONG CENTERED ON TREE TO PROTECT UTILITY MAINS.
6. ROOT BARRIER LOCATION MAY VARY; HOWEVER, A MIN. DISTANCE OF 1' WILL BE MAINTAINED BETWEEN BARRIER AND UTILITIES (REFER TO LANDSCAPE PLAN FOR DETAILS).

**TYPICAL CROSS-SECTION
HAAS AVENUE (STA. 19+00 TO 24+00)
AND FREMONT AVENUE (STA. 20+00 TO 25+00)**

N.T.S.

Cross-Section #2 (RED) Corresponds with Key Map on previous pages.

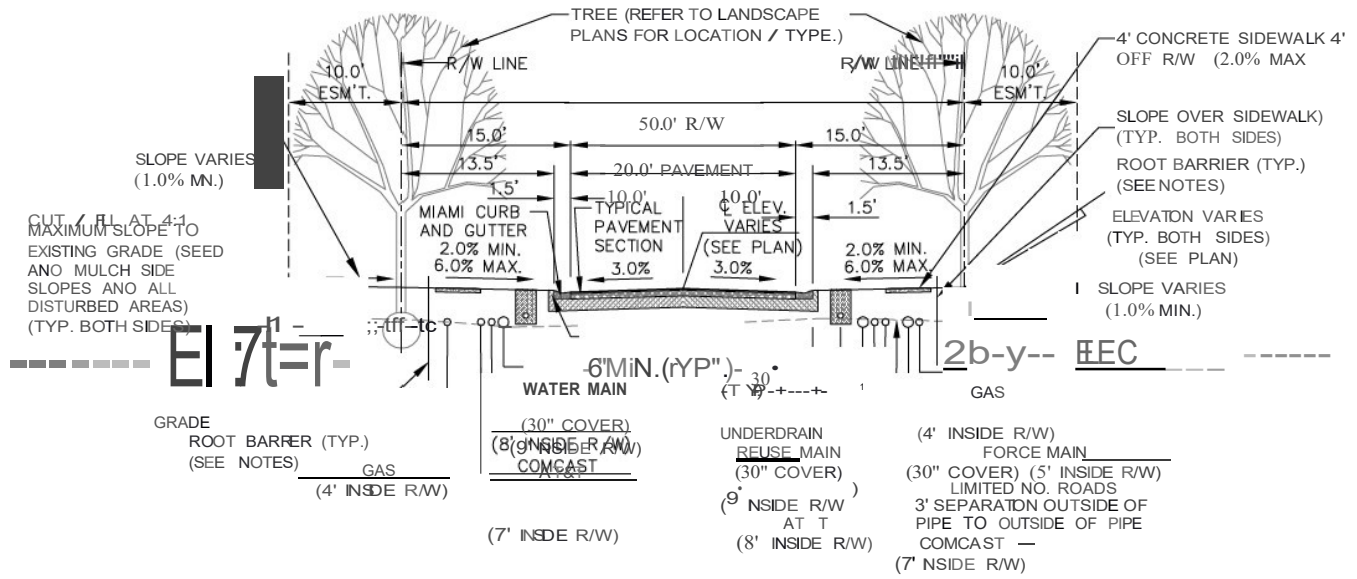


NOTES:

1. CONTRACTOR SHALL GRADE / DRESS ALL R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS LARGER THAN 3/8" DIA.
2. CABLE / PHONE / GAS / ELEC. SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY).
3. CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS THAT ARE NOT PAVED UNLESS OTHERWISE NOTED ON PLANS.
4. CONTRACTOR SHALL PROVIDE 16" SOD STRIP ADJACENT TO CURB AND GUTTER BOTH SIDES OF ROADWAY.
5. WHEN TREES ARE PLANTED CLOSER THAN 7.5' FROM UTILITY MAINS (WATER, REUSE, OR FORCE), A ROOT BARRIERS SHALL BE INSTALLED THAT EXTENDS 36" DEEP BY 8' LONG CENTERED ON TREE TO PROTECT UTILITY MAINS.
6. ROOT BARRIER LOCATION MAY VARY; HOWEVER, A MIN. DISTANCE OF 1' WILL BE MAINTAINED BETWEEN BARRIER AND UTILITIES (REFER TO LANDSCAPE PLAN FOR DETAILS).

**BRONSON PARKWAY / RENWICK PARKWAY (STA. 41+42 TO 49+94)
TYPICAL CROSS-SECTION OF 50' RIGHT-OF-WAY WITH 24' PAVEMENT**

N.T.S.



- NOTES:
1. CONTRACTOR SHALL GRADE / DRESS ALL R/W AREAS TO 0.1± FEET AND REMOVE ALL DEBRIS AND ROOTS LARGER THAN 3/8" DIA
 2. CABLE / PHONE / GAS / ELEC. SHALL BE DESIGNED BY OTHERS (LOCATION SHOWN IS GENERAL GUIDELINE ONLY)
 3. CONTRACTOR SHALL SEED AND MULCH ALL DISTURBED AREAS THAT ARE NOT PAVED UNLESS OTHERWISE NOTED ON PLANS.
 4. CONTRACTOR SHALL PROVIDE 16" SOD STRIP ADJACENT TO CURB AND GUTTER BOTH SIDES OF ROADWAY.
 5. WHEN TREES ARE PLANTED CLOSER THAN 7.5' FROM UTILITY MAINS (WATER, REUSE, OR FORCE), A ROOT BARRIERS SHALL BE INSTALLED THAT EXTENDS 36" DEEP BY 8' LONG CENTERED ON TREE TO PROTECT UTILITY MAINS.
 6. ROOT BARRIER LOCATION MAY VARY; HOWEVER, A MIN. DISTANCE OF 1' WILL BE MAINTAINED BETWEEN BARRIER AND UTILITIES (REFER TO LANDSCAPE PLAN FOR DETAILS).

TYPICAL CROSS-SECTION OF 50' RIGHT-OF-WAY WITH 20' PAVEMENT

N.T.S.

STREET TREE LEGEND		
CODE	BOTANICAL NAME	COMMON NAME
QV	QUERCUS VIRGINIANA	LIVE OAK
SPEC. 4" CAL. 14-16 HT. 6-8 SPD. MIN. 4" CLEAR TRUNK	LI	LAGERSTROEMIA INDICA
SPEC. 4" CAL. 14-16 HT. 6-8 SPD. MIN. 4" CLEAR TRUNK		GRAPE MYRTLE

SHEET 17A LOTS 7-24, 96-115, & 131-139

TREE INCHES TABLE					
LOT NO.	LOT AREA (S.F.)	40% ACRE	STREET TREE INCHES	TOTAL TREE INCHES	STREET TREE QTY. SIZE & TYPE
7	11,680	11	4	15	(1) 4" QV
9	11,680	11	4	15	(2) 4" QV
11	11,680	11	4	15	(1) 4" QV
11	11,701	11	4	15	(1) 4" QV
12	12,455	11	4	15	(1) 4" QV
13	14,176	13	0	13	
14	21,155	19	0	19	
15	12,885	12	4	16	(1) 4" QV
16	12,498	11	4	15	(1) 4" QV
17	11,680	11	8	19	(2) 4" QV
18	11,680	11	4	15	(1) 4" QV
19	11,680	11	4	15	(1) 4" QV
20	11,680	11	4	15	(1) 4" QV
20	11,680	11	4	15	(1) 4" QV
21	11,871	11	4	15	(1) 4" QV
22	10,963	10	4	14	(1) 4" QV
23	9,926	9	4	13	(1) 4" QV
24	9,938	9	4	13	(1) 4" QV
96	9,940	9	4	13	(1) 4" QV
97	7,832	7	12	19	(2) 4" LI
98	7,384	7	8	15	(2) 4" LI
99	7,395	7	12	19	(2) 4" LI
100	7,395	7	8	15	(2) 4" LI
101	7,395	7	8	15	(2) 4" LI
102	7,395	7	12	19	(2) 4" LI
103	7,395	7	8	15	(2) 4" LI
104	7,395	7	8	15	(2) 4" LI
105	7,395	7	8	15	(2) 4" LI
106	7,890	7	12	19	(2) 4" LI
107	10,907	10	20	30	(2) 4" QV + (3) 4" LI
108	10,220	9	12	21	(3) 4" LI
109	10,220	9	12	21	(3) 4" LI
110	10,220	9	12	21	(3) 4" LI
111	10,220	9	12	21	(3) 4" LI
112	10,220	9	12	21	(3) 4" LI
113	10,140	9	12	21	(3) 4" LI
114	9,172	8	8	16	(2) 4" LI
115	9,271	9	4	13	(1) 4" QV
131	9,968	9	4	13	(1) 4" QV
132	9,965	9	4	13	(1) 4" QV
133	10,195	9	4	13	(1) 4" QV
134	10,220	9	4	13	(1) 4" QV
135	10,220	9	4	13	(1) 4" QV
136	10,220	9	8	17	(2) 4" QV
137	10,220	9	4	13	(1) 4" QV
138	10,220	9	4	13	(1) 4" QV
139	13,222	12	12	24	(3) 4" QV

SHEET 17B LOTS 1-6 & 60-79

TREE INCHES TABLE					
LOT NO.	LOT AREA (S.F.)	40% ACRE	STREET TREE INCHES	TOTAL TREE INCHES	STREET TREE QTY. SIZE & TYPE
1	24,238	22	8	30	(2) 4" QV
2	20,276	19	4	23	(1) 4" QV
3	16,084	15	8	23	(2) 4" QV
4	14,894	14	4	18	(1) 4" QV
5	11,680	11	4	15	(1) 4" QV
6	11,680	11	4	15	(1) 4" QV
60	15,321	14	8	22	(2) 4" QV
61	9,841	9	16	25	(4) 4" LI
62	7,975	7	12	19	(2) 4" LI
63	7,975	7	8	16	(2) 4" LI
64	7,975	7	8	15	(2) 4" LI
65	8,801	8	12	20	(3) 4" LI
66	8,763	8	12	20	(3) 4" LI
67	8,776	8	8	16	(2) 4" LI
68	8,848	8	8	16	(2) 4" LI
69	13,211	12	40	52	(10) 4" LI
70	8,553	8	12	20	(3) 4" LI
71	7,295	7	8	15	(2) 4" LI
72	7,295	7	8	15	(2) 4" LI
73	7,395	7	12	19	(2) 4" LI
74	7,395	7	8	15	(2) 4" LI
75	7,395	7	8	15	(2) 4" LI

SHEET 17C LOTS 188-204 & 213-229

TREE INCHES TABLE					
LOT NO.	LOT AREA (S.F.)	40% ACRE	STREET TREE INCHES	TOTAL TREE INCHES	STREET TREE QTY. SIZE & TYPE
188	9,952	9	4	13	(1) 4" QV
189	9,818	9	4	13	(1) 4" QV
190	9,909	9	4	12	(1) 4" QV
191	9,820	9	4	12	(1) 4" QV
192	9,820	9	4	12	(1) 4" QV
193	9,820	9	4	12	(1) 4" QV
194	9,820	9	4	12	(1) 4" QV
195	9,820	9	4	12	(1) 4" QV
196	9,820	9	4	12	(1) 4" QV
197	10,756	10	12	22	(3) 4" QV
198	10,646	14	12	26	(3) 4" QV
199	10,580	12	8	20	(2) 4" QV
200	10,520	12	4	16	(1) 4" QV
201	13,520	12	8	20	(2) 4" QV
202	13,520	12	4	16	(1) 4" QV
203	15,154	14	4	18	(1) 4" QV
204	13,180	12	8	20	(2) 4" QV
213	16,853	15	4	19	(1) 4" QV
214	17,876	16	4	20	(1) 4" QV
215	14,946	13	8	21	(4) 4" QV
216	13,340	12	4	16	(1) 4" QV
217	13,520	12	4	16	(1) 4" QV
218	13,520	12	8	20	(2) 4" QV
219	16,700	17	16	33	(4) 4" QV
220	21,726	20	8	28	(2) 4" QV
221	16,691	17	4	21	(1) 4" QV
222	13,420	12	4	16	(1) 4" QV
223	12,171	11	4	15	(1) 4" QV
224	10,396	10	4	14	(1) 4" QV
225	10,420	10	4	14	(1) 4" QV
226	10,447	10	4	14	(1) 4" QV
227	10,474	10	4	14	(1) 4" QV
228	10,501	10	4	14	(1) 4" QV
229	10,528	10	4	14	(1) 4" QV

SHEET 17D LOTS 230-259

TREE INCHES TABLE					
LOT NO.	LOT AREA (S.F.)	40% ACRE	STREET TREE INCHES	TOTAL TREE INCHES	STREET TREE QTY. SIZE & TYPE
230	10,550	10	4	14	(1) 4" QV
231	10,582	10	4	14	(1) 4" QV
232	10,669	10	4	14	(1) 4" QV
233	10,636	10	4	14	(1) 4" QV
234	10,619	10	4	14	(1) 4" QV
235	10,919	10	8	16	
236	12,244	12	0	12	
237	13,371	12	0	12	
238	9,109	9	4	12	(1) 4" QV
239	8,885	8	4	12	(1) 4" QV
240	8,820	8	4	12	(1) 4" QV
241	8,820	8	4	12	(1) 4" QV
242	8,830	8	4	12	(1) 4" QV
243	8,632	8	0	8	
244	11,272	10	0	10	
245	12,215	11	0	11	
246	10,480	10	4	14	(1) 4" QV
247	10,220	9	4	13	(1) 4" QV
248	11,885	11	16	27	(4) 4" QV
249	11,986	11	12	23	(3) 4" QV
250	10,220	9	8	17	(2) 4" QV
251	10,220	9	4	13	(1) 4" QV
252	9,809	9	4	12	(1) 4" QV
253	9,820	9	4	12	(1) 4" QV
254	9,820	9	4	12	(1) 4" QV
255	9,820	9	4	12	(1) 4" QV
256	9,688	9	4	13	(1) 4" QV
257	12,476	11	4	15	(1) 4" QV
258	12,513	11	4	15	(1) 4" QV
259	13,539	12	4	16	(1) 4" QV

SHEET 17E LOTS 25-40, 87-95 & 116-130

TREE INCHES TABLE					
LOT NO.	LOT AREA (S.F.)	40% ACRE	STREET TREE INCHES	TOTAL TREE INCHES	STREET TREE QTY. SIZE & TYPE
25	11,515	10	4	14	(1) 4" QV
26	11,875	11	4	15	(1) 4" QV
27	11,886	11	4	15	(1) 4" QV
28	11,855	11	4	15	(1) 4" QV
29	12,452	11	4	15	(1) 4" QV
30	14,727	14	4	18	(1) 4" QV
31	15,746	14	4	18	(1) 4" QV
32	30,715	28	4	32	(1) 4" QV
33	11,468	11	0	11	
34	10,375	10	4	14	(1) 4" QV
35	9,555	9	4	13	(1) 4" QV
36	10,550	10	4	14	(1) 4" QV
37	10,550	10	8	18	(1) 4" QV
38	10,550	10	4	14	(1) 4" QV
39	10,550	10	4	14	(1) 4" QV
40	10,550	10	4	14	(1) 4" QV
87	13,865	13	12	25	(3) 4" QV
88	10,220	9	4	13	(1) 4" QV
89	10,220	9	4	13	(1) 4" QV
90	10,220	9	4	13	(1) 4" QV
91	10,220	9	8	17	(2) 4" QV
92	10,220	9	4	13	(1) 4" QV
93	10,220	9	4	13	(1) 4" QV
94	10,220	9	4	13	(1) 4" QV
95	10,165	9	4	13	(1) 4" QV
116	10,171	9	8	17	(2) 4" QV
117	10,220	9	4	13	(1) 4" QV
118	10,020	9	4	13	(1) 4" QV
119	10,220	9	4	13	(1) 4" QV
120	10,220	9	4	13	(1) 4" QV
121	10,220	9	4	13	(1) 4" QV
122	10,220	9	4	13	(1) 4" QV
123	12,723	12	16	28	(4) 4" QV
124	12,615	12	12	24	(3) 4" QV
125	10,220	9	4	13	(1) 4" QV
126	10,220	9	4	13	(1) 4" QV
127	10,220	9	4	13	(1) 4" QV
128	10,220	9	4	13	(1) 4" QV
129	10,020	9	8	17	(2) 4" QV
130	10,020	9	4	13	(1) 4" QV

SHEET 17F LOTS 41-45, 49-59 & 80-86

TREE INCHES TABLE					
LOT NO.	LOT AREA (S.F.)	40% ACRE	STREET TREE INCHES	TOTAL TREE INCHES	STREET TREE QTY. SIZE & TYPE
41	10,550	10	4	14	(1) 4" QV
42	10,550	10	4	14	(1) 4" QV
43	14,117	13	8	21	(2) 4" QV
44	17,825	16	8	24	(2) 4" QV
45	16,874	15	8	23	(2) 4" QV
49	17,059	16	8	24	(2) 4" QV
50	17,824	16	4	20	(1) 4" QV
51	15,878	15	8	23	(2) 4" QV
52	20,021	18	8	26	(2) 4" QV
53	13,450	12	8	20	(2) 4" QV
54	14,256	13	4	17	(1) 4" QV
55	17,145	16	8	24	(2) 4" QV
56	16,145	15	4	19	(1) 4" QV
57	15,362	14	8	22	(2) 4" QV
58	16,053	15	4	19	(1) 4" QV
59	16,076	15	4	19	(1) 4" QV
80	13,022	12	4	16	(1) 4" QV
81	15,020	12	8	20	(2) 4" QV
82	13,590	12	4	16	(1) 4" QV
83	13,020	12	8	20	(2) 4" QV
84	13,020	12	4	16	(1) 4" QV
85	13,020	12	8	20	(2) 4" QV
86	16,468	15	16	31	(4) 4" QV

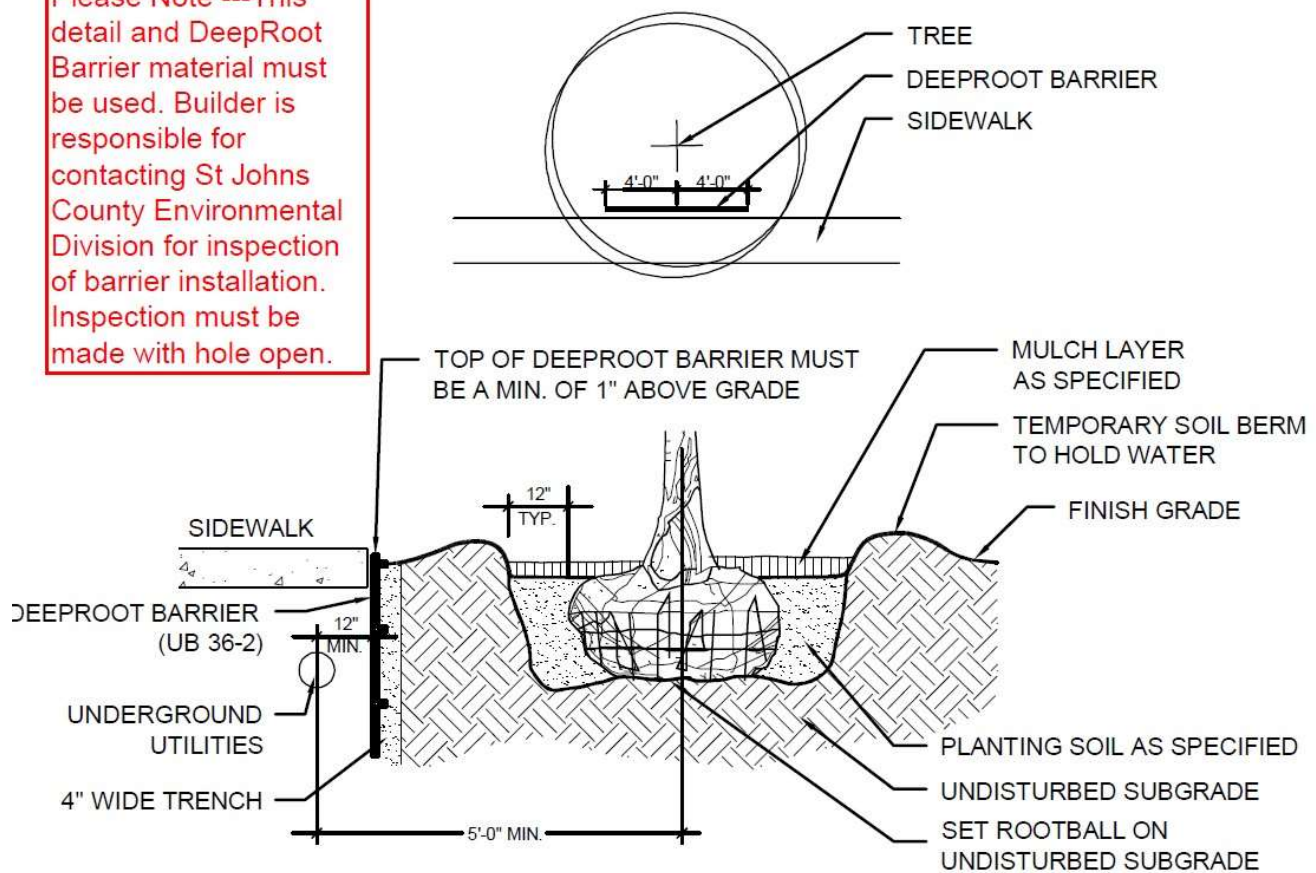
SHEET 17N LOTS 306-313

TREE INCHES TABLE					
LOT NO.	LOT AREA(S.F.)	40% ACRE	STREET TREE INCHES	TOTAL TREE INCHES	STREET TREE QTY. SIZE & TYPE

306	11,540	11	4	15	(1) 4" QV
307	10,695	10	4	14	(1) 4" QV
308	12,394	11	8	19	(2) 4" QV
309	14,168	13	8	21	(2) 4" QV
310	14,097	13	4	17	(1) 4" QV
311	15,588	14	8	22	(2) 4" QV
312	16,166	15	8	23	(2) 4" QV
313	14,782	14	8	22	(2) 4" QV

315	16,753	15	16	31	(4) 4° QV
320	14,609	13	4	17	(1) 4° QV
321	14,958	14	8	22	(9) 4° QV
322	17,555	16	8	24	(2) 4° QV
323	14,027	13	4	17	(1) 4° QV
324	13,300	12	4	16	(1) 4° QV
325	11,620	11	4	15	(1) 4° QV
326	12,751	12	4	16	(1) 4° QV
327	12,100	11	4	15	(1) 4° QV

Please Note ---This detail and DeepRoot Barrier material must be used. Builder is responsible for contacting St Johns County Environmental Division for inspection of barrier installation. Inspection must be made with hole open.



ROOT BARRIER DETAIL (DeepRoot Universal Barrier - www.deeproot.com)

SCALE: NTS

Please refer to the supplemental landscape plans dated March 31, 2016 provided by the Developer to the Builders for the location of the trees that require root barriers. It is the responsibility of the Owner/Builder to refer to the latest approved St. Johns County landscape plans for any updates.

Front Entry Garages

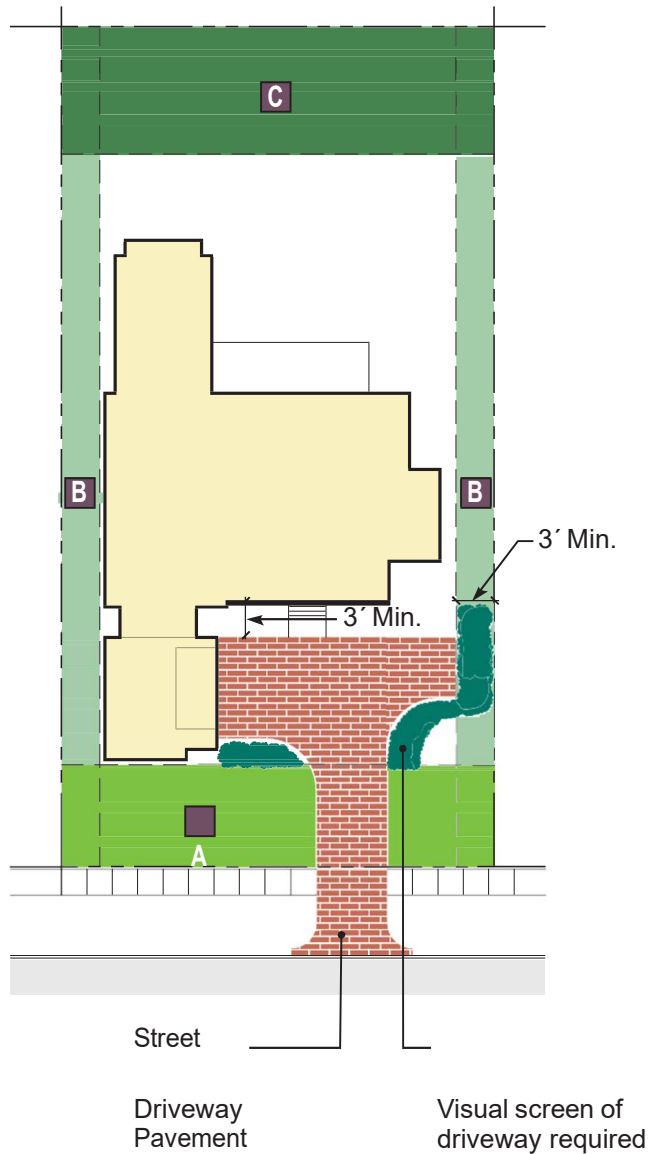
Recommended Garage Setbacks



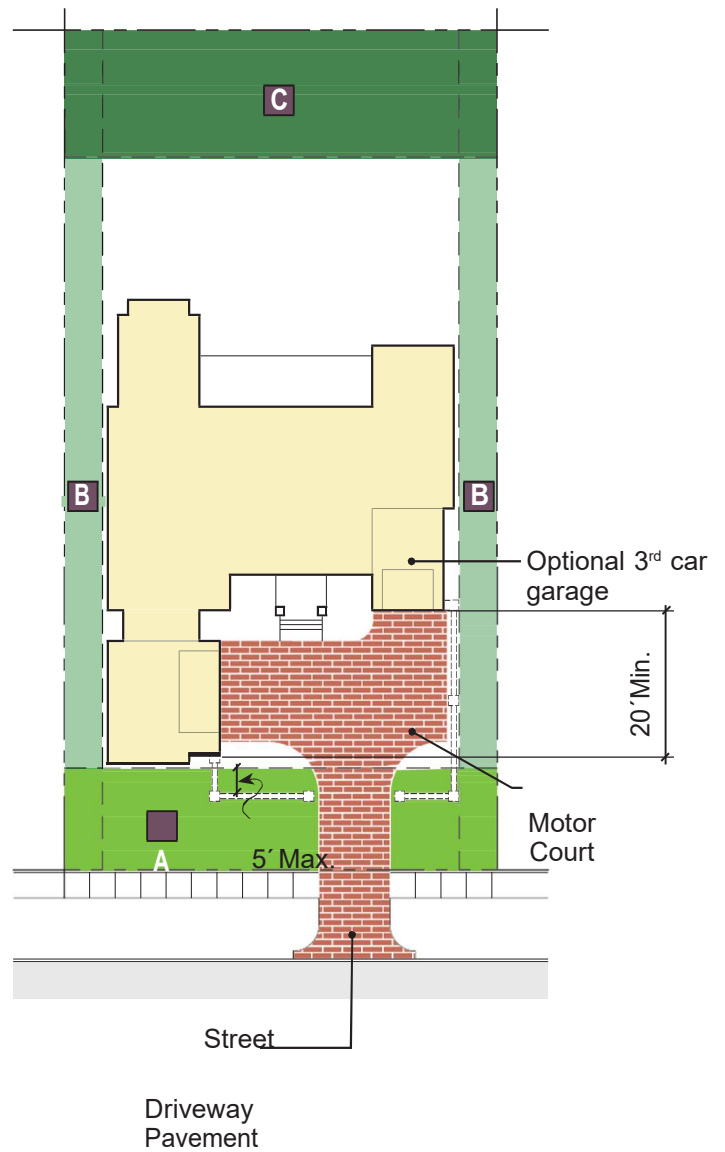
Limit Lines

- A** Front Building Setback
- B** Side Building Setback
- C** Rear Building Setback

Side Entry Garages



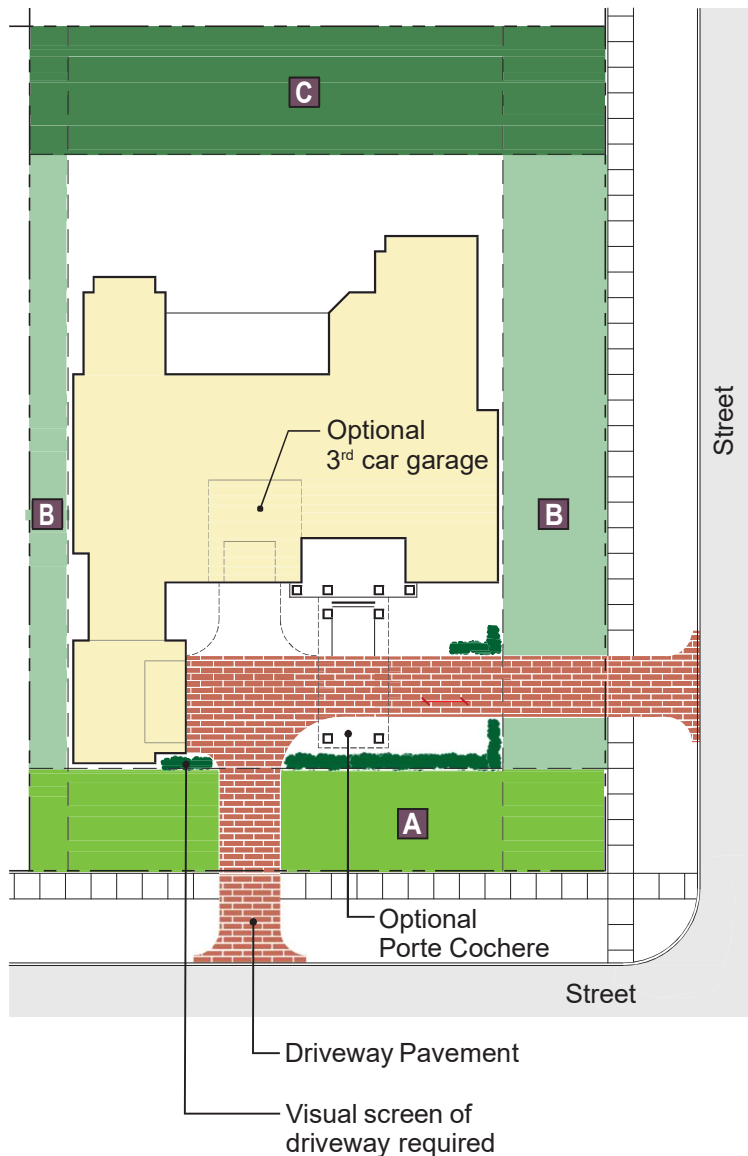
Side and Front Entry Garages



Limit Lines

- A** Front Building Setback
- B** Side Building Setback
- C** Rear Building Setback

Front & Side Entry Garages

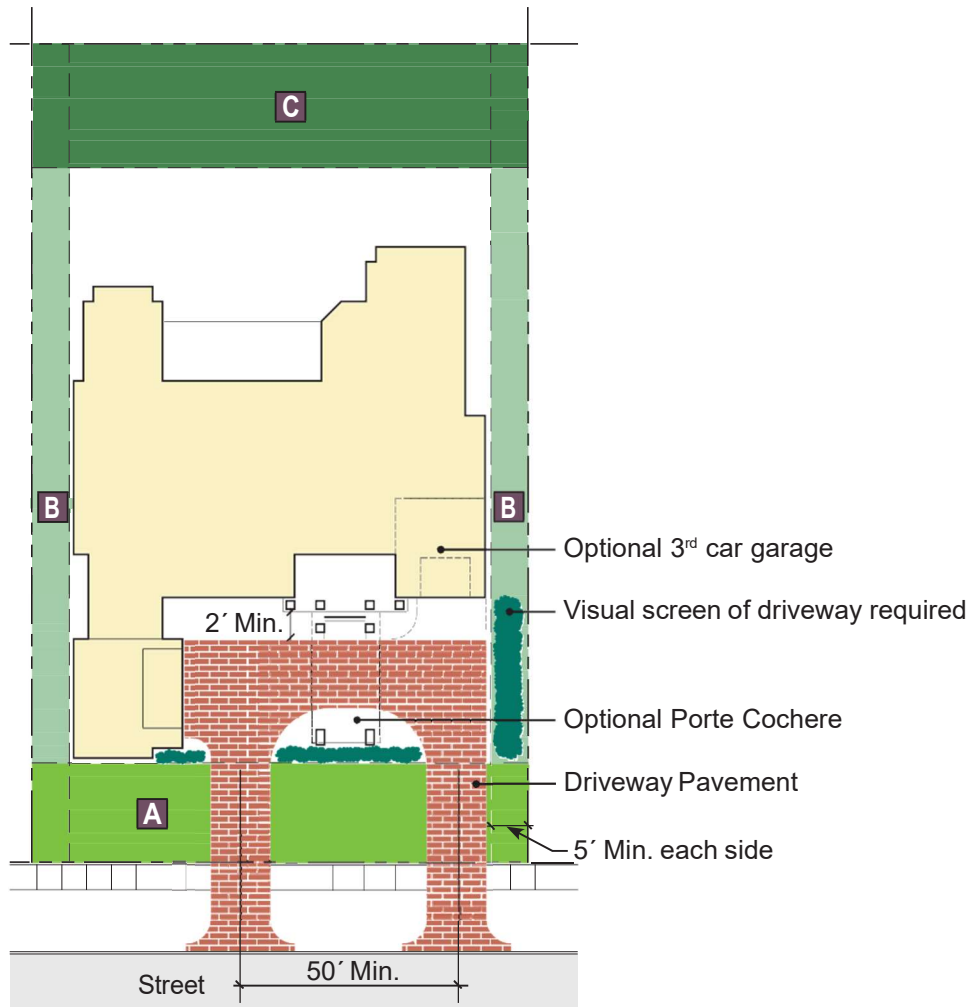


Limit Lines

- A** Front Building Setback
- B** Side Building Setback
- C** Rear Building Setback

NOTE: Driveway locations relative to adjacent intersection shall comply with St. Johns County regulations

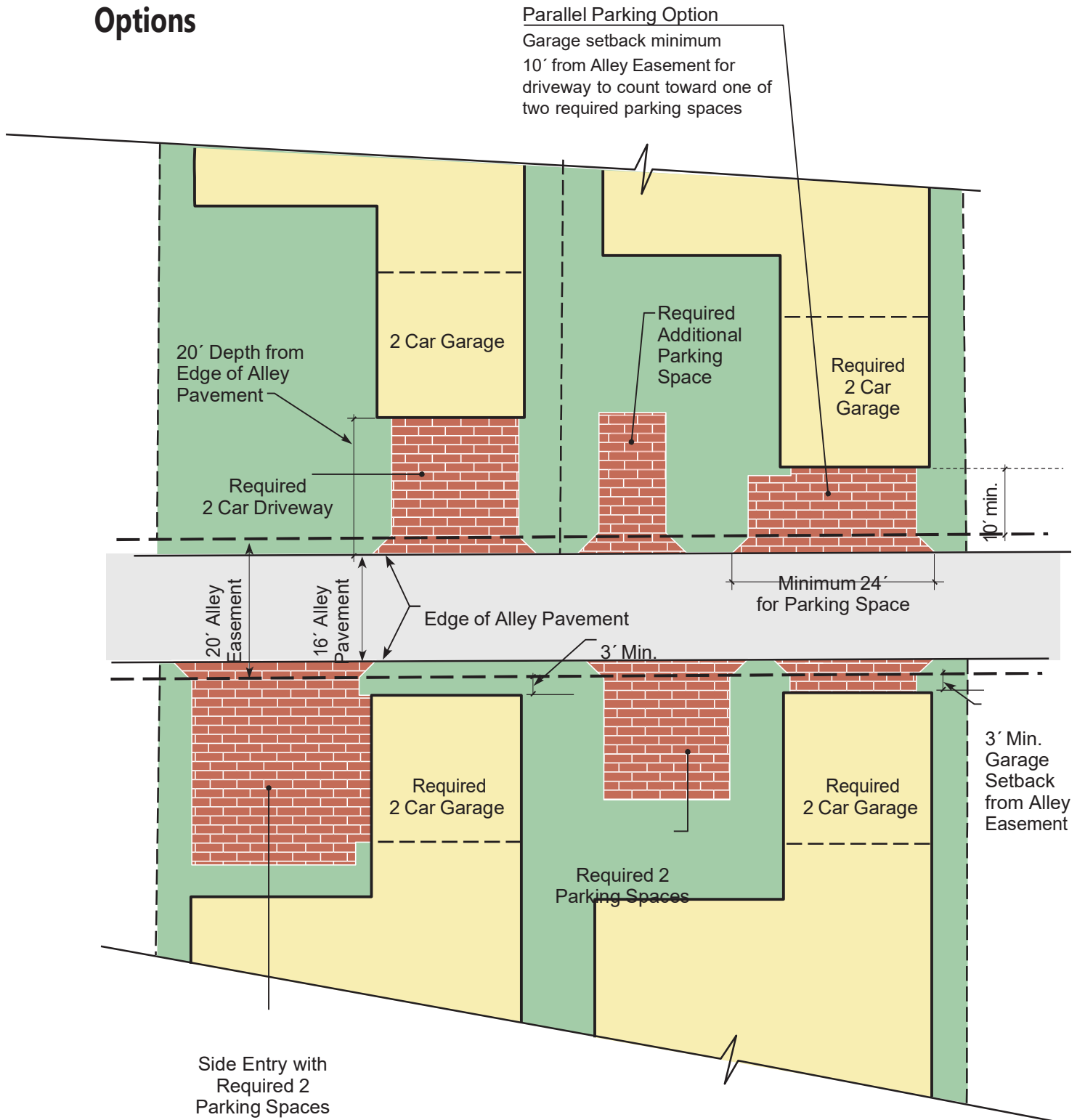
Circular Driveway Loop on Lots 93' Wide or Greater



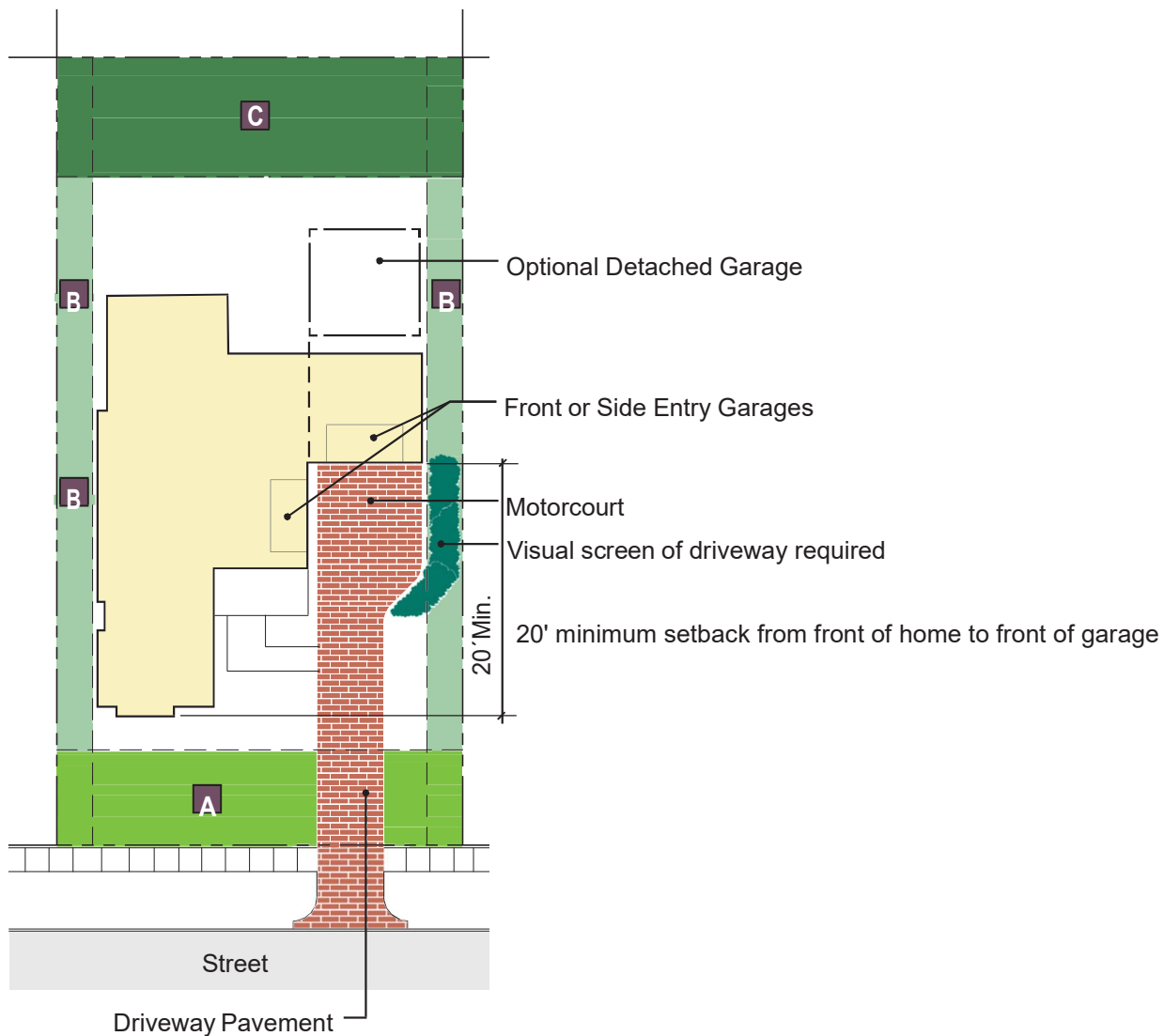
Limit Lines

- A** Front Building Setback
- B** Side Building Setback
- C** Rear Building Setback

Driveway and Parking Options



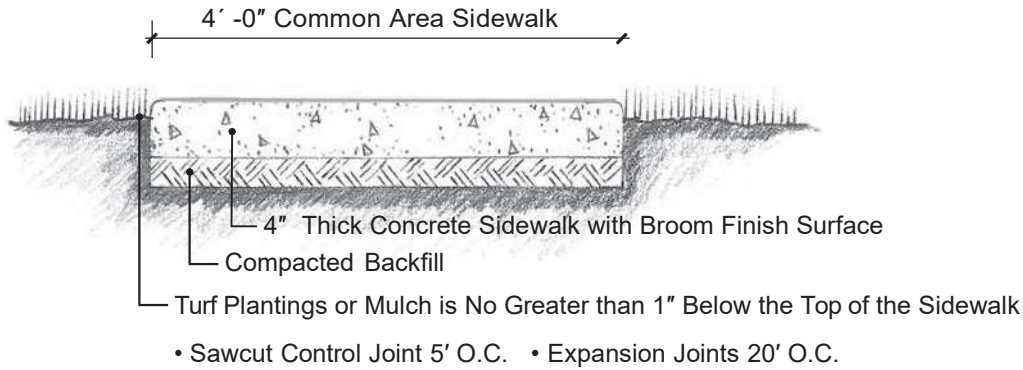
Optional Detached Garages



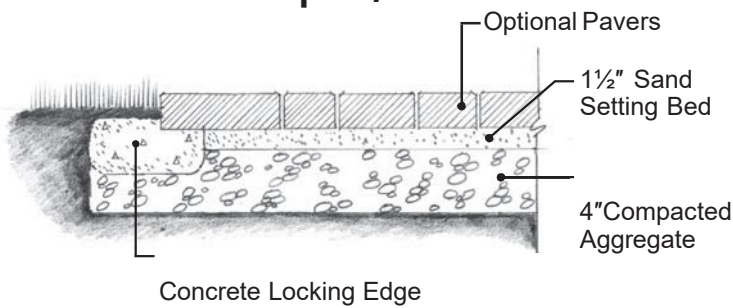
Limit Lines

- A** Front Building Setback
- B** Side Building Setback
- C** Rear Building Setback

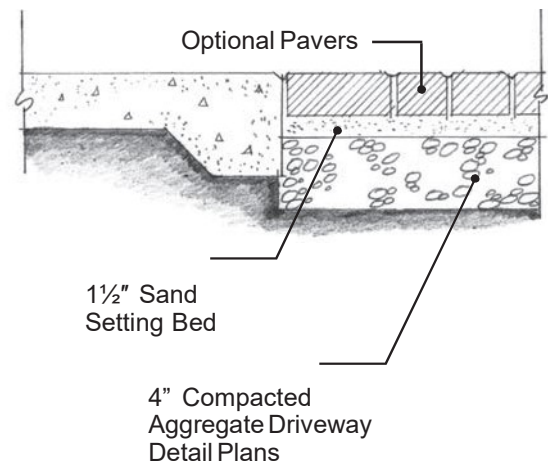
Common Area Sidewalks



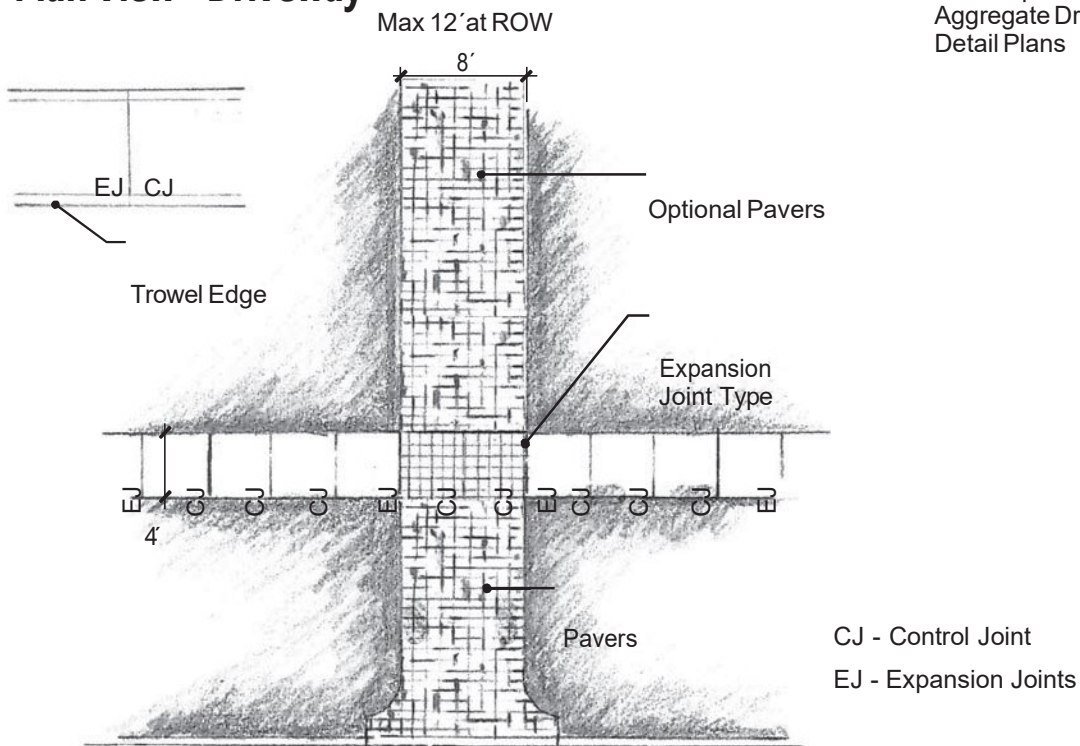
Concrete Paver Apron/Drive



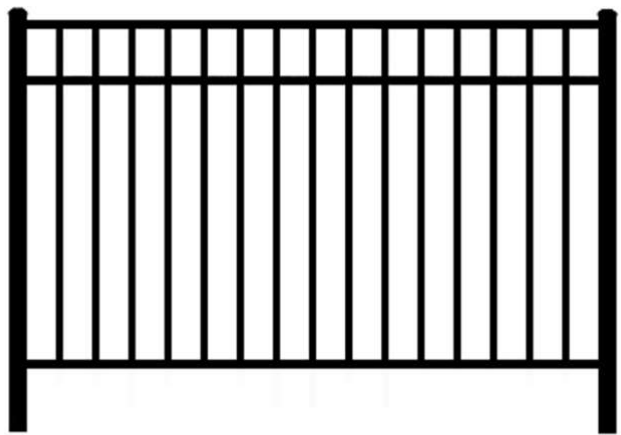
Concrete Paver Abutment



Plan View - Driveway

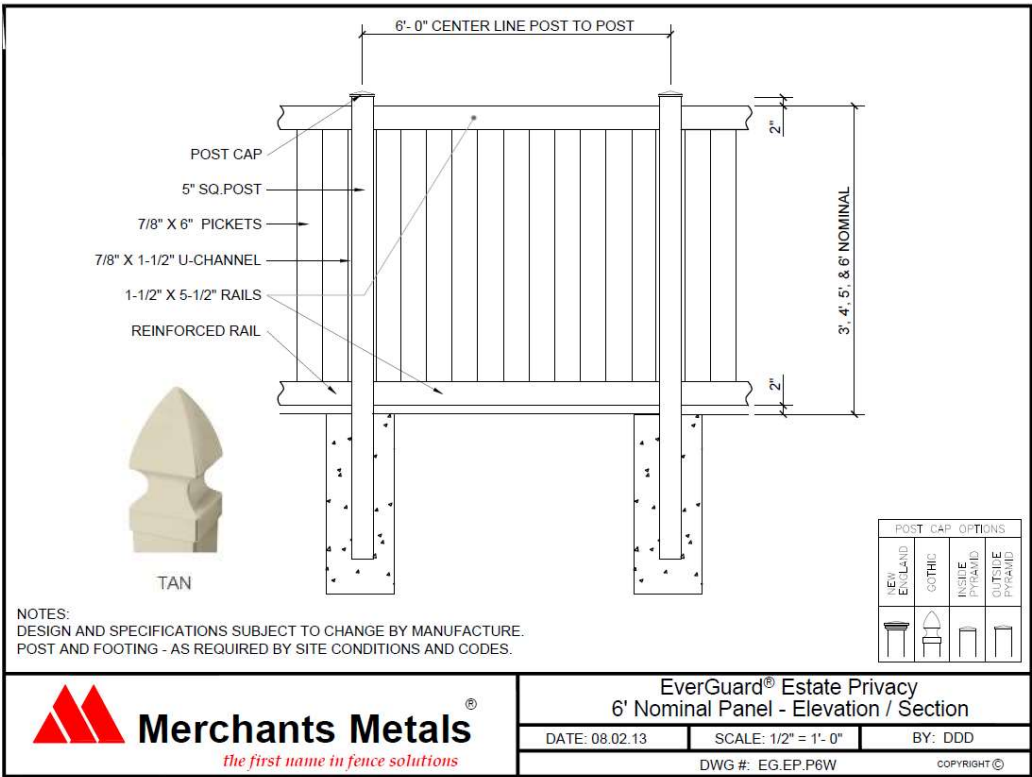


FENCE TYPE 1

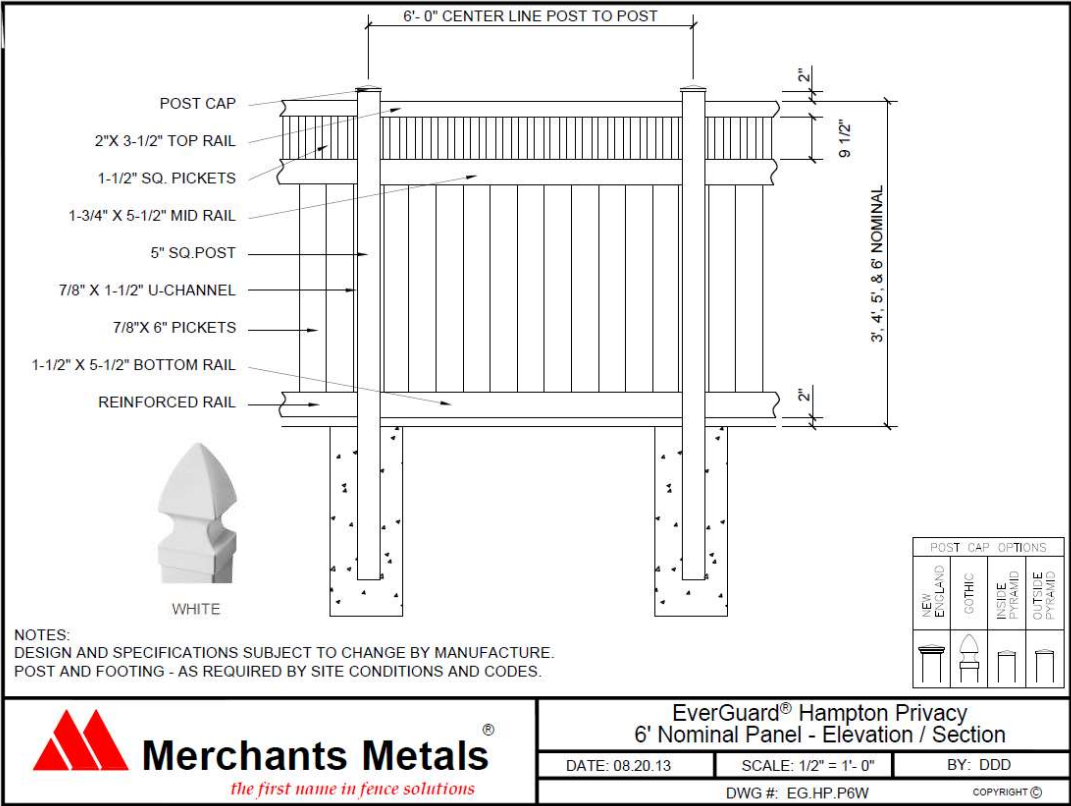


4 1/2' Tall By 6' Wide Pool Code Black Aluminum Fence Panel
Style- EFF-20 With A Modified Bottom Rail
Horizontal Rails Are 1 1/8" x 1"
Panel Has 5/8" x 5/8" Pickets

FENCE TYPE 2

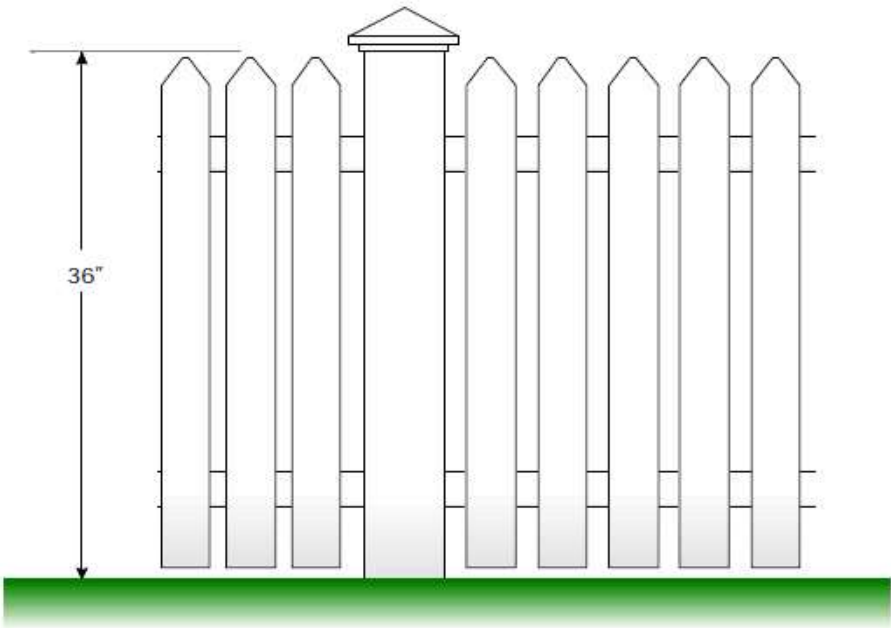


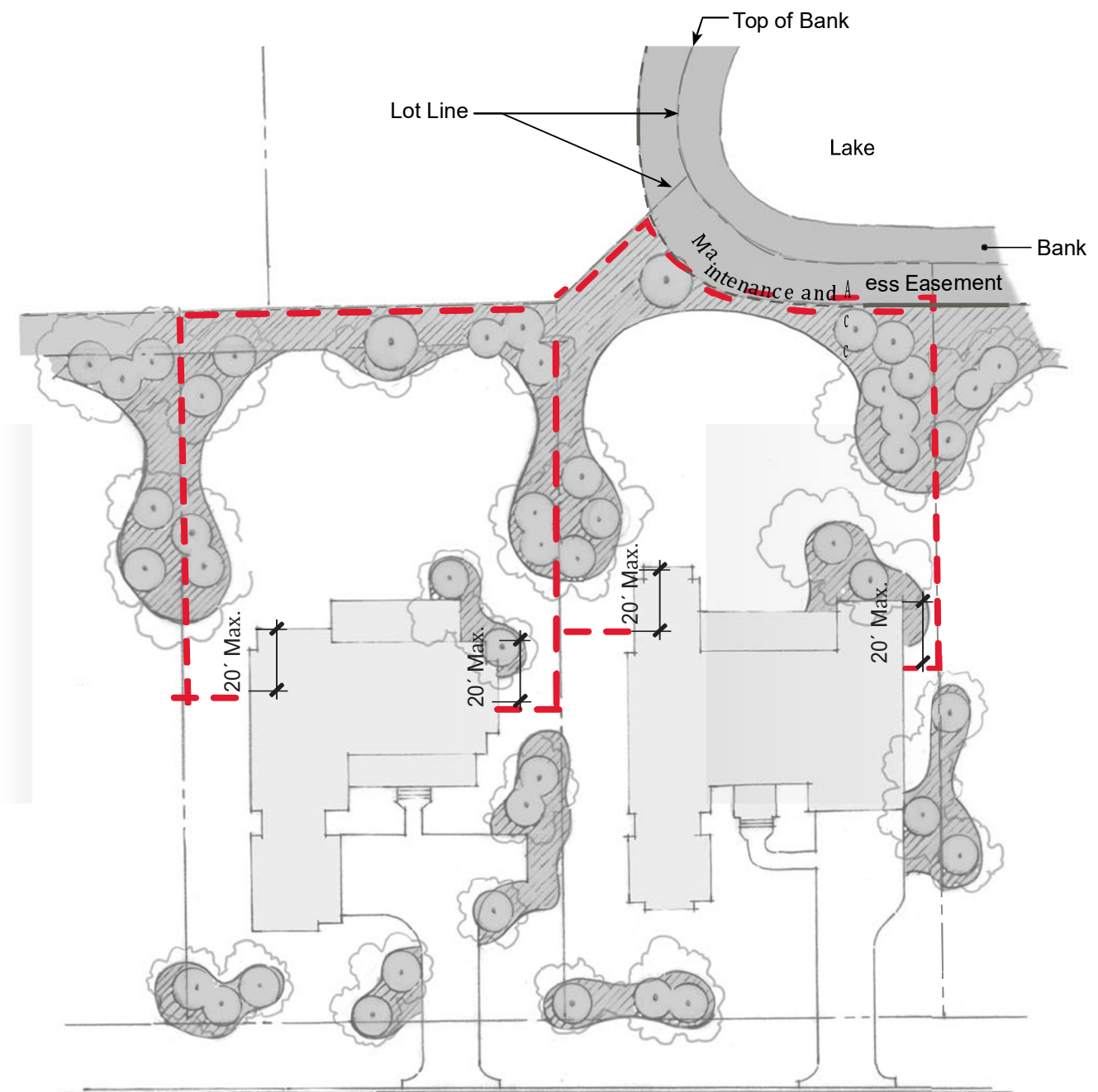
FENCE TYPE 3



FENCE TYPE 4

Wide picket, constant height

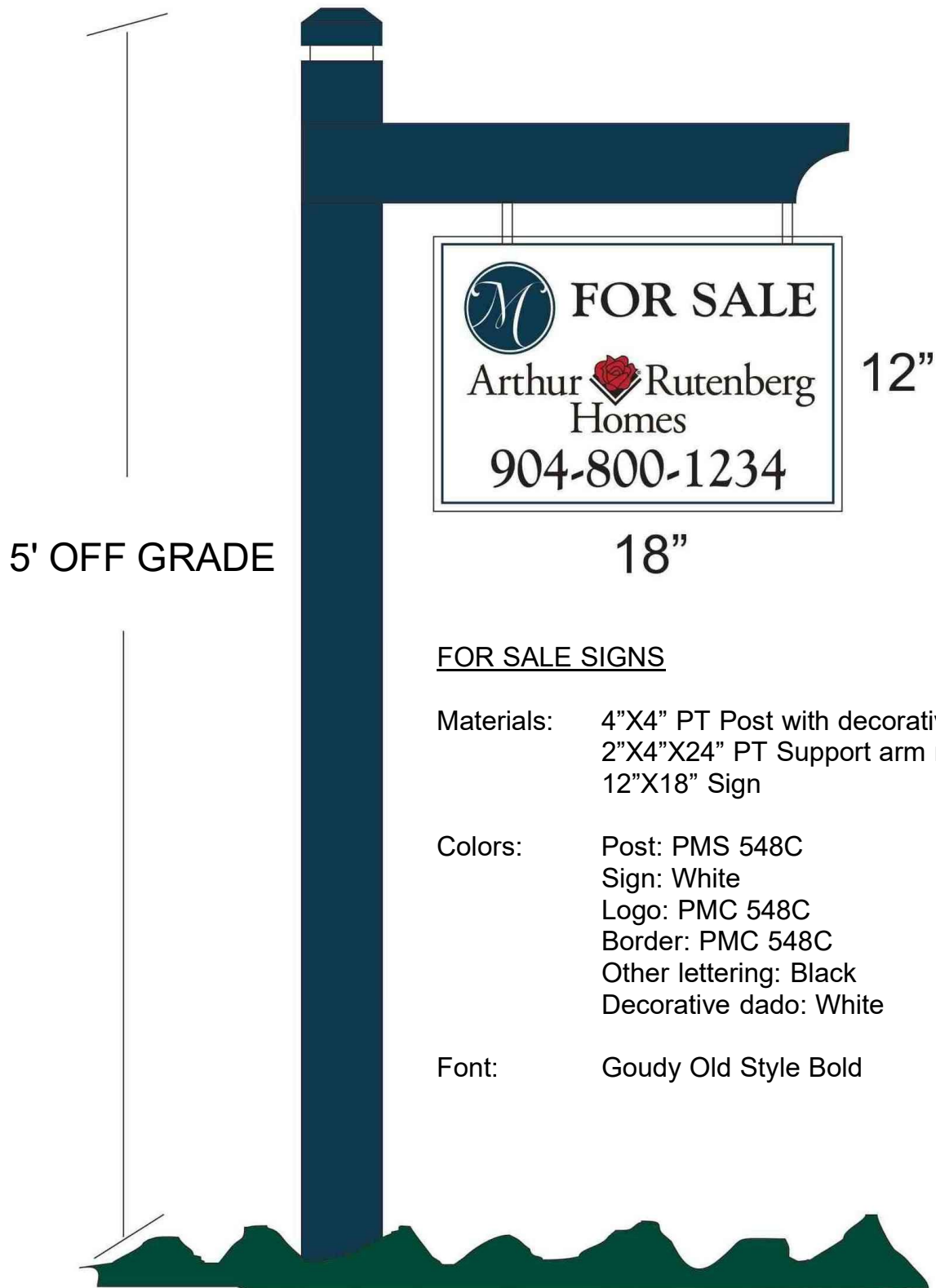




Legend

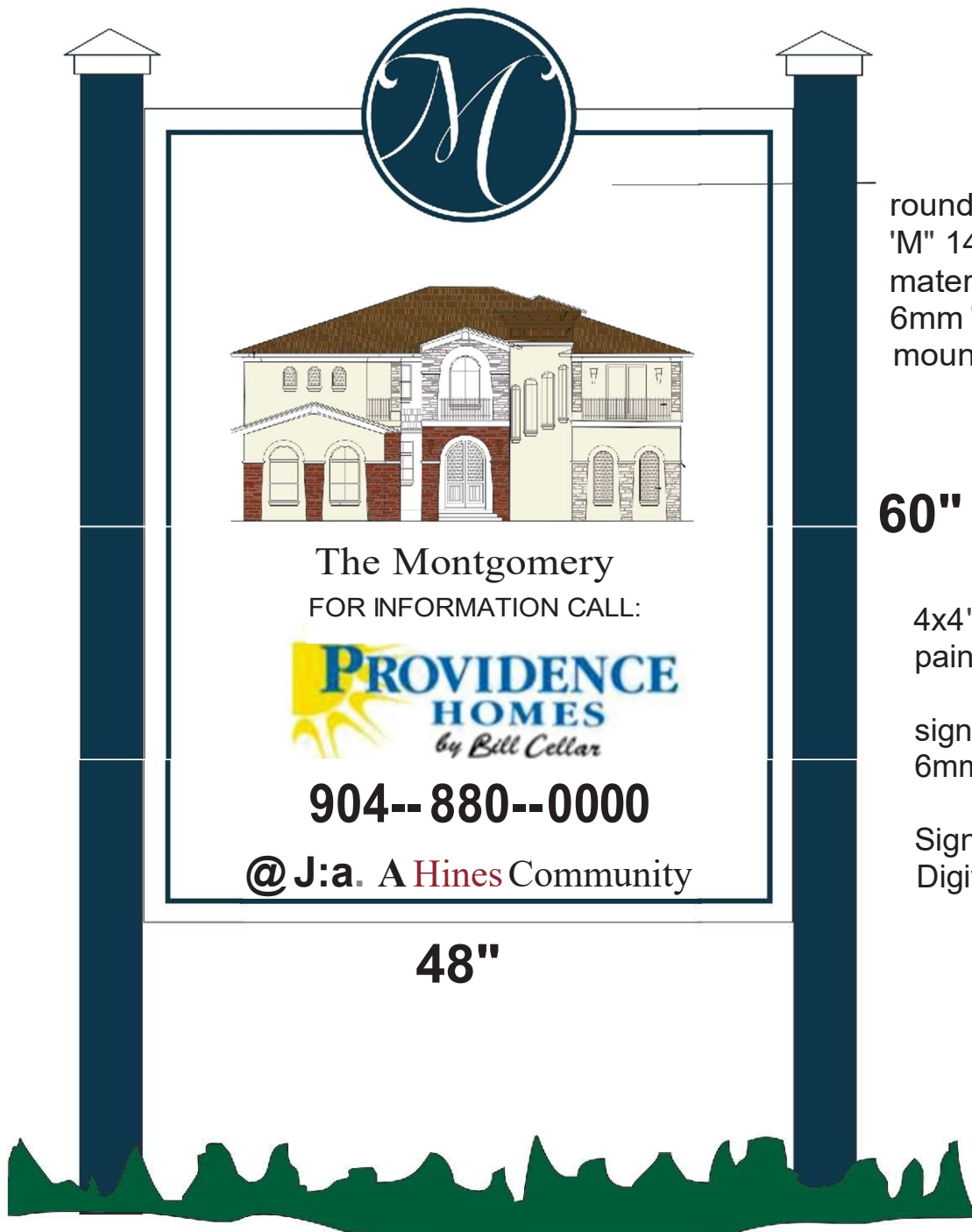
--- Fence

Only one sign shall be permitted for each property and the sign must be located on the property for sale. The sign shall be set back at least 10 feet from the edge of any roadway and shall be orientated parallel to the primary road if one sign face is used or perpendicular to the primary road if both sign faces are used.



Only one sign shall be permitted for each property and the sign must be located on the property for sale. The sign shall be set back at least 10 feet from the edge of any roadway and shall be orientated parallel to the primary road if one sign face is used or perpendicular to the primary road if both sign faces are used.





round logo
'M' 14" diameter
material:
6mm "MaxMetal"
mounted with a 3/4" offset

60"

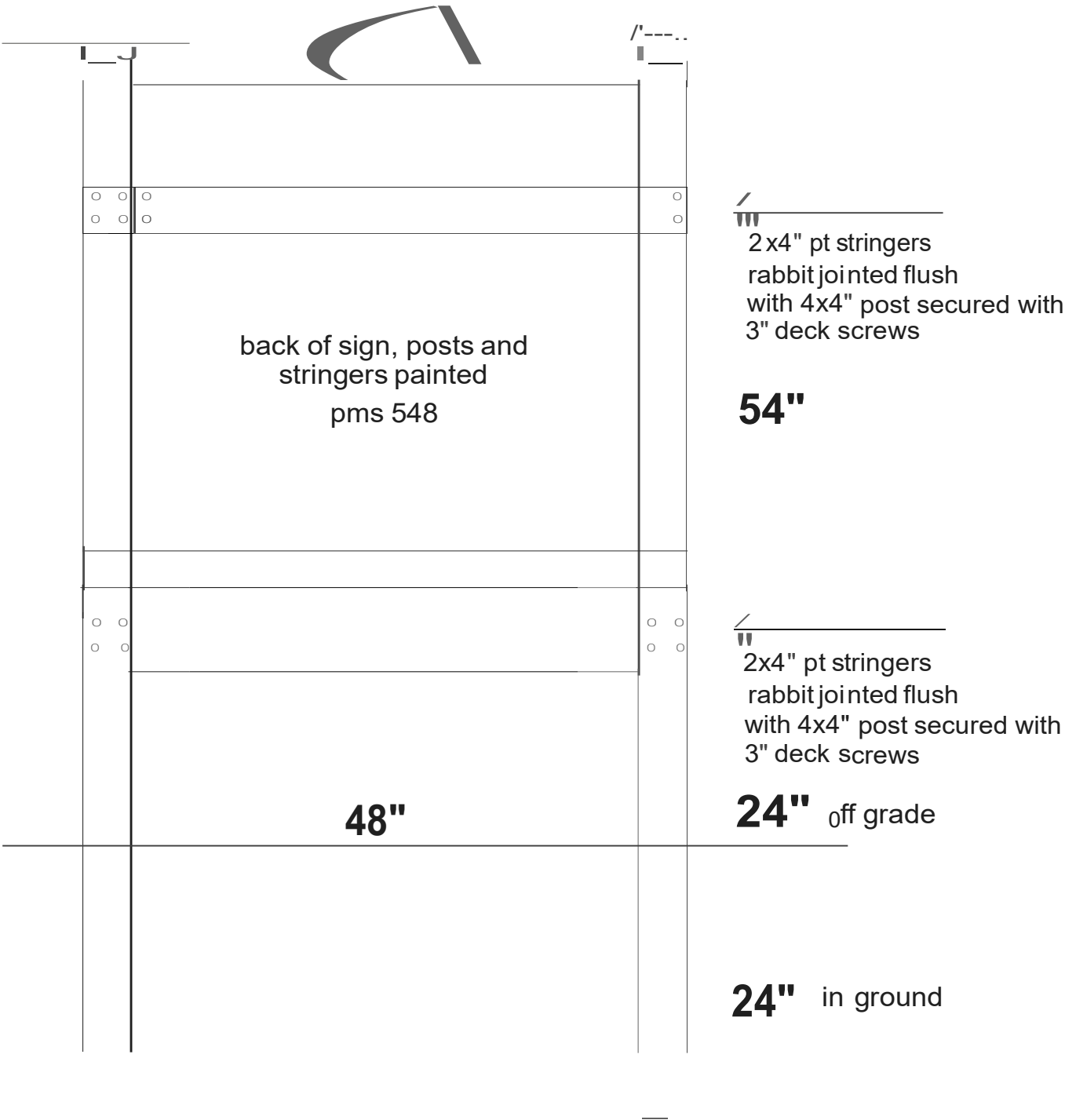
4x4" PT Posts
painted PMS 548

sign material:
6mm "MaxMetal"

Sign face:
Digitally printed

48"

Markland Builder Model Sign Framing Detail





**PRIVATE
RESIDENCE**

5"X20" Aluminum sign with wrought iron stand

198

LOT MARKERS

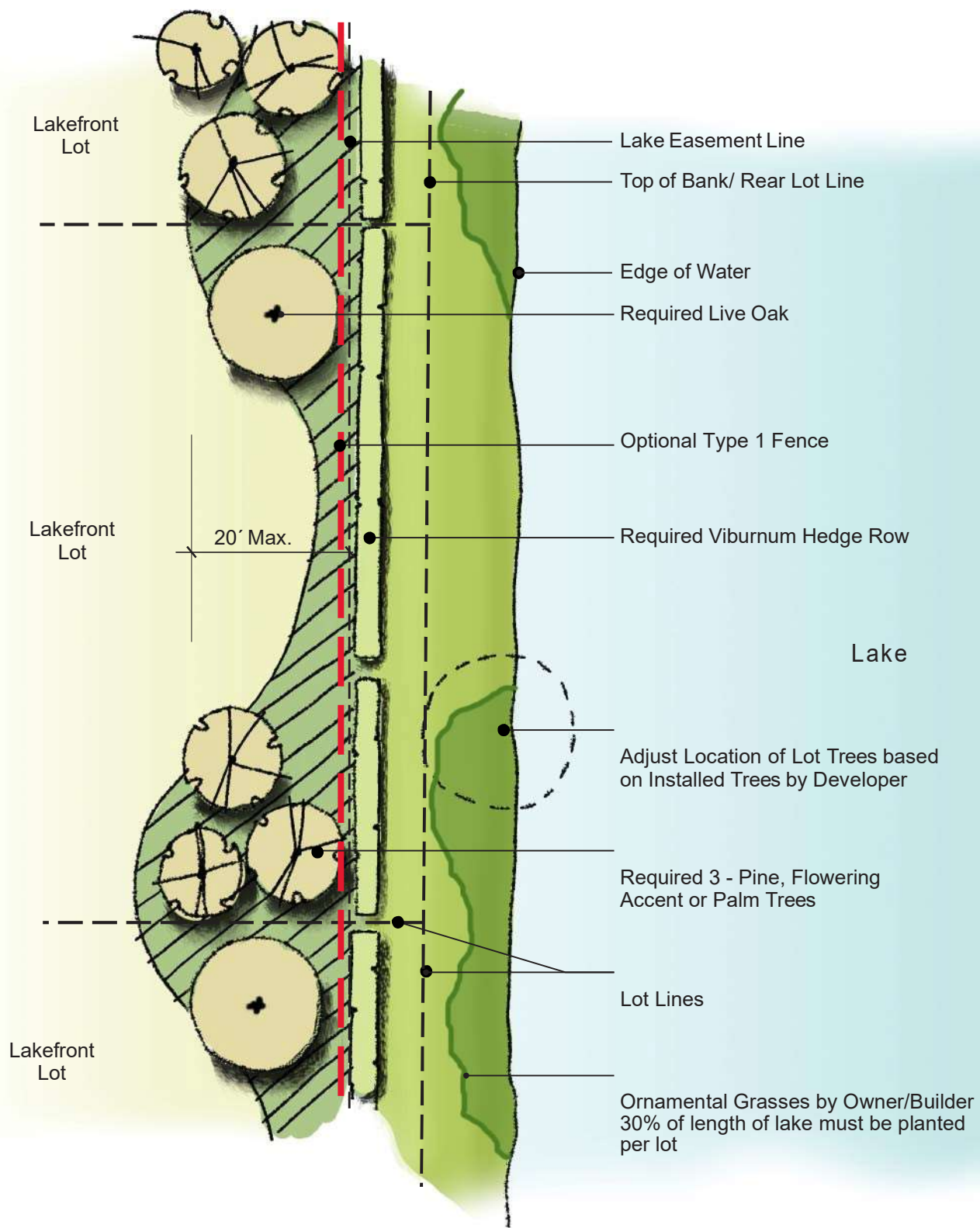
Materials: 4"X4"X48" PVC post
4"X4" PVC pyramid fence cap

Colors: Post: white
Numbers: PMS 548U

Font: GT Helvetica

Installation: Post will be installed at 18" depth for an overall above ground height of 30"





(Lots 214-219)

