

ARCHITECTURAL CRITERIA FOR MARGARET'S WALK

PART I: INTRODUCTION

1. Standards and Guidelines

- a) The Architectural Criteria consists of established minimum requirements which will be used to regulate the construction of homes at Margaret's Walk, to facilitate a level of high quality and maintain consistency with the primary objectives of the overall development plan for the community. All developers, contractors, architects, engineers, and property owners must adhere to the Architectural Criteria in conjunction with all applicable building codes and the terms and conditions of the Margaret's Walk Covenants and Restrictions.
- b) The Architectural Criteria in this document describe aspects of architectural delineation and site design which are strongly desired to be utilized throughout the development process.
- c) The Architectural Criteria are supported by the Developer and the Association's Architectural Review Board, (ARB), and will be used throughout the development process as criteria for objectively reviewing all development plans and procedures.

2. Review Process and Required Submittals - provide one copy of the following:

- a) Completed Architectural Review Data Form, with exterior color selection sample chips.
- b) Site Plan @ minimum scale of 1"=30' showing:
 - lot dimensions, setbacks, buffers, easements, flood plain/jurisdictional boundaries (see Covenants & Restrictions for requirements regarding minimum size of structure, setbacks, etc.),
 - all buildings with finish floor elevations (relative to street acceptable),
 - driveways and parking areas (with grades),
 - all existing hardwood trees measuring 10" or greater d.b.h. (diameter at breast height) located within the property and adjacent street right-of-ways (excluding buffers and jurisdictional areas),
 - pools, decks and screen enclosures,
 - fences or walls,
 - any other improvements requiring site modification including clearing, placement of fill or grading.
- c) Architectural Plans @ minimum scale of 1/4"=1' showing:
 - Elevations for each side of structure, with finish type,
 - Floor Plans with living area computations.
- d) Application Review Fee, up to \$250 maximum (not required at this time, however ARB retains the right to request in future).

The ARB retains the right to request additional drawings, specifications and materials samples prior to approval.

PART II: ARCHITECTURAL CRITERIA - DESIGN GUIDELINES

1. Architectural Style:

- a) Single family houses should be consistent in style, however they should vary in detail within a given neighborhood. Repetition of an identical building type or face is not permitted within six (6) houses either way, along or across a street. Variations in architectural elements should be utilized to promote uniqueness to each structure.
- b) Houses shall be one or two stories. When two stories are employed, the second level shall be set back from the first level facade.

- c) Pitched roofs with a minimum of 7/12 are required in gable, hipped, or gambrel forms or their variations.
- d) All houses shall have a covered front entry.
- e) Air conditioning equipment shall be located so as not to be visible from the street, or effectively screened with landscaping material of equal or greater height. If landscaping is used, shrubs do not count toward other landscaping requirements contained herein.

2. Building Materials and Finishes:

- a) All exposed sides of a building shall be designed with the same finish as the front facade.
- b) Exterior wall finish materials shall be masonry only and may include brick, stucco, and stone. Horizontal masonry siding (i.e. HardiPlank) may be utilized for architectural effect on gables and in other limited applications. Aluminum, vinyl or wood siding shall not be permitted.
- c) Roofs may consist of slate, tile, aluminum/metal roofing, or architectural shingles or shakes having a minimum life expectancy of twenty-five (25) years.
- d) Exterior colors shall be conservative with complementing trim. Duplicate color combinations shall not be permitted within two (2) houses to either side or across the street.
- e) All windows, fascia, soffit and drip edge shall be either white or cream in color.

3. Walls and Fences:

- a) All solid walls shall be constructed with brick, stucco, or natural stone on all exposed surfaces. Walls must be capped with brick, stone or precast concrete.
- b) Fences on lots NOT located on Lakes, River and other bodies of water may be wood of Shadowbox Design and up to 72" in height.
- c) Fences on lots located on Lakes, River and other bodies of water shall be "ornamental" in style of wrought iron or aluminum, at a height of 48" and be black in color.
- d) Chain link-fences are prohibited.

4. Landscape Design -- General Considerations:

- a) The preservation and/or relocation of existing specimen hardwoods or other desirable trees is strongly recommended.
- b) Lots shall be irrigated by an underground irrigation system covering all grassed and landscaped areas. Natural vegetation areas are not required to be irrigated.
- c) All disturbed areas of lots not otherwise covered or landscaped must be sodded to the paved roadway with St. Augustine grass.
- d) Each lot must be landscaped with a minimum of forty-eight (48) shrubs, not less than twenty-four (24) of which shall be no smaller than three (3) gallons in size and at least three (3) hardwood type trees at 2" diameter at breast height. Additional trees may be required to meet requirements of the Fleming Island Tree Protection Criteria, as established by the D.R.I., subject to modification from time to time.

5. Pools

- a) All pools shall be inground and composed of materials thoroughly tested and accepted by the industry for such construction.
- b) Outside edges of the pool shall be a minimum distance of 4' from all side walls of the residence.

ALL OF THE FOREGOING ARE SUBJECT TO CHANGE AT THE SOLE DISCRETION OF THE DEVELOPER AS LONG AS IT CONTROLS THE ARB.

Mw-urb 5/24/99

Margaret's Walk

ARB Database
Builder Questionnaire

GENERAL

Builder Name: _____ Phone: _____

Customer Name: _____

Street Address (at MW): _____

Lot # _____ Lot type: River Wetland Lake Standard Corner

HOUSE PLAN

1st Floor Conditioned Area: _____ s.f. Total Conditioned Area: _____ s.f.

Exterior Finish Type: _____ Color: _____ Brand: _____

Roof Slope: _____ / 12 Shingle Color: _____ Brand: _____

Building Plans @ 1/4"=1' min. w/ elev. of each side & finish type? Yes No

SITE PLAN

Site Plan @ 1"= 30' or larger, w/ easements, buffers, wetlands, etc.? Yes No

Proposed lot grading shown & consistent with S/D lot grading plan? Yes No

Proposed finish floor elevations shown? Yes No

Driveways (24' wide max.) & parking areas shown w/ grades? Yes No

Setbacks: Front - 20' minimum? Yes No

Sides - 5' minimum? Yes No

Side on Street - 15' minimum? Yes N/A

Rear - 40' min. for lots adj. to US 17 - 15' min. all others? Yes No

LANDSCAPE PLAN

Existing hardwoods > 10" dbh w/ trees to be removed indicated? Yes No

Landscape criteria met w/ sod, 48 shrubs (24 min > 3 gal.), 3 trees @ 2" dbh Yes No

A/C equipment screened from street visibility? Yes No

POOL / SCREEN ENCLOSURE

Pool type: _____ Pool size: _____ s.f. , _____ gal.

Pool Builder Name: _____ Phone: _____

Screen Enclosure color: _____ Above building setbacks met? Yes No

Enclosure Builder Name: _____ Phone: _____

FENCE

Fence type: _____ Height: _____ Color: _____

Fence Builder Name: _____ Phone: _____

House / Site Plan Approval: _____ Conditions? _____

Landscape Plan Approval: _____ Conditions? _____

Pool Plan Approval: _____ Conditions? _____

Screen Enclosure Approval: _____ Conditions? _____

Fence Plan Approval: _____ Conditions? _____

Enclosed Patios, Screen Enclosures and Room Additions

The following is an amendment to the Architectural Criteria for Margaret's Walk:

BACKGROUND:

A responsibility of the Architectural Review Board (ARB) is to evaluate improvements or structures of any kind as to

- visual and acoustical privacy
- harmony of external design and location in relation to surrounding structures, topography, existing trees and other natural vegetation
- specific conformance with the Architectural Criteria for Margaret's Walk

In as much, each member of the association should be permitted to enjoy their property without impacting the other members of the association visually or acoustically. Changes to a members property should be consistent with the overall design of the primary residence and should be made in such a way as to give the appearance that the change was part of the original design of the home. The Architectural Criteria for Margaret's Walk is the regulatory document for the community. The ARB must ensure specific conformance with these criteria in order to guarantee the continued high quality of privacy and harmony of design within our community. When circumstances such as topography, natural obstructions, hardships, or aesthetic or environmental considerations require a deviation from the established criteria, the member may request a variance. The ARB, with the consent of the Board of Directors, may grant such a variance. Variances are not, however, a matter of precedence. As stated in section 7.6 of the Declaration of Covenants and restrictions, "The granting of such a variance shall not, however, operate to waive any of the terms and provisions of this Declaration for any purpose except as to the particular Lot and particular provisions of the Declaration or applicable architectural criteria covered by the variance...."

Drainage poses a potential problem for homeowners on lots adjacent to those where additions are proposed. The paving of additional area on lots creates additional runoff and reduces the amount of perk area on a lot. Margaret's Walk is generally designed to drain from U.S. Highway 17 to the St. John's River. The ARB should consider the impact of drainage on each proposed change to a property.

DEFINITIONS:

For the purpose of this document the following definitions are provided:

A **patio** is a paved (either by concrete slab, pavers or other such material) area of the lot which is not covered by the roof of the home.

A **lanai** is similar to a patio except that a lanai is covered by the roof of the home and is formed within the lines of the home. Lanais are usually part of the original home.

An **enclosed patio** is a patio which is covered by a roof and screened on the sides.

A **screened enclosure** is a structure which is comprised of screening materials and supports. Screened enclosures may used to enclose a pool or a patio area.

A **screened lanai** is a lanai with screening materials on the exposed side(s).

A **room addition** is any structure extending from the existing home which has a roof and solid walls (i.e. walls that are not made from screening materials).

AMPLIFYING CRITERIA AND GUIDELINES:

Any request for an addition, whether it be an enclosed patio, pool or room addition, shall include a drainage plan along with the other required plans and specifications.

Additions shall conform with the established Architectural Criteria.

Screening materials shall be of such a color as to "blend in" with the surrounding areas.

Members requesting a variance must include a specific request for the variance along with their justification for the variance. Justification includes circumstances such as topography, natural obstructions, hardships, or aesthetic or environmental considerations. Requests that do not meet established criteria and that do not include a complete set of plans and specifications shall not be considered by the ARB and shall be denied.

Any variance shall include the endorsement of the Board of Directors.

AMPLIFYING CRITERIA AND GUIDELINES:

Any request for an addition, whether it be an enclosed patio, pool or room addition, shall include a drainage plan along with the other required plans and specifications.

Additions shall conform with the established Architectural Criteria.

Screening materials shall be of such a color as to "blend in" with the surrounding area.

Members requesting a variance must include a specific request for the variance along with justification for the variance. Justification includes circumstances such as topography, natural obstructions, hardships, or aesthetic or environmental considerations. Requests that do not meet established criteria and that do not include a complete set of plans and specifications shall not be considered by the ARB and shall be denied.

Any variance shall include the endorsement of the Board of Directors.

Recommended Guidelines

- Choose plants that complement the existing landscape theme
- A satellite dish should be located in the backyard whenever possible.
 - If not, it should be on the side of the home, no more than 6ft from the back of the house. (exceptions are only allowed when the service and installation company provides notarized proof of the lack of signal in any location other than selected placement. Notarized proof must accompany application.
- Wooden fences should be constructed with posts and rails facing inward
- Painted driveways are inclusive of exterior home improvements
- Landscape curbing is part of the landscape plan and should complement home exterior colors
- Other guidelines as deemed appropriate will be updated as approved by full board of directors