

**Royal Legacy Estates  
Homeowners Association, Inc.**

**Design Guidelines**

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## 1 DEFINITIONS

The words used in these Design Guidelines shall be given their normal, commonly understood definitions unless specifically defined in the Governing Documents or within these Design Guidelines. This is not an exhaustive list of all terms used within this document.

- A. ARC – Architectural Review Committee
- B. Developer – shall mean and refer to PULTE HOME CORPORATION, a Michigan corporation, its successors and such of its assigns as to which the rights of Developer hereunder are specifically assigned.
- C. Management – a member of Management includes, but is not limited to the Community Association Manager and other employees of the Management Company.
- D. Member – a person or entity that is a record Owner of a fee interest in any Royal Legacy Estates Lot or Dwelling, including the Developer.
- E. Non Member – a person or entity who is not a recorded Owner of a fee interest in any Royal Legacy Estates Lot or Dwelling.
- F. Resident – a Qualified Occupant who stays overnight in a Lot or Dwelling for at least ninety (90) days in a consecutive twelve (12) month period. The term Resident includes both Members and Non-Member Members.

## 2 INTRODUCTION

Royal Legacy Estates is a community designed to respect the visual character of its site and to minimize environmental impacts. The Board has adopted these Design Guidelines to preserve standards for growth and fulfill the following objectives:

- To preserve and maintain the inherent qualities of the community and individual neighborhoods while allowing for the design and construction of individual homes.
- To advocate the protection and promotion of property values through the establishment of written standards.
- To exercise architectural control within the Community by reviewing improvement modification requests submitted by Members for their property.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly and cohesive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to Members. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of



architecture, and mode of landscaping and relevant criteria for the construction and modifications of improvements of any nature. They also establish a process for judicious review of proposed new modifications within the community.

The Design Guidelines have been prepared by Pulte Home Corporation, Inc. (“Developer”). Pursuant to the Amended and Restated Declaration for Royal Legacy Estates (“Declaration”) recorded in Duval County, Florida. They may, and likely will, be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in these Design Guidelines.

The Developer established the Royal Legacy Estates Homeowners Association, Inc. (“Association”) and established the Architectural Review Committee (“ARC”), which is authorized to oversee administration of this Design Guidelines. Adherence to the standards contained in these Design Guidelines will contribute to the continuation of the inherent and natural attributes of the community as a highly desirable place to live.

### **3 AUTHORITY**

The Architectural Review Committee has been established to create, establish, develop, foster, maintain, preserve and protect within Royal Legacy Estates a pleasant, attractive and harmonious physical environment. Until ninety percent (90%) of the Parcels have been developed and conveyed to Members, the Developer shall have the exclusive authority to administer and enforce architectural controls and to review and act upon all applications for original construction within Royal Legacy Estates. There shall be no surrender of this right prior to that time except in a written instrument in recordable form executed by the Developer. The Royal Legacy Estates Homeowners Association’s Board of Directors may, at its option, create and appoint an ARC.

The Design Guidelines serve only as a supplement to the Homeowners’ Association Governing Documents and not a substitute for reading all of the Governing Documents. The attached information should not be considered an all-inclusive list of the operating guidelines and responsibilities of every Member.

**Reference should be made to the Governing Documents which include the Declaration, the Articles of Incorporation and the By-Laws of the Royal Legacy Estates Homeowners Association, Inc.**

### **4 GOVERNMENTAL BODY OR ORGANIZATION REQUIREMENTS**

Approval by the ARC shall not relieve the Member or Resident of the requirement, if any, to secure

necessary permits, authorizations, inspections, etc., required by any governmental body or organization before beginning work on a project. Members are advised that Duval County, as applicable, may require certain permits depending on the proposed change, alteration, or addition. It is the Members responsibility to comply with permit requirements.

Further, by approving an Application, neither the ARC nor the Association, is guaranteeing or taking a position with regard to the appropriateness, completeness, sufficiency, format, or any other standard regarding the acceptability of any filing made with a governmental body or organization.

If that agency requires modification to such plans, such modifications must also be approved by the ARC for the Member to remain in compliance with these Design Guidelines.

Members shall provide the ARC copies of any such required permits, if so requested. Before planning any modifications to your home or landscaping requiring approvals under these Design Guidelines, we encourage you to consult with the appropriate governmental agency to determine the applicable governmental requirements.

## **5 HEIRARCHY**

To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Design Guidelines or the Declaration, the government ordinance, building code or regulation shall prevail.

To the extent that the government ordinance, building code or regulation is less restrictive than these Design Guidelines or the Declaration, then the Declaration and Design Guidelines shall prevail.

## **6 ARCHITECTURAL REVIEW COMMITTEE PROCESS**

### **6.1 Application Submissions**

Architectural review applications shall be mailed or delivered to the ARC at the below location:

Royal Legacy Estates Homeowners Association, Inc.  
6972 Lake Gloria Blvd.  
Orlando, FL 32809

## **6.2 Review**

The ARC shall review such submittals without a hearing and based solely on the information contained within each submittal.

## **6.3 Response**

The ARC shall respond within thirty (30) days of receiving a completed application and reserves the right to communicate through Management. Upon completion of review by the ARC, a copy of the application shall be returned to the Member indicating the ARC's decision and shall be rendered in one of the following three forms:

- "Approved" – The entire document submitted is approved in total
- "Approved with the Conditions Noted Below" – The document submitted is partially approved and the Member may proceed with the work to be performed subject to the notations.
- "Not Approved" – The entire document submitted is not approved and no work may commence.

## **6.4 Changes to Approved Applications**

All modifications must be substantially completed in accordance with Applications as approved by the ARC. Changes to Applications must receive prior written approval of the ARC, whether such changes are desired by the Applicant or required by the requisite building department, utility companies or governmental authorities with jurisdiction over such improvements.

## **6.5 Inspection**

Periodic inspections may be made (but shall not be required) by the ARC during or after completion of the modifications to determine compliance with Applications and Design Guidelines. Members are required to provide reasonable access, be present upon request, and cooperate fully with the ARC. Members are obligated to take remedial action as may be required by the Association to bring violations into compliance.

## **6.6 Expiration**

All approved modifications shall commence and be completed within one (1) year of approval. If modifications are not completed within the one (1) year time frame, then the modification approval shall expire and Member will have to reapply.

## **6.7 Damage to Community Improvements**

Members shall be responsible for the cost and repair or replacement of any improvements in Common Areas or neighboring properties that are damaged or destroyed by Residents, agents,

employees, contractors, subcontractors or suppliers. Residents are responsible for the cost and expense for any repairs or replacement that may be required to restore improvements to their original condition. Affected improvements include, but are not limited to, damage to utilities, infrastructure, trees and other landscaping, drainage improvements and facilities, erosion control devices, vertical improvements, street lights, signage, rights-of-way, sidewalks, curbs and roadways. In the event the Member fails to complete necessary repairs within the timeframe determined by the Association, the Association shall have the right, but not the obligation, to influence such repairs at the Members cost and expense.

## **6.8 Policies and Procedures**

In addition to the other provisions within these Design Guidelines and the Declaration, the following policies and procedures apply to improvements within the community:

- Applications must be consistent with the architectural style, materials and finishes of the existing home, and compatible with other homes in the neighborhood. Views from the street, adjoining properties, and Common Areas will be taken into consideration with regard to the approval of modifications.
- The ARC must conduct a site visit prior to rendering a decision on applications for the following:
  - Additions to the home
  - Birdcages
  - Fencing
  - Pools
- Members are solely responsible for selecting licensed and insured building and trade contractors to perform modifications. A copy of the Contractor's License and Liability Insurance must be made available at the ARC's request. If the Member is performing the alteration or modification themselves, no such contractor's documentation is required.
- Management may issue a stop work order in the event modifications are commenced without approval of the ARC or in violation of modifications as approved by the ARC. Building and trade contractors will not be permitted access to the community for the purpose of performing additional work on a Lot for which a stop work order has been issued.
- Previous ARC approvals are not a guarantee of future approvals. Each submission is reviewed on its own merits.

## **7 ARCHITECTURAL REVIEW COMMITTEE SUBMISSIONS**

### **7.1 Required Approvals**

As described in the Declaration and/or the Design Guidelines, a Member is required to submit an application to the ARC and receive written ARC approval of plans as described herein prior to commencement of work for any project, including, but not limited to:

- A.** Making external changes
- B.** Modifying or adding to existing structure (including painting other than the original color)
- C.** Installing a pool or spa or other water feature
- D.** Constructing or installing fences, decks, or hardscape such as paving, walls, brick, masonry, plant bed edging, wood trim, concrete, rocks, flagstone, permanent outdoor barbecues, fireplaces, fountains, or other water features or any inert material
- E.** Landscape, alteration of grading or drainage
- F.** Placement of any object, including furniture, ornament, monument, statue, or accessory structure upon a lot that is visible from the street or by neighbors, including lighting, flags or lawn ornaments
- G.** Other items as listed in the Declaration

It is the responsibility of each Member to comply with all requirements and standards of these Design Guidelines in addition to the Declaration, Supplemental Declarations, and the requirements and standards of any governmental body or organization.

### **7.2 Submittal Components**

Two (2) sets of the following are required to be submitted with all ARC applications:

- A.** The Members name and contact information, lot number, street address, and contractor information (name, address, phone number, copy of business license, and copy of insurance coverage).
- B.** A lot survey showing north arrow, scale of drawing, existing site features with labels, trees (size and type), shrubs, property lines, all adjacent land uses, i.e. common area, boulevard, and edge of streets, and proposed improvement
- C.** An estimated completion date and schedule.
- D.** Listing of non-living additions to the property.

- E.** Elevation Drawings with proposed improvement noted
- F.** Drainage Plan with impact of proposed improvement noted, if any; if no impact on the property's drainage is anticipated, then a note to this effect must be included
- G.** Plans and specifications showing the nature, kind, shape, height, materials and location of the proposed improvements

### **7.3 Landscape Changes**

In addition to the Submittal Components listed above, submit two (2) copies of the plan(s) including the following items:

- A.** Show proposed site features with labels and/or legend for house, patio(s), walk(s) and drive including any additional hardscape that Member desires, such as brick, masonry, landscape timbers, wood edging, concrete, rocks, or other inert materials.
- B.** Provide a plant list with the following information: Plant key for common names including the varieties, quantity, size and spacing.
- C.** Proposed plant list including locations of proposed trees, shrubs, ground covers, mulching and grassing (all clearly labeled). Indicate center of proposed plant with a "+" and the center of an existing plant with an "o".
- D.** List specifically on the ARC Application form any non-living additions to landscape plans, i.e., birdbath, statue, etc., showing size, materials, colors, etc.

### **7.4 Structural Changes**

In addition to the Submittal Components listed above, submit two (2) copies of the plan(s) including the following items:

- A.** Member or contractor shall draw the proposed changes or alterations to the exterior elevation. If Member has a photograph of another house, or picture out of a magazine that will assist the ARC, such photo should be submitted.
- B.** The application must contain a description of the materials the Member plans to use in such changes or alterations. Samples must also be submitted.
- C.** If the change or alteration affects the roof or roofline, a roof plan must also be submitted

Prior to submittal of a request for a permit to be issued by the appropriate county agency, Member must obtain the approval of the ARC for any plans, changes or alterations.

Any permit issued, or approval by the appropriate county agency shall in no manner whatsoever bind the ARC with respect to approval or denial of any application for items submitted for

consideration. The ARC shall be fully independent and will have full authority for approval or denial of any such matters.

Neither the Association nor the ARC makes any representation regarding the effect that any modification application may have on the home warranty provided by Pulte Home Corporation to the Owner of a Lot. Both the Association and the ARC advise the Member to contact the Developer to determine whether their requested modification(s) may have an adverse effect on their home warranty.

#### **7.5 Sight Distances at Intersections**

No fence, wall, hedge, or shrub planting shall be placed, permitted or maintained where such improvements would create a traffic or sight problem at intersections for Corner Lots or at the intersection of streets and driveways or pedestrian walks. No trees shall be permitted unless the foliage line is maintained at a sufficient height to prevent obstruction of sight lines for Corner Lots and intersections as set forth above.

#### **7.6 Installation without Prior Approvals**

Each application must be submitted to the ARC for approval prior to commencing work. Work started prior to the Member having the ARC's written approval is considered a violation of the Association's Governing Documents and is not means for automatic approval.

If the modification is not compliant with these Design Guidelines, then the Association will proceed as provided for in the Declaration.

### **8 ARCHITECTURAL REVIEW COMMITTEE APPEALS**

#### **8.1 Board Appeal for Architectural Review Committee Denial**

If the requested modification is "Not Approved" by the ARC, then a Member may submit an appeal in writing to the Royal Legacy Estates Homeowners' Association Board of Directors within thirty (30) days of the ARC's decision. The decision of the Board of Directors shall be final on all matters submitted to it.

### **9 MODIFICATIONS TO THE STRUCTURE**

#### **9.1 Allowed Materials**

All materials used in maintenance, repair and alterations shall match those used in the original construction of the home as to color, composition, type and method of attachment. The ARC may allow substitute materials if it deems such materials to be compatible with the theme of the community.

## **9.2 Height**

The height of any alteration to an existing home shall not be higher than the original roofline.

## **9.3 Homes**

The architectural design of any and all alterations, repainting and renovations to the exterior of any home shall strictly conform to the design of the original home in style, detailing, materials, and color. There will be no structural additions permitted to the front of any home extending closer to the front lot line than the original front line of the home.

## **9.4 Lot Drainage / Roof Drainage**

When any additions, alterations, or renovations are performed to a home, the established lot drainage shall not be altered.

***No Member shall alter the natural drainage on any lot to increase materially the drainage of storm water onto adjacent portions of the property without the consent of the Member(s) of the affected property and the ARC. All new or altered roofs shall drain to the ground solely within the deeded lot area. No drainage shall flow directly onto a neighboring property.***

## **9.5 Roof and Roof Pitch / Slope**

No alterations or improvements shall be made which provide an essentially flat or shed-type roof surface. The roof slope of any hard/shingled roof shall be consistent (same pitch/slope) with the existing rooflines and be tied into the existing roof structure. Any roof alteration must have the appearance of being part of the original structure.

A request for any hard roof alteration must be accompanied by photocopies of the architectural drawings and written specifications that will be submitted to the County.

## **9.6 Setback Lines**

Alterations to a home shall be built within the front, side and rear setback lines originally established, or as changed by the Developer with the requisite approval of Duval County, as applicable, regardless of more lenient requirements of any local governmental authority.

## **10 MODIFICATIONS TO THE EXTERIOR OF THE HOME**

### **10.1 Air-Conditioning Units**

Air-Conditioning Units will not be permitted on any Members Lot or dwelling windows.



## **10.2 Ancillary Equipment**

Roof-mounted equipment will not be allowed except as mandated by Florida Statutes or otherwise approved by the Architectural Review Committee.

## **10.3 Awnings**

Awnings will not be permitted on any Members Lot or dwelling.

## **10.4 Barbecues**

Barbecue equipment must be stored on either a patio/lanai or a dedicated storage pad made from poured in place concrete. All dedicated storage pads are subject to Architectural Review Committee approval. All portable barbecue equipment must be stored out of view.

Barbeque equipment may be placed in the lawn while in use. However, it must be returned to its storage location as soon as safely possible after its intended use. The barbeque equipment may not remain in the lawn overnight.

## **10.5 Building Attachments**

Birdcage additions (patio screen enclosures and pool screen enclosures) must be constructed of bronze metal framing with standard charcoal color screen (not solar screen). The birdcage must be fully attached to the home on at least one of the birdcage's sides, have a minimum width equal to or greater than the width of the lanai and shall not extend beyond the width of the rear of the existing home. Only mansard, gable, or gable/hip rooftops are allowed. All birdcage additions must be constructed on poured concrete and be anchored in accordance with county building guidelines. A birdcage structure may have a matching color vinyl kick plate around the bottom. The kick plate may be a maximum height of twenty inches (20") high.

Birdcages may not be higher than the ridgeline of the roof on any one-story home. For two-story homes, the height of birdcages may not exceed 75% of the combined wall plate heights of the first and second stories. Homes encompassing a combination of one and two-story elements will be evaluated on a case-by-case basis by the ARC.

## **10.6 Covered Patio**

Members with a covered patio may later enclose the patio constructed of bronze metal framing with standard charcoal color screen (not solar screen). Any renovation of a covered patio to a screened patio shall be made only after application to, and written approval by, the ARC.

## **10.7 Door Ornaments**

One wreath, or similar sized object, per front entry door is allowed, excluding holiday

ornamentation. (See section 12.7 Holiday Decorations)

### 10.8 Driveways and Private walkways

Changes to width of a driveway or private walkway (path from side of driveway to front entrance of the home) will be considered on a case-by-case basis.

### 10.9 Extended Patios

Members may install a solid-surface area outside of the lanai located on the back of the house. The step out must be:

- no larger than 48" D x 72" W x 4" H (the long edge must be parallel to the existing slab), and
- located immediately next to the existing lanai slab, and
- made of concrete or approved brick paver material/color, and
- level with the existing lanai slab at the adjoining edge, and
- graded away from the existing

Members are responsible for any damage incurred to the existing utility service and or adjacent property while constructing the step out.

### 10.10 Fences

**All fencing requires ARC approval.** Prior to fence installation, the property must be surveyed by a licensed surveyor; the survey stakes must stay in place until the Association has completed its final inspection.

A. Lakefront Lots: Fencing will connect to the rear corner of the main portion of the home, extend out to the side property line and run toward the rear lot line. The fencing may not be installed closer than ten (10) feet to the rear property line.

B. Corner Lots: Fencing may extend ten (10) feet from the rear corner of the main portion of the Home towards the side and then the rear of the lot. On opposite side of the Home, fencing will connect to the rear corner of the main portion of the Home, extend out to the side, and then toward the rear lot line.

Careful consideration should be given to the placement of fences along property lines. Fences could interfere with both the Member's and their neighbors' operation and maintenance of irrigation systems. It will be the fence owner's responsibility to make any necessary modifications to irrigation systems. Fencing may not interfere or modify the flow pattern in a drainage swale.

All Lots are permitted to install black aluminum open picket fences and of a fifty four inch (54") height maximum with one five foot (5') gate(example shown below). On the street side of a corner

lot, the fence may not exceed a distance more than ten feet (10') from the side of the house. Corner lots, lake-front lots, and lots which are visible from common areas and streets may be subject to additional height and location requirements, all of which are subject to the ARC approval. A picture of the proposed fence must be submitted to the ARC before the fence can be reviewed.

All fencing shall be installed in a quality fashion – neat, clean, good lines and plumb. Fencing shall be maintained in good condition. In certain circumstances, the ARC at its sole discretion may require landscaping around the fence. All fences must be within County Code Restrictions at the time of installation.

The fence presents an added responsibility of keeping the grass trimmed and edged underneath and around the fence. It will be the fence owner's responsibility to maintain the grass underneath and around the fence.

In the context of these Design Guidelines, a barrier installed to screen ground-mounted mechanical equipment is not considered a fence.



Figure 1 Approved Fence Style

#### 10.11 Fences – Invisible Pet Containment System

Members do not need ARC approval to install an invisible pet containment system. An invisible pet containment system typically necessitates the use of system training flags; these training flags may not be visible for more than thirty (30) calendar days.

#### 10.12 Flags and Flagpoles

- A. The flag pole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flag pole is erected and all setback and location criteria contained in the governing documents.
- B. Each Member may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner and, on Armed Forces Day, Memorial Day, Flag Day, Independence Day, September 11 and Veterans Day, portable, removable official

flags, not larger than 4½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, Coast Guard, or POW-MIA in a respectful manner on a lot or dwelling within the Association with respect to which such resident has a separate ownership interest or a right to exclusive possession or use.

- C. Member(s) must follow the United States Flag Code when displaying the American Flag. All displayed flags must be maintained in good condition. If an American flag is flown after dark, it must be illuminated.
- D. Flag Pole (attached to the home) – This flag pole may be made of aluminum, fiberglass, metal or wood. No flag may extend so that the end protrudes more than six feet (6') from the exterior wall of the home to which it is attached. The chart below includes acceptable flag pole lengths and corresponding flag sizes. Flag poles of this style do not require ARC approval prior to installation.

Flag Pole	Flag Size
Five Foot (5')	Two and One-Half Feet x Four Feet (2 ½' x 4')
Six Foot (6')	Three Feet x Five Feet (3' x 5')

- E. Flag Pole (freestanding) – One permanent or telescoping stand-alone standard metal flag pole for an American flag is allowed on a dwelling. The flag pole may not be installed within or upon any easement, any closer than ten feet (10') from the back of curb, and any closer than ten feet (10') to any property lot line. The below chart includes acceptable flag pole and corresponding flag sizes. Members should take due care to ensure the flag pole does not audibly disturb surrounding properties.

.Pole Height	Minimum Flag Size	Maximum Flag Size
Ten Ft (10')	Two Ft x Three Ft (2' x 3')	Three Ft x Five Ft (3' x 5')
Fifteen Ft (15')	Two & One-Half Ft x Four Ft (2 ½' x 4')	Four & One-Half Feet x Six Ft (4 ½' x 6')
Twenty Ft (20')	Three Ft x Five Ft (3' x 5')	Four & One-Half Feet x Six Ft (4 ½' x 6')

- F. Garden Flag Pole (freestanding) – a freestanding garden flag pole is permitted and must be installed within a plant bed. Flag poles of this style do not require ARC approval prior to installation.
- G. Banner Style – flags may also be suspended banner style from the front of homes during national flag holidays. When displayed banner style, the blue field must be in the top left corner when viewed from the street.

### 10.13 Front Doors

A front door with glass inserts may be installed although still requires ARC approval. The size of the glass insert must be a full (example shown below). The design of the glass insert is not limited to the designs shown.



### 10.14 Front Enclosures

No framed screen, retractable screen, garage door screen, vinyl window, acrylic or glass-enclosed room, or detached storage may be added to the front of any Residence. In addition, enclosing the front porch or entry area of any home is not permitted.

### 10.15 Fuel Tanks

Above ground fuel or storage tanks are not permitted with the exception of propane tanks (used for grills) that are no more than twenty-one inches (21") high and thirteen inches (13") in diameter.

Buried propane tanks are permitted if buried in accordance with applicable setback standards.

### 10.16 Garage Doors

Garage doors must be closed except when in use.

### 10.17 Generators

Generators to be utilized during power outages may be installed inside the garage without application. Those located outside the home may be installed after proper approval and are subject to applicable setback standards. Generators operated by propane are required to bury propane tanks in accordance with applicable setback standards.

### 10.18 Ground-mounted Mechanical Equipment

All ground-mounted mechanical equipment (including but not limited to HVAC, pool pumps and pool heaters) added after closing requires ARC approval and location must be indicated on the lot survey when application is submitted for consideration. The location of ground-mounted

mechanical equipment may not create an unreasonable visual or audible nuisance to neighbors, and must be screened from view. Pool pumps must have a pool pump cover constructed of a sound absorptive material.

Screening for ground-mounted mechanical equipment shall be of a material and color compatible with the design of the residence, and must screen the equipment at the time of installation. All screens, whether landscape structures or plant materials, shall allow a minimum of two feet (2') clearance from the equipment for adequate air circulation around the equipment. Such screening shall not be placed within five feet (5') from the property lot line. As such, the outside edge of all ground-mounted mechanical equipment added by the member must be at least eight feet (8') from a property lot line. Fence panels are not considered to be acceptable screening for ground-mounted mechanical equipment.

If it's determined that the use, presence and noise of the ground-mounted mechanical equipment unreasonably affects the use of surrounding properties, then the ARC may impose additional restrictions (even if they have already approved the installation or if the project is completed) including but not limited to requiring the installation of an additional barrier and/or sound absorptive materials, requiring a reasonable time constraint for use (i.e. may not use during certain nighttime hours).

Roof-mounted equipment, including mechanical, air conditioning and heating equipment will not be allowed except as mandated by Florida Statutes.

See Section 10.23 "Pools"

See Section 10.25 "Roof-mounted Solar Panels"

#### **10.19 Hoses**

Hoses may be stored outside the Home if they are enclosed within a hose storage container which may be a hose reel box or a decorative pot designed specifically for hose storage. Hoses may not be hung from or mounted to an exterior wall of the Home.

The hose storage container must be located on either side of the house except the front. Under no condition may the hose or hose storage container be placed in the front of the house, unless the hose is in use. At no time may the hose be visible while being stored; hook-mount storage is not permitted. The hose and hose storage container must be returned to its storage location immediately after its intended use.

#### **10.20 Lighting**

All lighting must be reviewed and approved by the ARC.

- A.** Low-voltage light fixtures for low-level landscape and path lighting are allowed. Tree mounted down lights shall be shielded from street and neighbor's view.
- B.** All lighting installed on a lot should be low level and recessed to shield the source of the light. No lighting shall be permitted that constitutes a nuisance or hazard to any Member or surrounding properties. All architectural lighting must be attached to the Structure and all landscape lighting must not be located within 10'-0" from the front lot line and 3'-0" from the side lot line.
- C.** Post lamps are not permitted.
- D.** Holiday lighting and decorations will be permitted so long as the lights and decorations are unobtrusive and do not constitute a nuisance.
- E.** Building mounted light fixtures, including spotlights and floodlights shall conform to the architecture of the Community. A maximum of two (2) wall or eave-mounted spot lights, not exceeding 150 watts per fixture, are permitted only on the rear plane of a Structure, unless otherwise approved by the ARC. Fixtures must be mounted less than 12'-0" above grade and fitted with a shield to minimize light spillage. Lamps may not be directed at such an angle to cause excessive glare or light spillage which may affect adjoining Lots, as determined by the ARC. Wall and eave mounted spot / flood lights are not permitted in front or side yard areas, unless otherwise approved by the ARC. Any enclosure of a light fixture shall be designed to conceal the lamp (bulb) and direct the light downward.
- F.** Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes shall be placed below grade to minimize daytime visibility of the hardware.
- G.** All landscape fixtures must use low-voltage lamps.
- H.** The fixture housing style and color of any future replacement light fixture(s) must be tasteful and similar in appearance to rest of the Community.

#### **10.21 Paint**

The exterior of a house may be repainted with the original paint colors without obtaining ARC approval. If a Member desires to paint any part of the exterior of a house a color other than its original paint color, then the Member must obtain ARC approval.

Acceptable exterior color choice schemes are available upon request to the Management Company. When considering an exterior color scheme, the ARC will take into consideration the exterior paint color schemes of the surrounding properties. The exterior body color of any home may not be painted with the same exterior body color as the home on either side or across the street from the subject home.

## **10.22 Pools, Spas, Jacuzzis**

All pools, spas, and Jacuzzis are subject to certain setbacks, must be installed according to applicable governmental ordinances, and will require an approved totally enclosed fence structure or birdcage.

Spas and Jacuzzis may only be installed on lanais if the lanai is enclosed with the approved screen enclosure.

Pools must be at least seven and one-half feet (7 1/2') from the side property lot line and may not intrude into the rear setback. The pool must be inside the building restriction line (front 25', back 10' and side 5') indicated on the property survey. All pools, spas, and Jacuzzis must be reviewed and approved by the ARC; the ARC must conduct a site visit prior to rendering a decision. It is the responsibility of the member to meet the minimum pool deck requirements as dictated by the Duval County building code.

Drainage from all pools, spas and Jacuzzis into the common areas, the community's drainage system, and neighboring properties is not permitted.

Use, presence and noise of a pool, spa or Jacuzzi shall not unreasonably impact the use of surrounding properties. Pool pumps must have a pool pump cover constructed of a sound absorbent material. If it's determined that said use, presence and noise does unreasonably affect the use of surrounding properties, then the Board (at its sole and absolute discretion) may impose additional restrictions (even if the ARC has already approved the installation and after the project is completed) including but not limited to requiring the installation of an additional barrier and/or sound absorbent materials, requiring a reasonable time constraint for use (i.e. may not use during certain nighttime hours), or relocating the equipment. This paragraph pertains to all pools, spas, and Jacuzzis regardless of when they were installed.

See Section 10.5 "Building Attachments" for birdcage requirements.

See Section 10.11 "Fences" for fence requirements.

See Section 10.20 "Ground-mounted Mechanical Equipment" for equipment installation and screening requirements.

## **10.23 Prohibited Structures**

Pursuant to the Declaration and/or these Design Guidelines, the following structures shall be prohibited:

- A.** Detached Garages
- B.** Dog Houses



- C. Gazebos
- D. Flat Roof Additions
- E. Pergolas
- F. Playgrounds
- G. Sheds / Storage accessory
- H. Trampolines

Notwithstanding the above, Developer shall be allowed to install any structure(s) necessary for purposes connected with the development.

#### **10.24 Roof-mounted Solar Panels and Tubes**

Roof-mounted solar panels and tubes must be designed to be integral parts of the roof. Their form, location and color must be compatible with the existing roof. Profiles must be minimized. All supports and piping for solar collectors must be enclosed. Silver aluminum frames are not permitted.

They must be installed with “best case location” section of the roof which is least visible to surrounding property, Common Property, sidewalk or the street. Reflective glazing is not permitted.

#### **10.25 Satellite Dishes, Antennas**

No antenna, aerial, or other device for the transmission or reception of television, radio (including amateur or ham radios), or internet signals of any kind will be allowed outside a home, except one antenna or one satellite dish whose installation and use is protected under federal law or regulations.

- A. Satellite dishes and antenna placed on a dwelling will require ARC approval prior to installation.
- B. Satellite dish may be no more than 39” in diameter. Dishes must be attached low on the rear of the roof of a home.
- C. Satellite dishes may not be installed at ground level mounted on a tripod or post.
- D. The antenna or other device must comply with the maximum extent feasible with these Design Guidelines within the confines of applicable federal regulations, i.e., without precluding reception of a quality signal or unreasonably increasing the cost of the antenna or device.
- E. The transmission cable from the service pedestal to the home must be underground. Any transmission cable from a receiver to the house must be secured to the home neatly.

- F. FCC rules are constantly changing. The Architectural Review Committee will review the then-current FCC rulings at time of application.

#### **10.26 Shutters**

The ARC must approve all shutter installations that were not initially installed by the Developer. Standard decorative shutters may be installed using PVC or painted wood. No other type exterior window coverings are allowed unless they are specifically for hurricane protection.

Additionally, while we will not suggest or recommend any specific type of hurricane window protection in the Design Guidelines, we will approve the permanent installation of “tracks” or “channels” above and below windows for use with removable hurricane panels. The exposed sides of these “tracks” or “channels” must be painted to match the color of the portion of the Home to which they are mounted.

#### **10.27 Signs**

Except for signs required by law, signs of any kind (including posters, circulars, billboards, rent or resale signs, or other commercial signage) are not permitted in the community while the developer still has homes for sale, except as otherwise specifically permitted herein.

A Member shall be permitted to post signs from an alarm company providing services for the Home. One single-sided alarm sign may be placed in the front yard where it is visible to persons approaching the Home, within ten feet (10') of the entrance to the Home, and not closer than ten feet (10') from right of way. A sign may also be placed in the windows of the Home. The sign shall not exceed two feet (2') in overall height from finished grade and/or seventy-two (72) square inches in size (i.e., eight inches (8") by nine inches (9")) if placed in the ground. Signs shall not exceed sixteen (16) square inches in size (i.e., four inches (4") by four inches (4")) if placed in the window of a Home.

#### **10.28 Stone Veneer**

When approved in writing by the ARC, stone veneer may be used to alter the front elevation. The allowable amount of stone will depend on the house model and elevation option. Stone may be installed on the corners, posts, columns, quoins, the lower portion of the walls (below the bands), and on one of the gables. The type of stone used must be like or similar to the stone installed by the Developer on other dwellings within the community. Applications must include a front elevation drawing indicating desired location of the stone, a sample (or photo) of the proposed stone and the color scheme of the house.

### **10.29 Storage of Tools, Supplies and Equipment**

The storage of tools, supplies and equipment outside of the house is specifically prohibited.

### **10.30 Walls**

Unless provided by the Developer, no retaining walls may be constructed where they will impact the surrounding grade and drainage.

### **10.31 Water Softeners / Purifier Systems**

Water softeners and purifying systems must be installed inside the home or garage. If the water softeners / purifying systems must be installed outside of the home, then the installation must be in a manner so as to not be visible from the exterior of the Home. An exterior installation requires ARC approval; the request for ARC approval shall include the reasons why an exterior installation is necessary.

### **10.32 Window Tinting**

Clear UV coating, grey or black may be applied to windows without application for ARC approval; tint must have at least a 39% Visible Light Transmission. On any one side of the house, either no windows are tinted or all windows are tinted. Mirror "effect" tinting is not permitted.

### **10.33 Window Treatments**

All window treatments must be white or off-white when viewed from the outside of the home; all other window treatments are prohibited. Temporary or permanent window treatments of bed sheets, newspaper, trash bags, etc., are strictly prohibited

External window coverings including, but not limited to, burglar bars or roll down shades of any type are prohibited (except standard window screens).

## **11 MODIFICATIONS TO THE LANDSCAPE – LIVING THINGS AND MULCH MATERIALS**

The ground surfaces of all lots, except that occupied by hardscape or structure, shall be covered with a combination of landscaping, i.e., grass lawn, planted ground cover, and approved mulch materials.

Landscaping should be adequate to properly complement the house, lot, and surrounding areas. Landscaping is used to frame and soften the house, screen mechanical equipment and other unsightly areas, provide privacy, and add interest to the home's façade. Consideration should be given to the landscaping on surrounding lots to avoid conflicts such as planting large trees closer together than is recommended, and to tie planting beds and grassed areas together using smooth

lines along property lines. Additional flowerbeds must have approval by the ARC. Vegetable gardens are prohibited. Basic planting requirements must, at a minimum, address the following areas:

#### **11.1 Developer's Improvements**

As part of the planning and development of Royal Legacy Estates, the Developer has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, open space, streets, model home packages, and amenities. Market conditions, styles, marketing strategies, or other factors may cause the Developer to change the types of models, size of home, location of future streets, color palette of homes, landscaping styles or plant materials, construction methods or materials or the landscaping on the common areas.

#### **11.2 Dead or Diseased Landscape**

Dead or diseased trees, bushes and all other landscaping, including sod, shall be removed as soon as discovered, after first taking appropriate protective measures to avoid the spread of disease. The Member, at Member's expense, will make replacement to maintain the appearance of the lot.

#### **11.3 Mix of Plantings**

Landscape harmony is accomplished by allowing two to three types of shrubs planted in groups to predominate. Using too many kinds of shrubs with different forms, colors, and textures is visually distracting. Introduce variety with accent shrubs. The use of plant materials with seasonal interest such as flowers, interesting leaf shapes, wall color, berries, and bark color and texture, is encouraged for variety.

#### **11.4 Mulch Materials**

For the purpose of these Design Guidelines, topsoil or decomposed granite is not considered inert material. Approved inert materials shall include: bark, hardwood mulch, rock and/or stone of naturally pigmented color (i.e., as found in native form), and other materials may be approved by the ARC from time to time. The ARC shall make determination of whether a material is acceptable for inclusion in any specific situation.

#### **11.5 Mulch Material - Designs**

Ground cover or inert material shall not be used to spell out names, nicknames, or names of states, cities, athletic teams, slogans, emblems, geometric patterns, or any other communication.

#### **11.6 Permitted Ground Cover**

The ground surfaces of all lots except that occupied by hardscape or structure shall be covered

with a combination of landscaping, i.e., grass lawn, planted ground cover and approved mulch materials as listed in Appendix A. The grass lawn area shall be no less than fifty percent (50%) of the total ground surface area unless otherwise approved. Larger lots, such as on cul-de-sacs, corners, or the oversized type will require greater quantities of ground coverings, and will be reviewed and approved on an individual basis. If a living ground cover is to be used in place of the lawn, approval must be secured prior to the commencement of work.

#### **11.7 Plastic Sheeting**

The use of solid plastic sheeting or polyethylene over ground cover areas is not permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil. All weed control fabrics must be kept thoroughly covered with a layer of approved rock or mulch material.

#### **11.8 Preferred Landscape Materials**

Please reference Exhibit A for a list of preferred landscape materials.

#### **11.9 Rock Yards**

Decorative rock yards, paved yards, or yards in which the principal ground cover is other than grass sod are specifically prohibited.

#### **11.10 Shrubs**

Foundation planting softens walls and breaks up bare areas. Large shrubs provide vertical accent on windowless wall areas and at house corners. Medium shrubs soften and hide the foundation area, and can be used under windows without excessive pruning. Corner lots, lake-front lots, and lots which are visible from common areas and streets may present unique circumstances for the ARC to consider.

#### **11.11 Sod Buffer and Drainage**

In order to prevent soil erosion and to maintain positive drainage, the original grades of the lot should be maintained during landscape and sod installation. For this reason, a minimum sod buffer of five feet (5') from each side and rear property line, and ten feet (10') from the curb, must be maintained as a drainage area. If the improvement does not interfere with existing drainage and does not impact the surrounding properties, then exceptions may be made. The Member and or Resident shall hold harmless the Developer, Association and ARC for any property damage, including damage to the house, caused by an alteration of the grades or changes in the drainage patterns in connection with the design, installation, or maintenance of Member's landscaping done by Member or a hired landscape contractor.

### **11.12 Trees**

Large and small trees provide the framework for a successful landscape plan. Trees must be spaced properly to allow room for future growth and to avoid conflicts with the house and paved areas. Shade provided by trees increases outdoor comfort and indoor utility conservation. Additional trees may be added only after ARC approval. No oak trees are to be removed unless they are replaced with an oak tree in a similar segment of the yard and a minimum size 4" caliper.

### **11.13 Turf Grass (Sod)**

For the purpose of these design guidelines, turf grass (sod) must be St. Augustine. There is no need to submit an exterior modification if you are replacing dead areas of turf grass as long as the replacement grass is of the same type as the balance of the yard. A modification is still needed to install landscape beds in place of turf grass.

### **11.14 Uniformity**

Plantings should be somewhat uniform throughout the yard; approximately fifty percent (50%) should be in the midpoint of the building to the front and the remainder to the rear.

## **12 MODIFICATIONS TO THE LANDSCAPE – NOT LIVING THINGS**

When making an application for modification to your landscape, you must indicate any non-living items separately on your application as well as on your landscape plan, including size, materials, and specific location. These items may include benches, statues, birdbaths, etc.

### **12.1 Arbors**

Placement of an arbor, designed for growing roses or vines, will be considered on a case-by-case basis. The maximum arbor size shall not exceed eight feet (8') in height, four feet (4') in width, and three feet (3') in depth. The material shall be of natural wood, vinyl, or aluminum, with color to complement the Home and must be affixed to Home.

### **12.2 Artifacts**

Artifacts are those items not classed as statues, birdbaths, planting pots or water features, but are used in the landscaping to enhance the overall plan. The number of artifacts used as landscaping enhancements is limited to three (3) per lot. They may not exceed fourteen inches (14") in height, and must be placed in a planting bed in the rear yard. For the convenience of Members, artifacts will be given a blanket approval. The ARC reserves the right to deny any artifact they find derogative, offensive, or not in keeping with the architectural theme of the community.

### **12.3 Birdbaths**

A stand-alone birdbath must be no more than thirty-six inches (36") in height. Birdbath must be of materials with color and design compatible with the architectural theme of the house. A birdbath is permitted in the rear yard and must be placed in a planting bed.

### **12.4 Flowers - Artificial**

Florida is known for its wide variety of beautiful flowering plants. Therefore, artificial flowers are prohibited as part of the landscaping.

### **12.5 Furniture**

One or two-person seating (i.e. an aluminum bench) and a side table less than or equal to 24" in diameter is permitted on the front porch; foldable or stackable plastic furniture is not permitted. The one or two-person seating must be approved by the Architectural Review Committee.

No other furniture is permitted in the front or rear of the property unless it is in use, and said furniture must be returned to its storage location when not in use.

### **12.6 Water Features**

For the purpose of this document, fountains (non wall-mounted, semi-permanent decorative landscape additions) are considered a water feature capable of producing a continuous re-circulating flow of water from a self-contained reservoir. Water features are used to enhance the house landscaping. A water feature shall be limited to a height of four feet (4') above the finished grade of the lot; however, if a water feature is located against a wall of the house, then the water feature may not exceed six feet (6') above the finished grade of the lot. A water feature may be installed in the front or rear yard only, may not detract from the overall landscape theme and must be placed in a planting bed. The water feature must not visibly damage existing walls or fences. Colors must be compatible with the house.

Only one (1) water feature is permitted and may be restricted when used in conjunction with other larger landscape accent items. The application must include the water feature's water source, pump, electrical layout and plumbing layout. The water source, pump, electrical and plumbing must be designed and located to be unobtrusive. Noise must be controlled to minimize the impact on neighbors.

### **12.7 Holiday Decorations**

Holiday decorations are considered exterior ornamentation of a Member's Property used to celebrate holiday decoration periods.

For the purpose of this section, the Christmas or Hanukkah holiday decoration period is from

Thanksgiving through January 15<sup>th</sup>. This document serves as proper notification that the Association may suspend Member's privileges and may levy fines when Christmas or Hanukkah decorations are displayed prior to Thanksgiving or after January 15<sup>th</sup>.

Reasonable holiday decorations may be displayed, without prior ARC approval, for recognized national and religious holidays two (2) weeks prior to the holiday to which the decorations are related until one (1) week after said holiday.

The decorations must be in good condition and good taste, and may be displayed only during holiday decoration periods. Members are expected to be diligent in ensuring that displays, including outdoor lighting, do not spill over to neighboring properties. The display of holiday decorations is subject to the right of the Association or Developer to require removal of such decorations that it deems to (A) be excessive in number, size or brightness relative to the surrounding properties; (B) draw excessive attention or traffic; (C) unreasonably interfere with the use and enjoyment of neighboring properties; (D) cause a dangerous condition to exist; or (E) lacking in good taste or in contradiction to these guidelines.

The Association reserves the right to remove said holiday decorations. Upon removal of holiday decorations, the Association will leave a notice at the Property and will retain the holiday decorations for no longer than seventy-two hours so the Member may pick them up.

## **12.8 Plant Bed Edging**

All plant bed edging must be approved by the Architectural Review Committee prior to installation. Landscape timbers, wood ties, plastic and metal borders will not be permitted. The top surface of the plant bed edging shall not exceed 6" higher than the adjoining, undisturbed ground.

Plant bed edging may not encroach on setbacks, easements or common ground, and may not be installed along the sides of the driveway or any walking path other than the path from the driveway to the front entry. The plant bed edging color must complement the overall color scheme of the home. Member must submit plant bed edging color and home colors(s) with the request.

## **12.9 Planting Pots**

Planting pots are considered part of the landscape and are containers for live flowers, live plants and/or other items used in bedding. No more than six (6) planting pots may be used on the property as landscaping decoration, with a limit of no more than three (3) planting pots in the front of the home.

Planting pots must be of a color and design compatible with the architectural theme of the Home. If a structure's core purpose by its manufacturer is as a fountain, then it may not be used as a planting pot. A planting pot may not be higher than thirty-six inches (36").



Pots and containers must be removed to safe storage in the event of an impending storm or if the member is leaving for an extended period of time.

#### **12.10 Statues**

Statues are considered as an ornamental addition to an overall landscaping plan and are meant to enhance the beauty of a homeowner's property. A statue may be no higher than thirty-six inches (36"). It must be of materials with color and design compatible with the architectural theme of the home. Statues are permitted in the rear yard and must be placed in a planting bed. Statues may be restricted when used in conjunction with other larger landscape accent items.

#### **12.11 Wells**

Sprinkler or irrigation systems or wells of any type which draw upon water from lakes, creeks, streams, rivers, ponds, wetlands, canals or other ground or surface waters within the community are not permitted. However, the Developer, its designees and the Association shall have the right to draw water from such sources.

### **13 CONCLUSION**

#### **13.1 Non-liability for Approval of Plans**

Pursuant to Article 9 of the Declaration, the requesting Member shall be deemed to have automatically agreed to hold harmless and indemnify the noted members and representatives, and the Association generally, from and for any loss, claim or damages connected with plans and specifications or Proposed Improvements.

The scope of any such review and approval by the ARC is limited solely to whether the respective plans or work meets certain requirements, standards, and guidelines of the Association as they relate to aesthetics and the harmony and compatibility of proposed improvements in the Property.

No review or approval will be for any other person or purpose, and no person shall have any right to rely thereon, and any review or approval by the ARC will create no liability whatsoever of the Association, the Board of Directors, any member or representative of the ARC nor Developer to any other person or party whatsoever.

#### **13.2 Time Periods**

Whenever any time period is measured in days and if any such time period expires on a Saturday, Sunday or national bank holiday, it shall be extended to the next succeeding calendar day that is not a Saturday, Sunday or national bank holiday.

The time period for rendering decisions by the ARC for any step in the architectural review process shall not commence until receipt of applicable fees and complete Applications and Design Documents.

### **13.3 Enforcement of Instruments**

In the event of a violation of this Design Guidelines, the Developer or the Board of Directors may take any action set forth in the By-Laws or the Declaration. The Developer or the Board of Directors may remove or remedy the violation and/or seek injunctive relief requiring the removal or remedying of the violation. In addition, the Developer or the Board of Directors shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the lot upon which such violation exists.

### **13.4 Changes and Amendments to this Design Guidelines**

The Developer and/or the Board of Directors may make amendments and changes to this Design Guidelines at any time as long as it owns any portion of the Subject Property or has the right to annex additional property in accordance with the Declaration. Any changes or amendments shall apply to construction and modifications commenced after the date of such amendment only and shall not require modification or removal of structures previously approved, i.e., grandfathering fences, etc., once the approved construction or modification has commenced.

### **13.5 New Construction**

The Board intends to amend the Design Guidelines to allow existing properties to be adapted to reflect designs utilized in new construction by the Developer.

### **13.6 Renovation and/or Alteration of Existing Property**

The Board, through its Modifications or Architectural Review Committee, has exclusive jurisdiction over modifications, additions, and alterations proposed on or to existing Dwelling exterior and adjacent open space. During the Development Period, the Developer retains the right to veto any action of the Committee if those actions are determined to be inconsistent with the Design Guidelines or the Developer's vision of the Community.

### **13.7 Developer's Improvements**

As part of the planning and development of Royal Legacy Estates, the Developer has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, open space, streets, model home packages, and recreation center. Market conditions, styles, marketing strategies, or other factors may cause the Developer to change the types of models, size of home, location of future amenities or streets, color palette of homes,

landscaping styles or plant materials, construction methods or materials or the landscaping on the common areas.

Pursuant to Article 9 of the Declaration, the Developer and its affiliates are exempt from architectural control provisions and shall not be required to obtain ARC approval for any construction or changes which any of them may elect to make at any time.

## 14 APPENDIX A – Preferred Landscape Material

D = Deciduous      E = Evergreen

### **Large Trees – Space thirty to forty feet apart; and twenty feet minimum from buildings.**

Trees are deer resistant to the extent edible parts can be protected until they grow out of reach of the deer.

- D--Florida maple (*Acer floridanum*)
- D--Red Maple (*Acer Rubrum*)
- E--Southern Magnolias (*Magnolia grandiflora*)
- D--Sycamore (*Platanus occidentalis*)
- D--Willow Oak (*Quercus phellos*)
- E--Live Oak (*Quercus virginiana*)
- D--Bald Cypress (*Taxodium distichum*)

### **Small Trees – Space fifteen to twenty feet apart; and ten feet minimum from buildings.**

Trees are deer resistant to the extent edible parts can be protected until they grown out of reach of the deer.

- D--Japanese Maple (*Acer palmatum*)
- D--River Birch (*Betula nigra*)
- D--Redbud (*Cercis canadensis*)
- E--Nelli R. Stevens Holly (*Ilex aquifolium x cornuta* "Nellie R. Stevens")
- E--East Palatka Holly (*Ilex x attenuata* "East Palatka")
- E--Foster Holly (*Ilex x attenuata* "Fosteri")
- E--Savannah Holly (*Ilex x attenuata* "Savannah")
- E--Weeping Yaupon Holly (*Ilex vomitoria* "pendula")
- D--Crape Myrtle (*Lagerstroemia indica* – Varieties "Cherokee", "Muskogee", "Natchez", and "Tuscarora")
- E--Tree Form Wax Leaf Privet (*Ligustrum lucidum*)
- E--Little Gem Magnolia (*Magnolia grandiflora* "Little Gem")
- D--Saucer Magnolia (*Magnolia soulangiana*)
- E--Sweet Bay magnolia (*Magnolia virginiana*)
- E--Tree Form Wax Myrtle (*Myrica cerifera*)

- E--Spruce Pine (*Pinus glabra*)
- D--Japanese Flowering Cherry (*Prunus serrulata* "Kwanzan")
- D--Yoshino Cherry (*Prunus yedoensis*)
- D--Aristocrat Pear (*Pyrus calleryana* "Aristocrat")
- E--Palmetto (*Sabal palmetto*)
- E--Windmill Palm (*Trachycarpus fortunei*)

**Large or Accent Shrubs (5-7 Gallon) – Space six to ten feet apart; and five feet minimum from buildings.**

Shrubs indicated with an "\*" are deer resistant. Shrubs indicated with an "SH" require shade.

- E--Anise\* (*Illicium anisatum*)
- E--Azalea SH (*Azalea indica* – Varieties "Formosa"\*, "George L. Tabor", "G.G.Gerbing", "Judge Soloman", "President Clay", "Red Formosa", and "Southern Charm"\*)
- Semi E--Butterfly Bush (*Buddleia davidii*)
- E--Bottlebrush\* (*Callistemon citrinus*)
- E--Camellia SH (*Camellia sasanqua*)
- E--Chinese Fringe (*Loropetalum chinese*, cultivars; Hines Prupole leafe, Burgandy, Blush)
- E--Pampas Grass\* (*Cortaderia selloana*)
- Semi E--Sago Palm\* (*Cycas revoluta*)
- E--Gardenia\* (*Gardenia jasminoides*)
- E--Burford Holly\* (*Ilex cornuta* "Burfordii")
- E--Wax Leaf Privet\* (*Ligustrum lucidum*)
- E--Banana Shrub\* (*Michello Figo*)
- D--Variegated Maiden Grass (*Miscanthus sinensis* "variegata")
- E--Waxmyrtle\* (*Myrica Cerifera*)
- E--Nandina \* (*Nandina domestica*)
- E--Tea Olive\* (*Osmanthus fragrans*)
- E--Fortune's Tea Olive \*(*Osmanthus fortunei*)
- E--Firehorn (*Pyracantha koidzumi*)
- E--Pittosporum (*Pittosporum tobira*)
- E--Podocarpus Yew \* (*Podocarpus macrophyllus maki*)
- D--Purple Fountain Grass (*Pennisetum setaceum* "Rubrum")
- E--Sweet Viburnum (*Viburnum odoratissium*)
- E--Laurustinus\* (*Viburnum tinus*)

**Medium Shrubs (3-5 Gallon) – Space three to four feet apart; and two feet minimum from buildings.**

Shrubs indicated with an "\*" are deer-resistant. Shrubs indicated with an "SH" require shade.

- E--Abelia (*Abelia grandiflora*)
- D--Barberry (*Berberis thunbergii* "Rose Glos" or "Crimson Pygmy")
- E--Boxwood\* (*Buxus microphylla*)
- E--Dwarf Bottlebrush\* (*Callistemon citrinus* "Little John")
- E--Dwarf Burford Holly\* (*Ilex cornuta* "Burfordii nana")
- E--Carissa Holly\* (*Ilex cornuta* "Carissa")
- E--Dwarf Yaupon Holly\* (*Ilex vomitoria* "Nana" or "Schellings")
- E--Florida Jasmine (*Jasminum floridum*)
- Semi E--Primrose Jasmine (*Jasminum mesnyi*)
- E--Dwarf India Hawthorn (*Raphiolepis indica*)
- E--Yucca\* (*Yucca filamentosa*)
- E--Sanankwa Viburnum\* (*Viburnum Suspensum*)

**Low Shrubs or ground covers (1 Gallon) – Space one to six feet apart; and two feet minimum from buildings.**

Shrubs indicated with an "\*" are deer resistant. Shrubs indicated with an "SH" require shade. Shrubs indicated with a "V" are vines to be used with support.

- E--Hollyfern SH (*Cyrtomium falcatum*)
- E--African Iris\* (*Diets vegeta*)
- E--Dwarf Gardenia\* (*Gardenia jasminoides* "radicans")
- E--Carolina Jessamine V (*Gelsemium sempervirens*)
- Semi E--Daylily (*Hemerocallis hybrida*)
- D--Lantana\* (*lantana camara*)
- E--Big Blue Liriope (*Liriope Muscari* "Big Blue")
- E--Variegated Liriope (*Liriope muscari* "Silvery Sunproof")
- E--Goldflame Honeysuckle V (*Lonicera x heckrottii*)
- E--Trumpet Honeysuckle V (*Lonicera sempervirens*)
- E--Blue Pacific Juniper\* (*Juniperous conferta* "Blue pacific")
- E--Parson's Juniper\* (*Juniperous davurica* "Expansa")
- E--Blue Rug Juniper\* (*Juniperous horizontalis* "Wiltonii")
- E--Dwarf Japanese Garden Juniper\* (*Juniperous procumbens* "nana")
- E--Dwarf Nandina\* (*Nandina domestica* "Harbor Dwarf" or "Firepower")
- E--Bank's Rose V (*Rosa bankiae*)
- E--Confederate Jasmine\* V (*Trachelospermum jasminoides*)
- E--Lily of the Nile (*Agapanthus*)