

# OCEAN RIDGE

ST. AUGUSTINE BEACH

## DESIGN GUIDELINES

February 20, 2018

McGarvey Residential Communities



# Ocean Ridge Design Guidelines

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February 20, 2018

## *Table of Contents*

<i>An Introduction to Ocean Ridge.....</i>	<i>1</i>	<i>Architectural Elements.....</i>	<i>11</i>	<i>Garage Doors.....</i>	<i>20</i>
<i>The Neighborhood Plan.....</i>	<i>3</i>	<i>Porches and Balconies.....</i>	<i>13</i>	<i>Shutters.....</i>	<i>21</i>
<i>Site Planning.....</i>	<i>5</i>	<i>Roofs.....</i>	<i>14</i>	<i>Trim &amp; Decorative Elements.....</i>	<i>22</i>
<i>Setbacks.....</i>	<i>5</i>	<i>Chimneys.....</i>	<i>15</i>	<i>Paving.....</i>	<i>23</i>
<i>Building Size and Height.....</i>	<i>6</i>	<i>Roof Penetrations.....</i>	<i>15</i>	<i>Driveways.....</i>	<i>23</i>
<i>Building Orientation.....</i>	<i>7</i>	<i>Dormers.....</i>	<i>15</i>	<i>Walkways &amp; Patios.....</i>	<i>23</i>
<i>Garages and Parking.....</i>	<i>8</i>	<i>Eaves and Soffits.....</i>	<i>16</i>	<i>Sidewalks.....</i>	<i>23</i>
<i>Pools, Enclosures, Hot Tubs.....</i>	<i>9</i>	<i>Walls.....</i>	<i>17</i>	<i>Miscellaneous.....</i>	<i>25</i>
<i>Pool, Hot Tub Locations.....</i>	<i>9</i>	<i>Windows and Doors.....</i>	<i>18</i>	<i>Review Process &amp; Enforcement.....</i>	<i>27</i>
<i>Pool Enclosures.....</i>	<i>9</i>	<i>Doors.....</i>	<i>18</i>	<i>Landscape and Irrigation.....</i>	<i>33</i>
<i>Equipment.....</i>	<i>10</i>	<i>Windows.....</i>	<i>19</i>		

## *An Introduction to Ocean Ridge*

Ocean Ridge is a unique community located near the Atlantic Coast of Florida in St. Augustine Beach. Nestled among the natural beauty of rolling dunes and majestic oak canopies, it is a special place to call home.

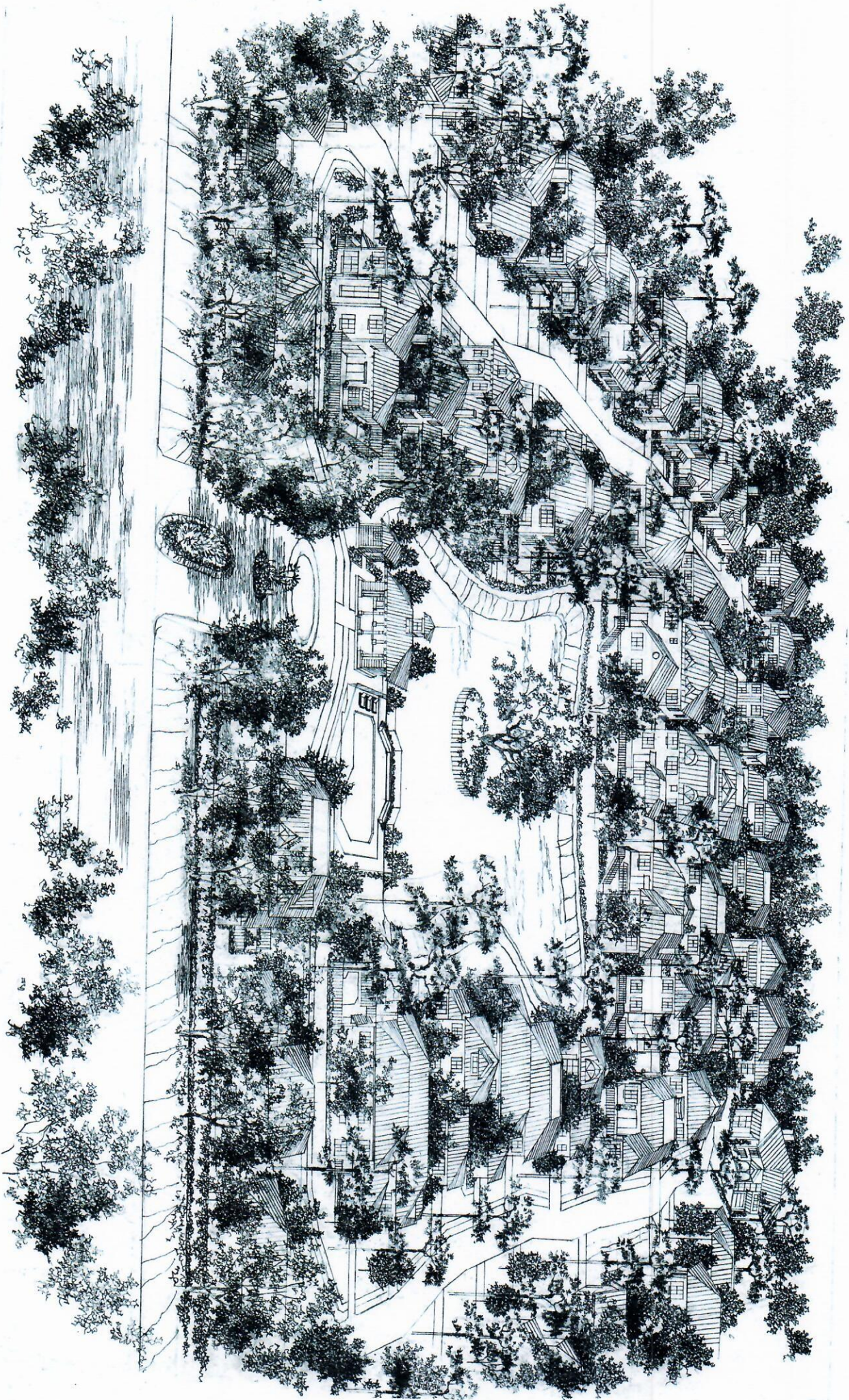
Living in this coastal community, the residents benefit from the local climate of continuous sea breezes and ample sunshine. Soothing sounds of the surf, close proximity to sandy beaches, and pathways for leisurely strolls beneath the shade of ancient oaks are a few of the amenities that contribute to the high quality of life in Ocean Ridge.

Our desire to create an environmentally sensitive community and to preserve the natural beauty of the area, affects every aspect of the community plan.

The streets meander over the dunes and between the trees to preserve these site features. The arrangement of lots has been carefully laid out to take advantage of the natural buffers and to create privacy and individuality for each home site. The Design Code provides flexible setbacks and building requirements to help owners and designers create an architecture that blends into this beautiful setting.

The success of Ocean Ridge comes from enhancing and protecting the site's natural features and defining an architecture that works in harmony with this setting.







## *The Neighborhood Plan*

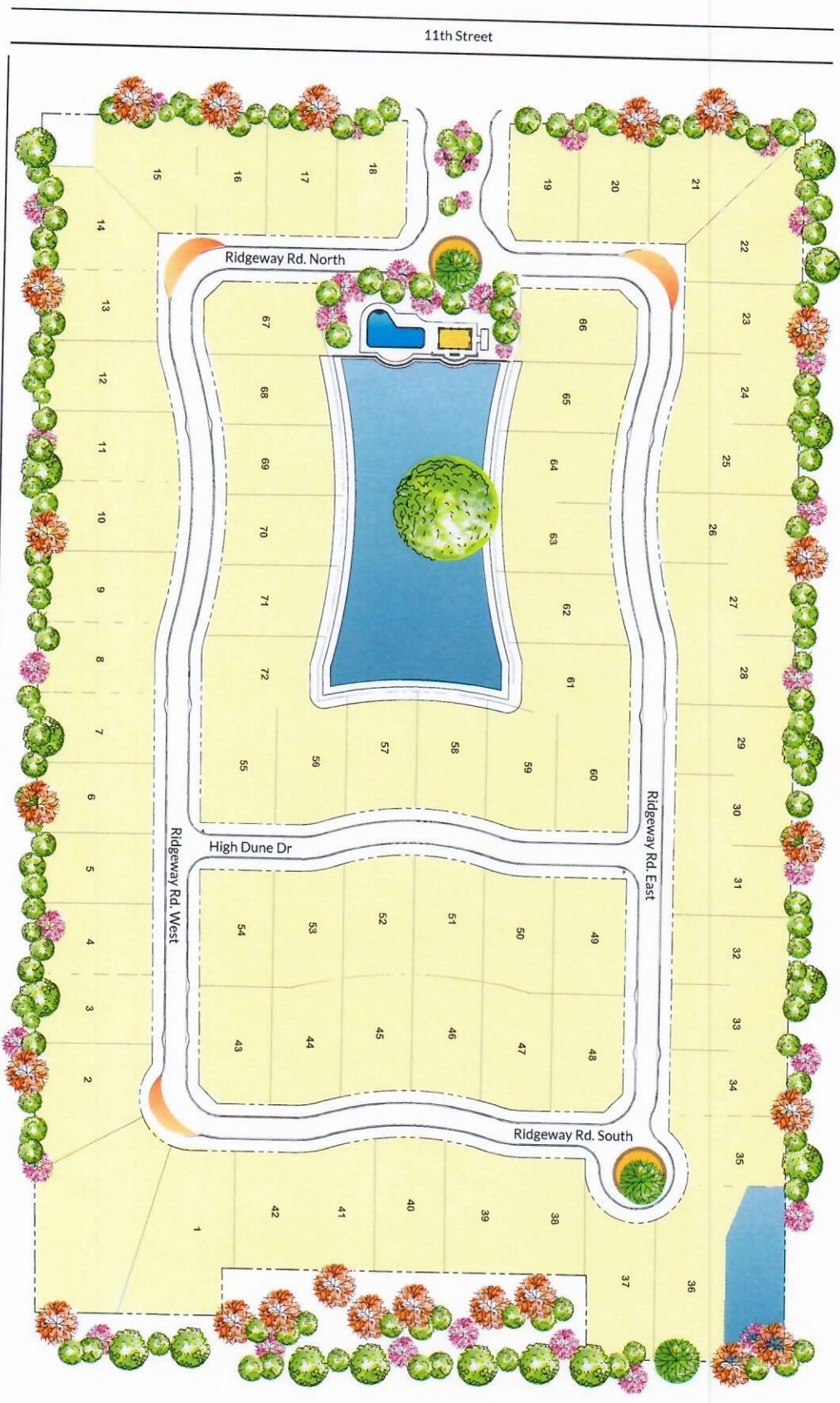
The neighborhood plan for Ocean Ridge is designed to fit into the natural setting. To facilitate this, flexible setbacks have been established by the City of St. Augustine Beach to preserve as much tree cover and topography as reasonably possible. This aids in site planning issues and also provides variety in the house designs.

Some lots in Ocean Ridge, due to their special location along main roadways, intersections, and corners, will require extra attention to their design as they are critical for establishing the neighborhood's image.





# OCEAN RIDGE



A McGarvey Residential Community

[www.OceanRidgeSAB.com](http://www.OceanRidgeSAB.com)

Note: This is an artistic rendering and should not be relied on for accuracy. Please refer to recorded plat for more information.

## *Site Planning*

Our goal in Ocean Ridge is to create unique residential community defined by the quality of its architectural design. These guidelines have been designed to encourage the growth of a neighborhood while preserving the natural setting.

### *Setbacks*

Setbacks and lot coverage are traditional site planning and zoning tools which establish the buildable area of a lot. At Ocean Ridge we have made every effort to produce an environmentally-sensitive coastal community by implementing setbacks which provide maximum flexibility for preserving natural features such as dune structures and specimen trees.

Through proper site planning, all residents of Ocean Ridge can reap the benefits of the natural coastal dune environment by preserving existing tree canopies, maintaining natural site topography and establishing a comfortable rhythm and spacing of houses along the street.

### *Building Setbacks*

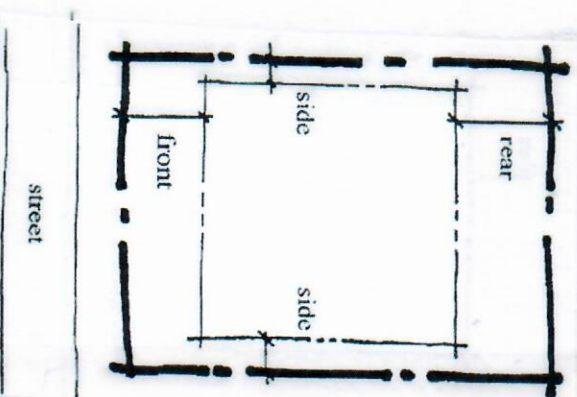
#### **Front and Rear Setbacks:**

**25' Front**

**25' Rear**

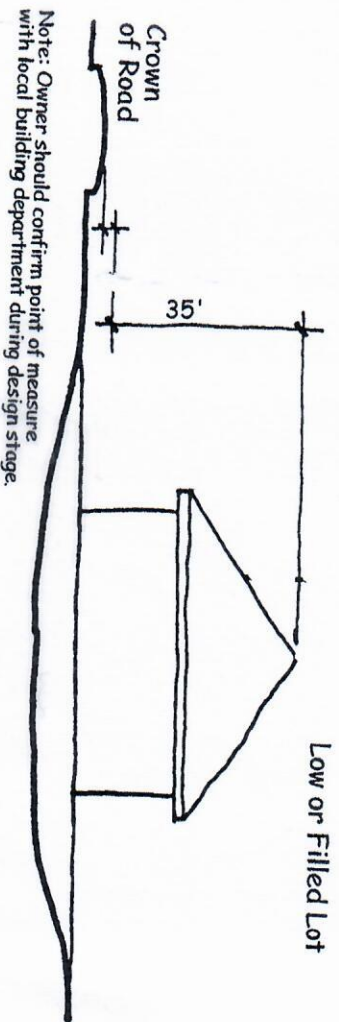
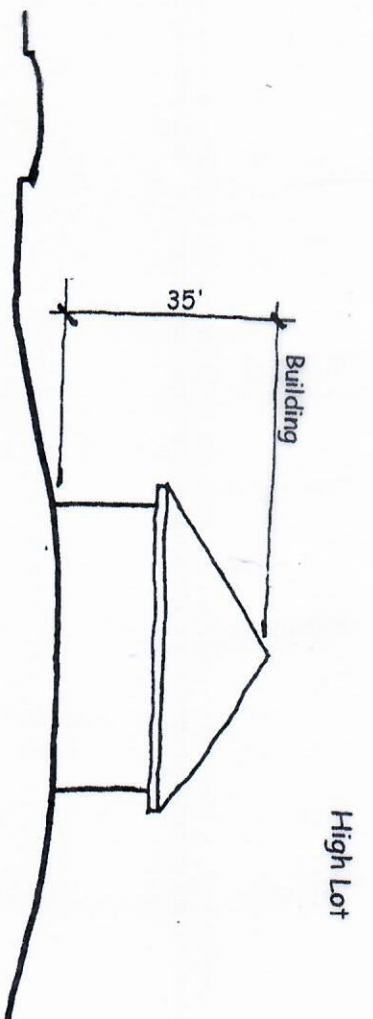
#### **Side Setbacks:**

**10' Each Side**

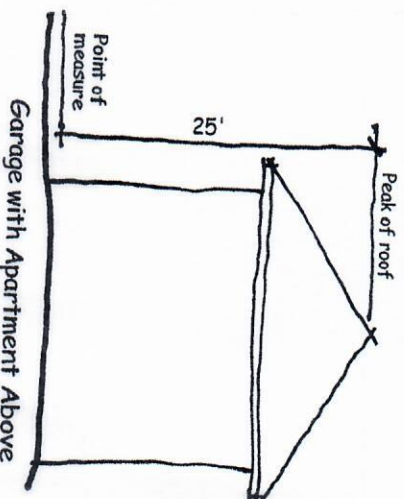
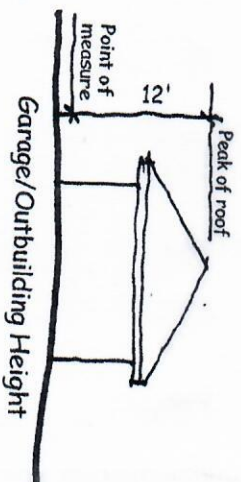




We encourage designers to take special care in articulating the building mass of each residence. Stepped facades and tower elements lend a sense of scale and hierarchy to a house and are encouraged. Minimum house size is 2,200 square feet of conditioned space. To establish a residentially-scaled neighborhood and to comply with the Building Codes of St. Augustine Beach, we require that houses not exceed 35' in height. Overall building height is measured from the highest maintained point on the lot or from the crown of the road (whichever is higher) to the highest point of the roof. Designers should make note that the second floor of houses should be articulated such that the second floor is no greater than 80% of the first floor including garages, but excluding porches. Houses are required to have a minimum first floor ceiling height of no less than 10'-0". The ARB will take into consideration the visual impact a residence has on its neighbors, when reviewing massing and scale of a design.



Note: Owner should confirm point of measure with local building department during design stage.





## ***Site Planning***

### ***Building Orientation***

House orientation on the building site is an important element in establish the character of Ocean Ridge. In the majority of lots, it is easy to determine what should be the front or main orientation of the house. In several

locations there are lots with multiple frontages. In these cases, an appropriate architectural statement, such as porches or balconies, is required on each façade that faces a street.



### ***Garages and Parking***

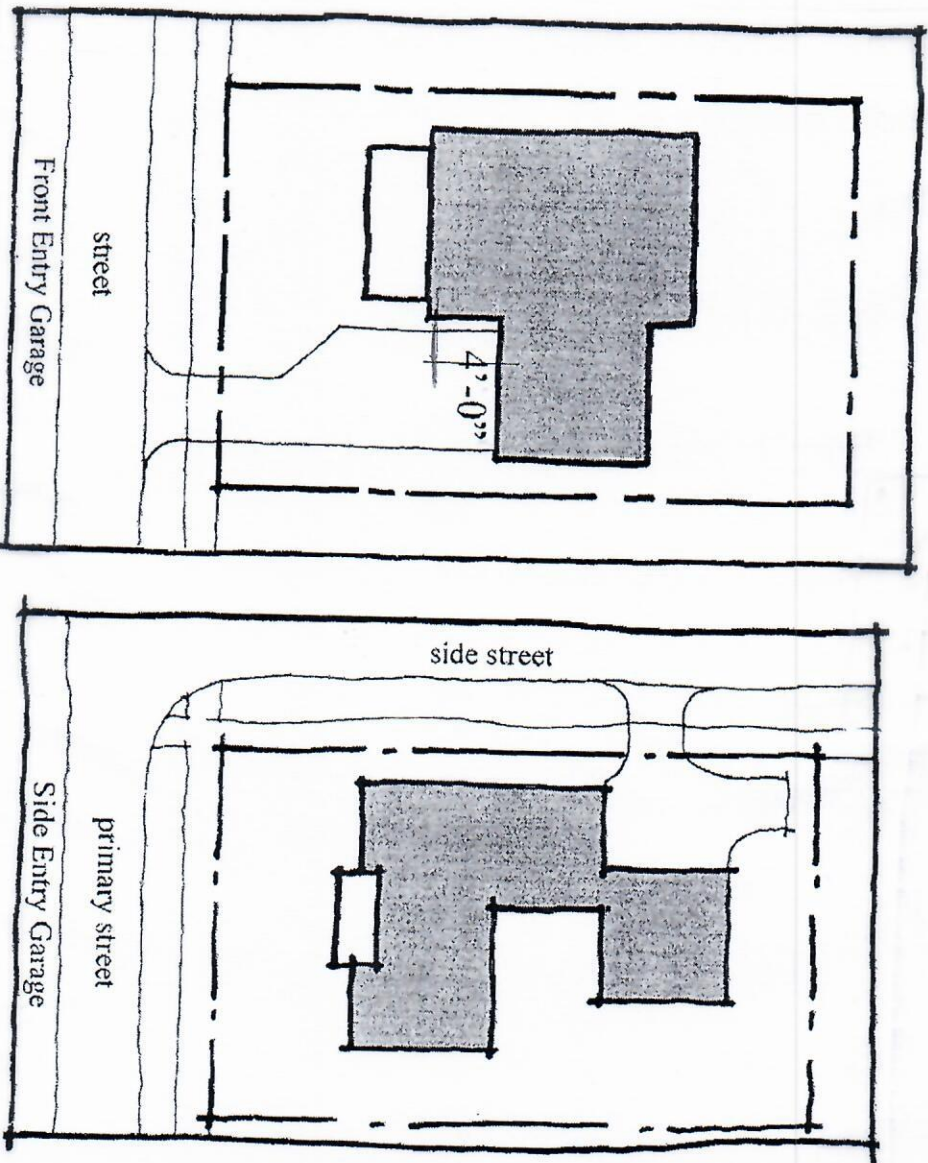
In the environmentally-friendly neighborhood of Ocean Ridge we strive to de-emphasize the role of the automobile. In order to do this, we must make garages less visually obtrusive. Street fronting garages are required to be set back from the front of the house a minimum of 4 feet, or preferably to the rear of the lot to downplay their appearance from the street. Garage doors are required to be set in shadow by addition of architectural elements such as trellis or columns to further de-emphasize their appearance. See the *Architectural Elements* section of the Code for more information.

Detached garages are preferred with features such as trellises, breezeway, or port-cocheres connecting them to the main house. Courtyard type garages (front yard) are not permitted as they create large areas of paving in the front yard which is inconsistent with the natural setting. Side-entry garages

should minimize the amount of paving in front of them to the extent possible.

Each residence will be required to have two enclosed parking spaces. Garages should be designed to match the style and detail of the house. Garages should also be designed to work with the site. On lots with extreme variations in topography, parking underneath the main house level is an option in order to preserve the natural site contours.

Driveway paving should be minimized in all locations in order to preserve the natural feeling of Ocean Ridge. See the *Architectural Elements* section of the Code for more information on driveway width within the right-of-way, and paving types.





## *Site Planning*

### *Pools, Pool Enclosures and Hot Tubs*

One of the pleasures of coastal living in Florida is the enjoyment of year-round outdoor activities. At Ocean Ridge, swimming pools and hot tubs are allowed, provided they meet the following criteria:

- *Pool and Hot Tub Locations*

Swimming pools and adjoining decks should be located only at the rear of the property, unless behind a garden wall. The width of both the pool and adjacent pool deck shall not exceed the width of the house behind which it is placed.

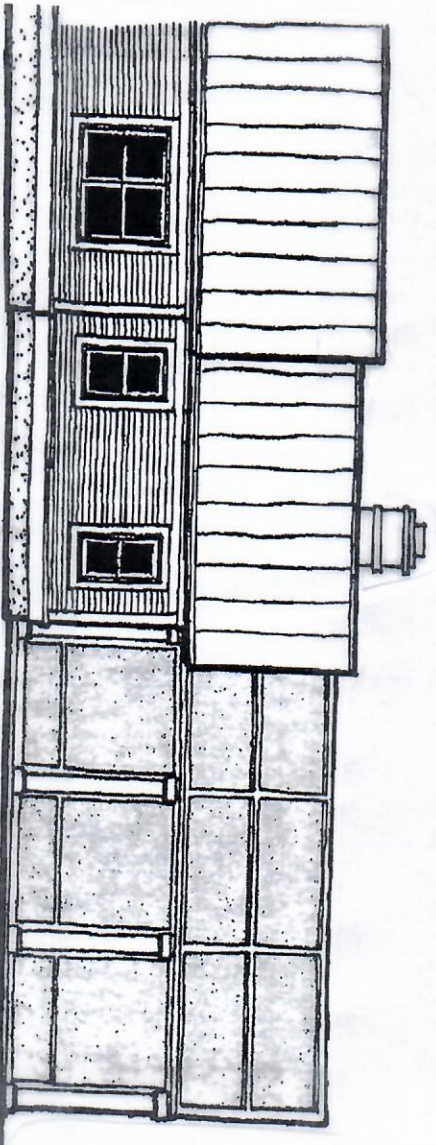
Pools and associated decks without pool enclosures must set back a minimum of 7'-6" from the rear property line. Only in-ground pools are permitted.

- *Pool Enclosures*

Pool enclosures are allowed in Ocean Ridge and are required to be compatible with the massing and scale of the main

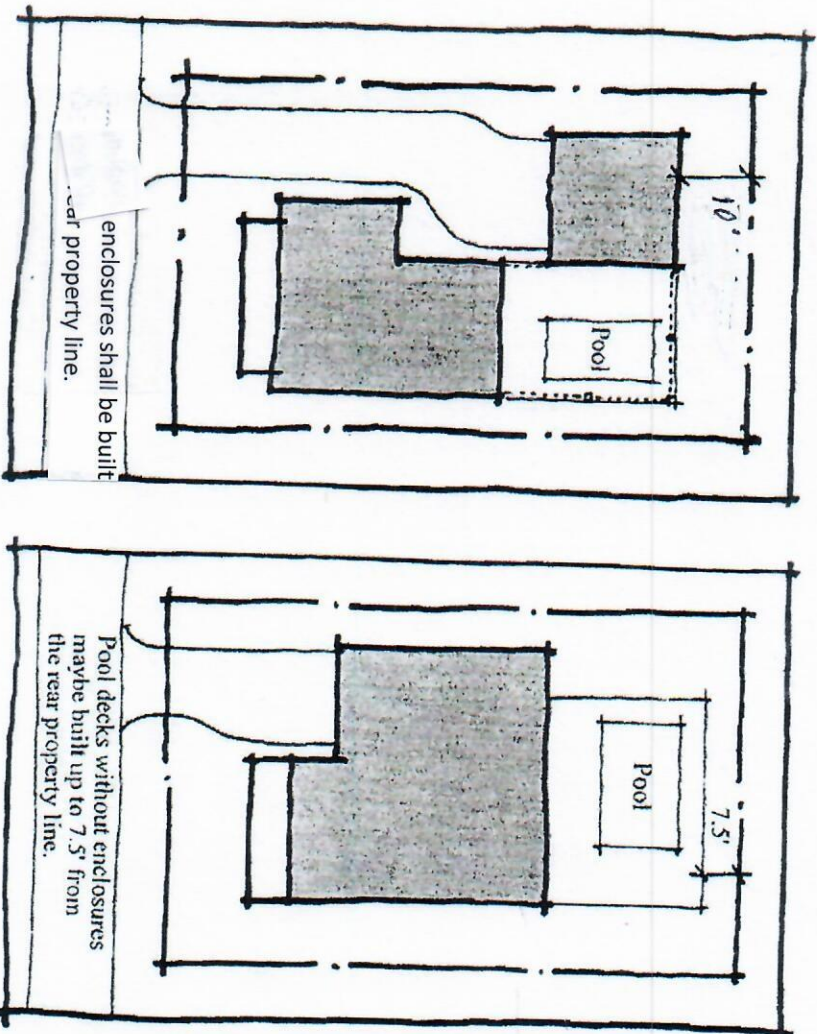
house. Roof lines and vertical elements of pool enclosures should be in keeping with the roof line of the house.

Enclosures shall be located at the rear of the property and shall not exceed the width of the house behind which it is placed. The rear setback for pools with enclosures shall be 10' from the rear lot line.



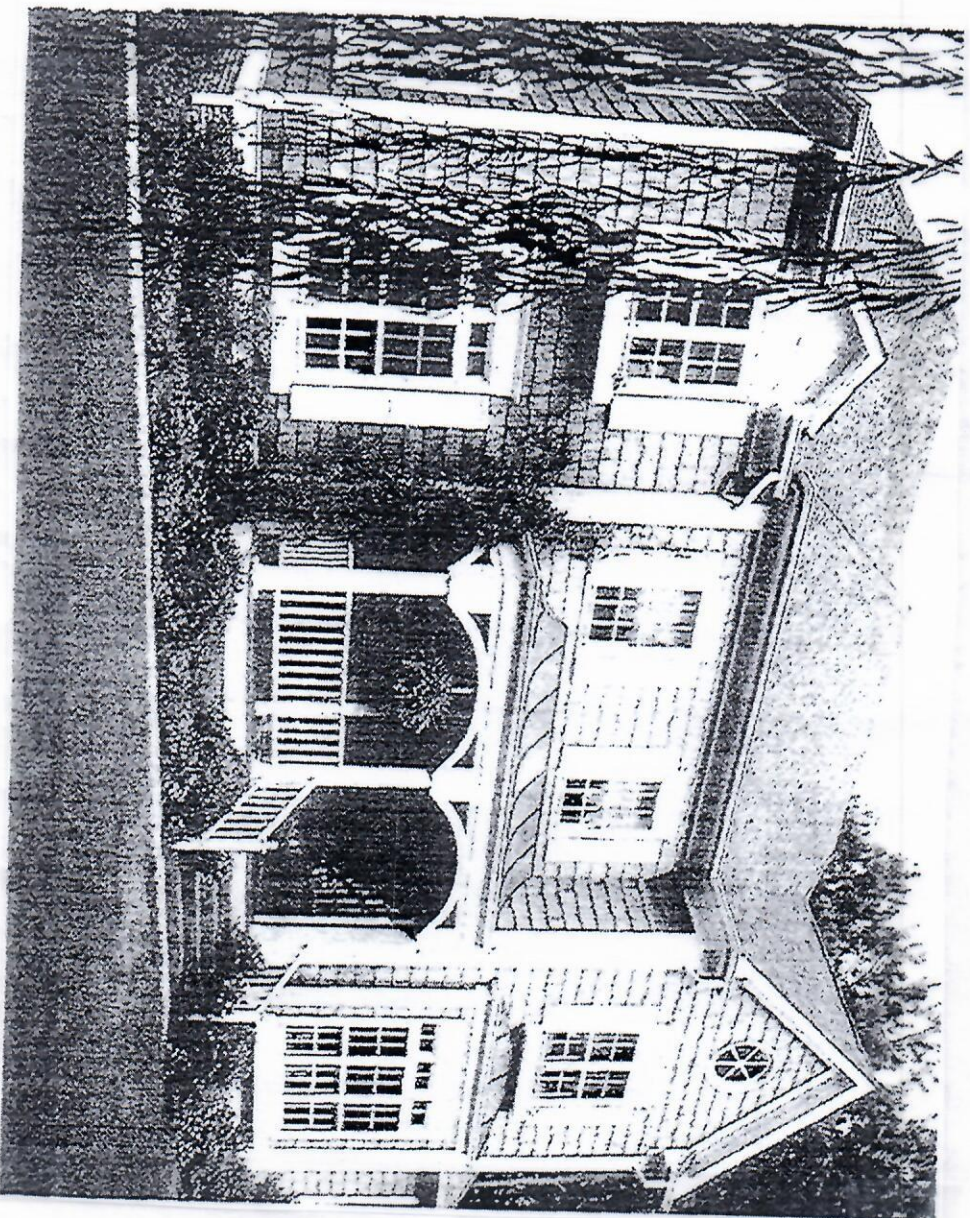
# • *Equipment*

Pool equipment is required to be screened from the view of adjacent properties. All equipment shall be located to minimized its visual and aural impact on neighbors. Fencing or privacy walls appropriately detailed with the style of the house are required screening methods.





## *Architectural Elements*



The architectural details of Ocean Ridge are intended to provide a community-wide sense of proportion and scale. The codes are intended to allow for variety and the flexibility necessary to take advantage of the natural setting and local climatic conditions. However, it is important to require and define certain design elements on all homes in order to develop a standard of quality and cohesiveness for the community. The proper location of homes on the building site and the careful coordination of elements such as porches, railings, balconies, window and door trim, soffits, roof shapes and building materials are crucial to crafting a unified design aesthetic.

### *Trees and Topography*

The abundant tree canopy and rolling topography of Ocean Ridge are part of the



intrinsic beauty of the community and the design guidelines have been crafted to encourage retention of these natural features. Flexible setbacks have been adopted to provide opportunities for keeping specimen trees, and sympathetic design options that allow the topography to be integrated into the home design are encouraged. Proper siting and planning before the design of a new home is begun can give rise to a successful solution that seamlessly blends into the unique environment of Ocean Ridge and saves grand old trees and enhances interesting topographical structures.

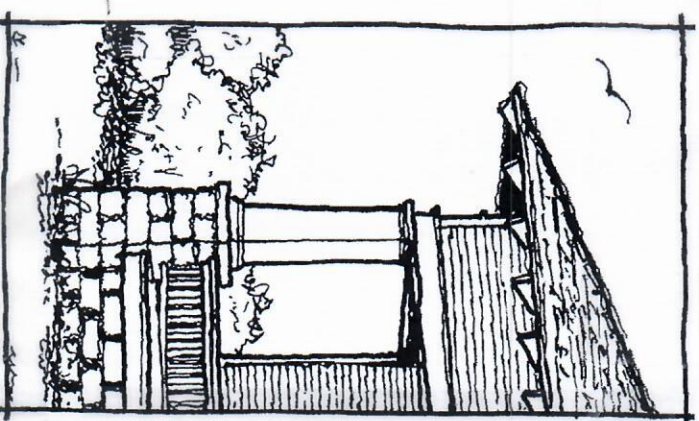
All new applications for construction will be required as to provide a survey showing the existing trees and topography. Hardwood trees greater than 6" measured at shoulder height and pine trees with trunk diameter greater than 15" measured at shoulder height shall be included on the Tree Survey. The Topographic Survey shall show contour lines at 1'0". Both surveys should be over-laid on the site plan. Care shall be taken to protect trees that are to be preserved; the site plan is required to be annotated with the locations of barriers clearly shown, and the barriers are to be maintained throughout

construction. Special attention shall be given to hardwood and native species of trees such as oaks, magnolias, cedars, and large pine trees.

It is also important for the house to have a sense of prominence on the site. Building a house off grade or on a stem wall provides this affect. Therefore, all houses in Ocean Ridge are required to be built with the finished floor at least 28" above the finished grade in front of the house. This may vary on the side and rear elevations to accommodate topography. This also adds greatly to the sense of arrival into a house as you walk up a set of steps onto the front porch and then into the house. Of course it is understood that garages are the exception to this rule and will be constructed at grade.

The graphics in this book are illustrations of concepts and ideas and are not meant to prescribe specific house shapes, forms or architecture. Creativity is encouraged in all designs as long as proper proportion, scale, attention to detail, and site integration is achieved. We believe that in doing so, a timeless architecture and a sense of community based on environmental sensitivity will be created

that can be enjoyed by the residents both now and in the future.





### *Porches and Balconies*

Part of the experience of living in a Florida Coastal community is embodied in an open and inviting front porch. At Ocean Ridge we require that all homes have a front porch with a size and configuration in proportion to the scale of the front façade.

Upper floor porches and balconies are encouraged, however, location and size should consider privacy for the neighbors. Screens are allowed, except on the first floor front porches. The materials used for porches shall be compatible with those of the main house. Decking material can be painted or stained wood (real wood or synthetic), patterned concrete, brick, stone, or tile. If required, railings shall be appropriate to the style of the house. Columns and posts can be wood, (solid or wrapped), stucco, round fiberglass, tabby or stone. Porch steps can be wood, concrete, brick or tile.

Traditionally, porches were constructed 8'-0" or deeper to comfortably accommodate furniture and allow people to move around easily. The front porch height is required to be 28" minimum, and shall be closely associated with the floor level of the house.

Porches should be supported by piers that align with the columns above and shall be finished with brick, stucco or tabby. The spaces between piers should be enclosed with lattice or louvers. Prefabricated P.T. wood or vinyl diagonal lattice is not an acceptable treatment in Ocean Ridge.



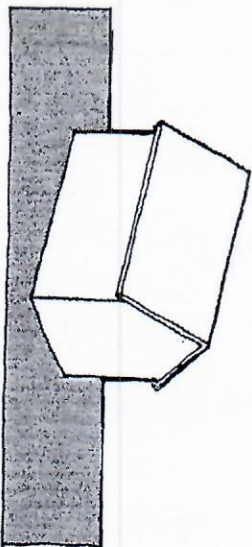
## Roofs

The roof is a prominent element of any house and an important design element. Most roofing materials including metal, architectural shingles, shakes, concrete tiles simulating shakes or slate are acceptable. The material however, should be selected to be compatible with the design and style of the house.

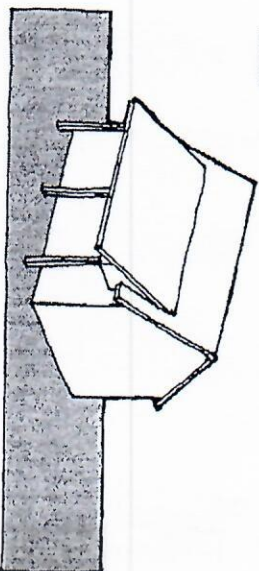
With a selection of six basic roof shapes (Hip, Gable, Hipped Gable, Gable on Hip, Flared Hip and Shed) there is a diverse design palette. Other factors used to enhance continuity throughout the neighborhood are a minimum 7:12 and maximum 12:12 roof pitch. Designs should strive to keep a consistent roof pitch on all elements. Shed roofs and porch roofs however are allowed to be as low as 3:12.

As a way of clarification, we would like to emphasize that concrete roof tiles are allowed on houses. However, barrel tiles which create a Mediterranean Revival Style appearance are not permitted.

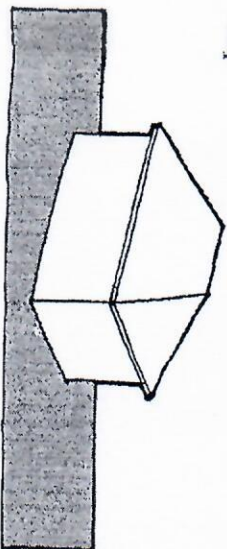
Gable



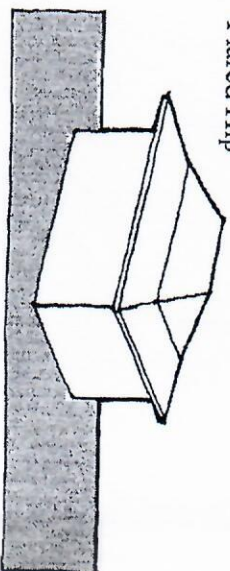
Shed



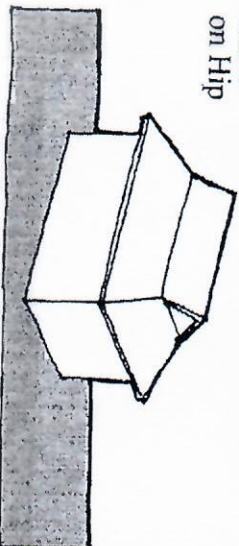
Hip



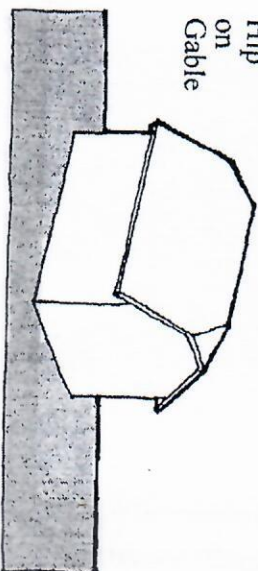
Flared Hip



Gable on Hip



Hip on Gable





## *Architectural Elements*

- *Chimneys*

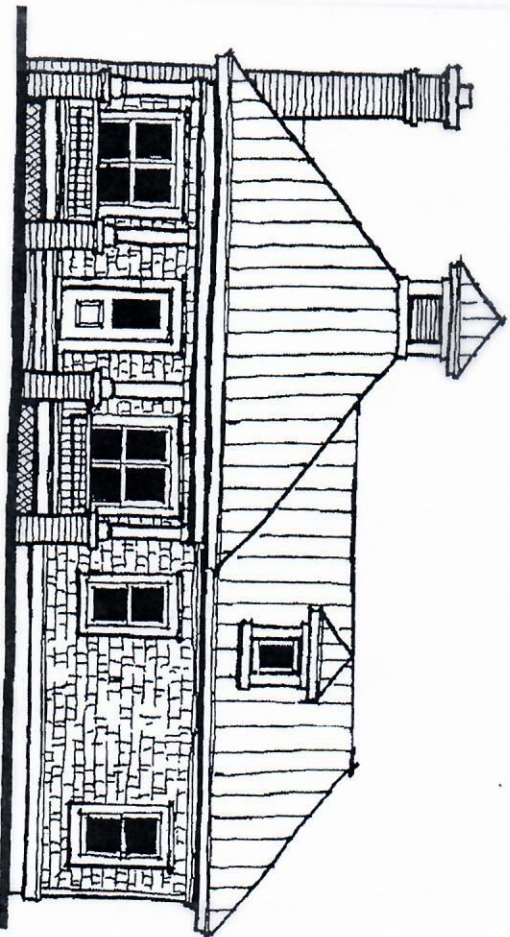
Chimneys provide a strong vertical statement which exemplifies the image of hearth and home. Chimneys shall be clad in masonry materials such as stucco, tabby and brick. A chimney located on the exterior wall of a residence shall extend to the ground line. Chimney caps should be detailed to reflect the style of the house.

- *Roof Penetrations*

Elements such as attic vents, plumbing vents and other penetrations should always be placed on non-view roof faces. Sky lights up to 30" x 48" can help bring light into the heart of a house, but should not be located on the front elevation of a house.

- *Dormers*

Traditional house forms employ dormers to add detail and capture views. These architectural elements should be designed to fit the proportion and character of the house. Windows placed within a dormer should share this sense of scale also. Roof forms for these elements can be selected from hip, gable, shed and eye brown types.



## *Eaves and Soffits*

Eaves and soffits are an integral detail in defining the character of a house. Their design is vital to creating a pleasing transition between roof and wall.

Overhangs are key elements in protecting your house from rain and shading it from the sun. Overhangs are required to be a minimum of 18" and may project a maximum of 24" into setbacks. Dormers and other smaller elements may have reduced overhangs.

Special attention shall be given to soffit and eave detailing. Details such as exposed roof rafter tails are encouraged throughout Ocean Ridge. Where enclosed soffits occur they shall be carefully designed and detailed to create a graceful transition between the vertical wall of the house and the soffit. Fascia, soffits, and associated trim are required to be constructed of painted or stained wood.

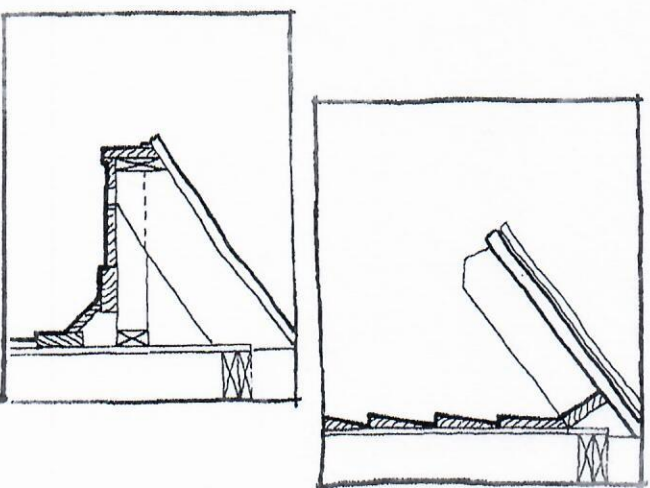
Aluminum soffit material is not permitted. Materials that will sag or deflect over time like very thin synthetic sheeting are not allowed. Perforated hardi soffits are not allowed unless accompanied by additional trim elements. Other synthetic trim materials may be considered, however, the use of these materials must be approved by the ARB during the review process, on an individual house-by-house basis.

Soffit vents shall be painted to match the soffit color. Vents may be round vents at exposed rafters or continuous maximum 2" wide vents at enclosed soffits.

Cornice trim is to be included in the construction of houses in Ocean Ridge. Cornice trim occurs at the crucial junction where the wall meets the soffit and is the key component that gives definition to the joining of roof to wall. Cornice size, shape, and configuration can further

enhance this architectural transition through paint colors, and shadow lines.

Gutters are also a necessary element for control of rainwater runoff. Gutters must be the color the fascia and the downspouts must the painted to match the color of the wall to which they are attached.





## Architectural Elements

### Walls

It is our intent in Ocean Ridge to create a Florida community where the character of the exterior building components is in harmony with the natural setting.

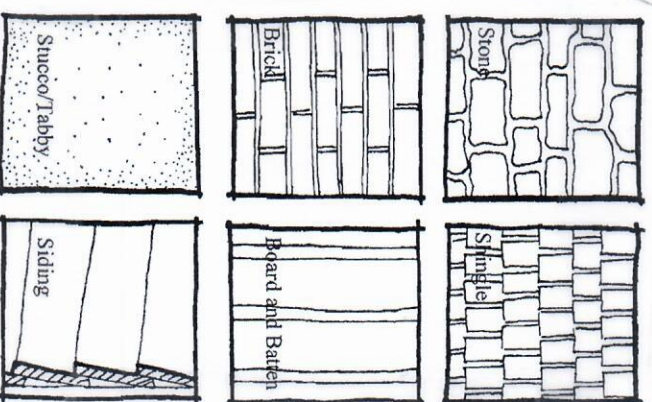
Masonry building materials such as stucco, stone, brick, and tabby, are traditionally used as a foundation material because they appear more structurally stable and permanent. Contemporary concrete block foundation wall systems shall be clad in one of these materials. Exposed CMU walls are not permitted. The masonry materials listed above as well as wood cladding are acceptable for use in Ocean Ridge. The use of simulated wood materials such as "Hardi" products are acceptable in Ocean Ridge, but due to the many varieties, require prior approval by sample from the ARB. If a combination of masonry and wood materials is used, the masonry material should be used at the ground floor level and the wood materials should be used in

the upper stories due to its lighter appearance. A variety of materials and textures in a design can add to its appeal and where appropriate is encouraged. 'Hollywood'-style facades, where a finish material only wraps on side of a house, are not allowed.

#### ***Some Exterior finish materials:***

- Wood Siding- beveled, ship lapped, dropped siding, board and batten, etc.
- Wood Shingles
- Tabby – crushed oyster shell, medium shell (submit samples to ARB for review)
- Coquina Shell – (submit samples to ARB for review)
- Brick – (painted is preferred)
- Concrete Fiberboard (Hardi-plank)- siding/shingles (smooth side out, only), **shingles, shakes, various profiles are encouraged.**
- Stone – Authentic Stone or Faux Stone (submit samples to ARB for review)

When simulated wood products like Hardie Board are used, the textured 'wood grain' style is not permitted (this is called 'cedar milled' in the Hardie product line, but has other names with other companies). Smooth versions of simulated wood projects are acceptable with or without beads, kerfs, quirks or other architectural edge detailing. Designers are encouraged to explore the various profiles and styles that fit within the stylistic context of Ocean Ridge.



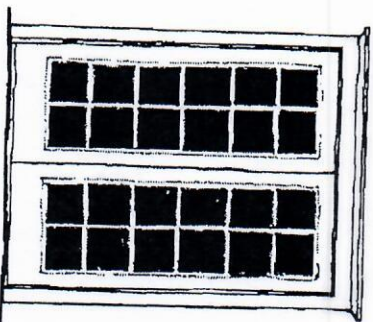
## *Windows and Doors*

Windows and doors are key design elements for establishing the unique style of a house. The exterior window and door treatment, or fenestration, should reflect the function of each space while unifying the entire design. The ordered arrangement of windows and doors will avoid the haphazard appearance of typical suburban design.

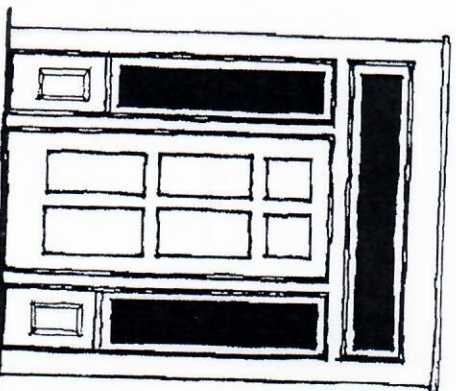
- *Doors*

A primary design element of a house is the front door. Entry doors should be carefully planned to reflect the style of the residence and the personality of its owner. Doors may be painted wood, stained wood, fiberglass or painted metal. Sidelights and transoms are permitted if appropriate to the style of house. Oversized, out of scale entries are not permitted.

Patio and French doors are also an important design element. These should have minimum side stiles and top rails of 3 1/2" in width and bottom rails of 9" in width. Sliding glass doors are allowed only on rear elevations of houses and are required to have stile and rail profiles matching the French door requirements. Doors with art glass or decorative designs may be used if appropriate to the style of the house, however, these are required to be reviewed by the ARB.



French Patio Door



Front Door with Transom and Sidelights



## *Architectural Elements*

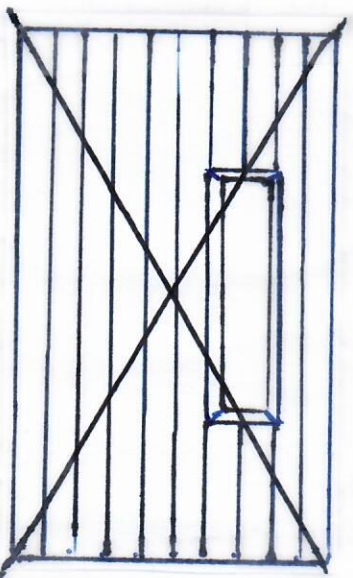
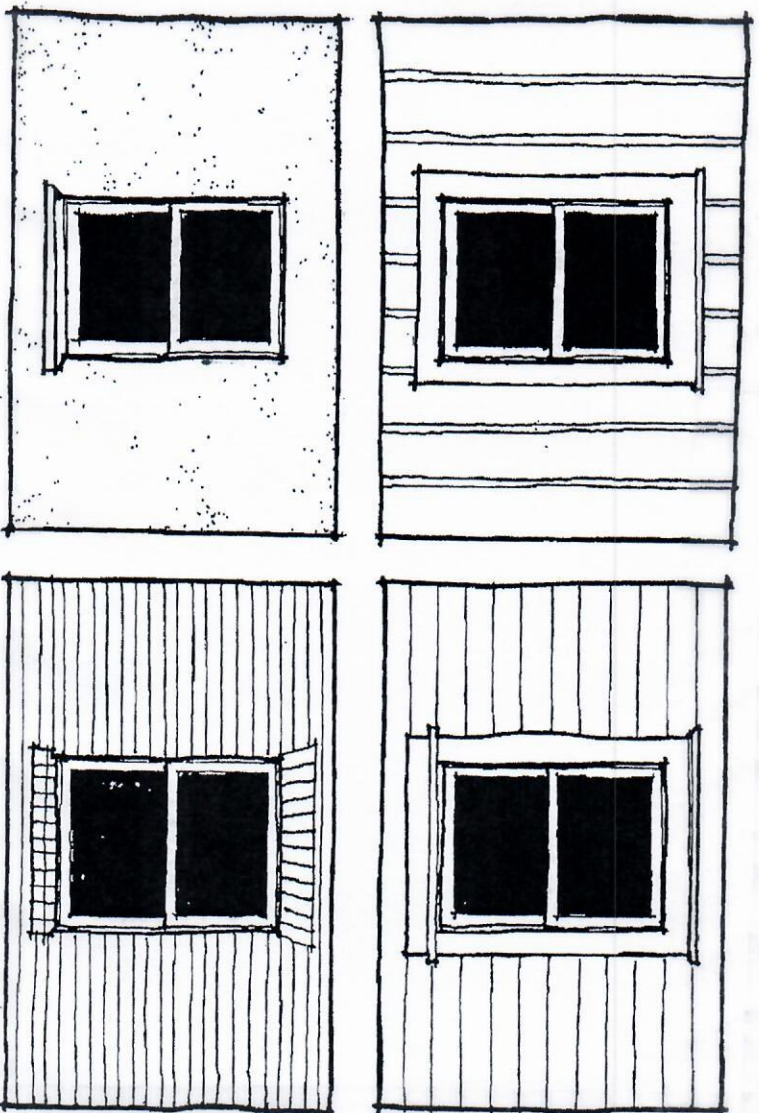
### • *Windows*

Windows, window panes, and lights shall have proportions appropriate for the style of the house. The profile of the sashes and frames shall approximate the size and depth of traditional wood windows and should be made of painted wood, vinyl-clad wood, or aluminum-clad wood, or vinyl (solid) if approved by ARB.

Solid aluminum windows are not allowed. Glass block, reflective window coatings, or oversized picture windows are not permitted.

Glass may be clear or tinted. Decorative or stained glass may be used if appropriate to the style of the house and must be submitted for review and approval by the ARB. If windows are designed with simulated divided lights they are required to have exterior applied muntins.

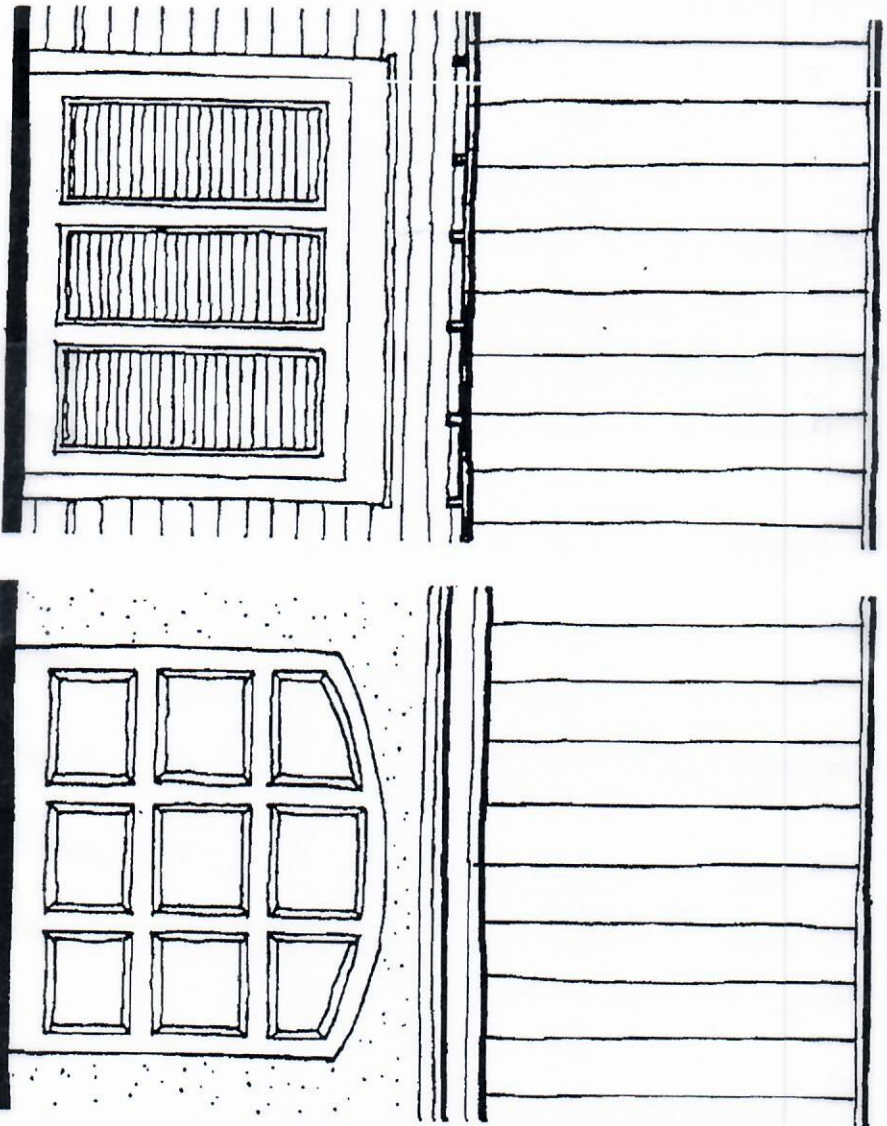
Horizontal windows will not be approved in Ocean Ridge. See diagram below.



- *Garage Doors*

At Ocean Ridge it is our goal to minimize the impact of the automobile in this pedestrian-oriented neighborhood. Therefore, the detailing of garage doors is critical to soften their appearance. Garage doors are to be a minimum of 8' wide, a maximum of 9' wide and 8' in height. Double wide garage doors are not permitted. Arched top doors are allowed if they are compatible with the main house. When using a pair of garage doors, provide a minimum of 16" between doors.

Garage doors may have glass lights or panes and must be wood or have applied wood trim to create a paneled or louvered appearance as appropriate to the style of the main house. Garage doors with metal or vinyl as the final exterior finish are not permitted. See also the Garage section under Site Planning for additional details regarding garages.





## *Architectural Elements*

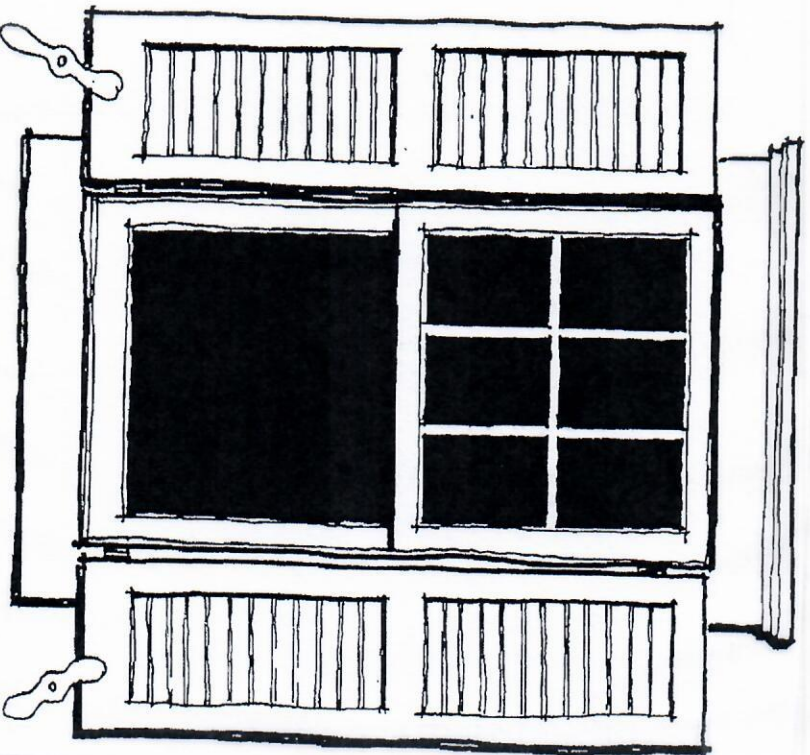
- ***Shutters***

In sunny Florida operable shutters are one of the primary ways to shade and protect window openings. Shutters are encouraged to be operable and are required to be sized so that when closed they fit completely over the associated window. Decorative fixed shutters are required to be mounted as if they were true operable shutters, and include shutter dogs (hold backs).

Shutters shall be designed to reflect the style of the house, with a louvered, paneled or plank design. They must also have hardware appropriate for the style and type of shutter including hinges, closures, and hold backs. Appropriate materials include painted wood or pre-finished metal. Vinyl, fiberglass, and composite material shutters may be allowed if presented for review by the ARB.

Hurricane shutters and/or storm panels are allowed but must be concealed

and/or the mounting tracks and anchors be removable.



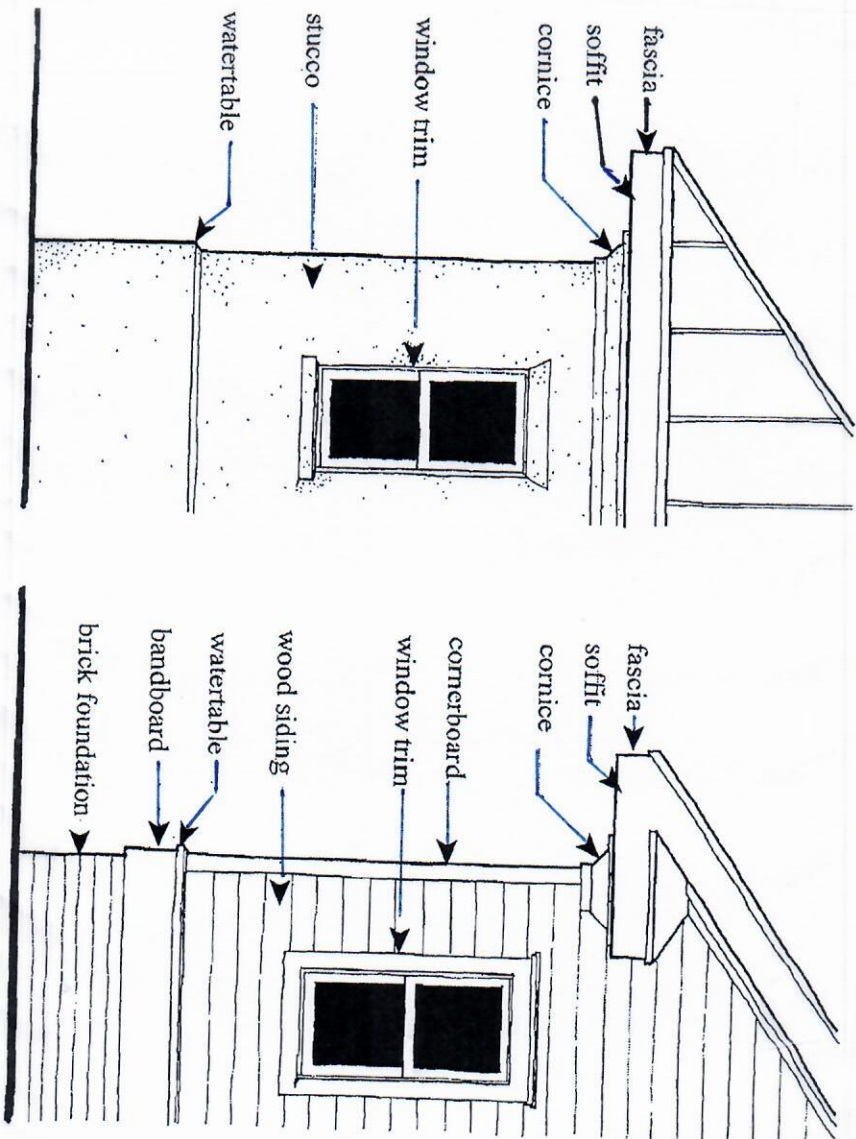


### *Trim and Decorative Elements*

Trim and decorative elements bring cohesiveness to an architectural design. Trim around doors and windows defines the openings; corner boards enhance the transitions between facades; and cornice/eave trim create the juncture between roofs and walls. All of these elements provide that level of detail which separates Ocean Ridge from typical suburban developments.

Window and door trim design shall match the style of the house and trim materials shall be compatible with wall materials. Painted or stained wood, concrete fiberboard, and stucco are acceptable trim materials. A watertable, bandboard, or expanded base should be used to define the floor line of the house above the foundation wall and is

required to be a material compatible with the wall material.



## *Architectural Elements*

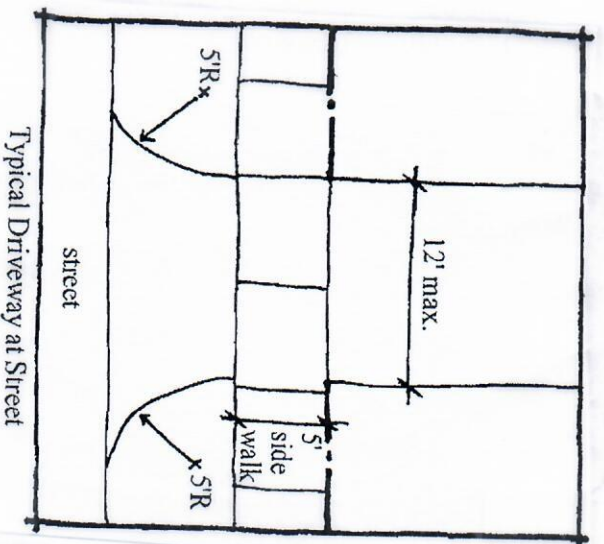
### *Paving*

- *Driveways*

In Ocean Ridge driveways can be surfaced in a variety of materials and styles. Plain concrete driveways are not permitted. However, panels of shell concrete bordered by bands of pavers or bands of brick that frame the concrete are acceptable. The use of "grass block" pavers, concrete pavers, shell or coquina finish concrete, river rock concrete, and traditional ribbon driveways are also acceptable. Materials selected shall be compatible with the materials used on the house and are subject to ARB approval. Driveways shall be a maximum of 12'-0" wide as they pass through the right of way and must flare as they connect to the street. Driveways shall be set back from adjacent property lines 3' minimum.

- *Walkways and Patios*

Walkways and patios can be a variety of materials, such as brick, coquina,



concrete, patterned concrete, pavers, or stone, subject to approval by the ARB. Materials selected shall be compatible with the materials used on the house, and driveway.

- *Sidewalks*

As a pedestrian oriented neighborhood, sidewalks are an important element. Ocean Ridge was designed with a series of sidewalks to provide safe walking paths around the community.

The Ocean Ridge engineering plans indicate the locations where sidewalks are to be installed. It is the duty of the home owner to build the sidewalk in front of their house in the time frame indicated in the Covenants and Restrictions. All sidewalks shall be 5'-0" wide and shall be constructed of plain, unbordered concrete with tooled joints at  $\pm 8'-0"$  O.C. Coordinate installation of joints with adjoining property sidewalks. Sidewalks shall run through driveways per sketch.



- ***Other Structures***

Unique features like gazebos, storage sheds, workshops, and playhouses can make the homes within a neighborhood special. At Ocean Ridge, we encourage the use of these accessory buildings, whether for aesthetic charm or utility, within certain limits. Accessory structures shall match the style and detail of the main house. They shall not exceed 12' in height and shall comply with all building setbacks for the primary structure. Play structures such as swing sets, monkey bars, slides, and playhouses are allowed but must adhere to several criteria. They shall not exceed 10' in height, must comply with building setbacks, and are limited to rear yards. All such elements must be approved by the ARB.

Ridge is a vibrant, growing community, and neighbors' privacy and the visual impact on their views should always be considered when selecting styles and colors for play structures.

Variations to these criteria will be allowed on a case-by-case basis as approved by the ARB. In all situations it is important to recognize that Ocean

## ***Miscellaneous***

There are several items that do not fit into the previous categories but require special consideration in Ocean Ridge. Most of these items deal with aesthetic issues. The following is a summary of major design concerns that should be addressed.

***Paint colors*** are an important facet of the community, and colors should be selected to complement the natural setting. Exterior paint colors are reviewed by the ARB in a two-step process. Paint chips are first submitted to the ARB for review with the drawings. A sample of the preliminarily approved colors is then painted on the house and reviewed by the ARB for final approval.

***Utility services*** are essential for the function of the home. However, their associated meters and boxes may be inappropriate and aesthetically obtrusive. Therefore, no meters will be allowed on front facades. Underground electrical service shall

be provided to all houses. Garbage cans, AC compressors and pool equipment are required to be enclosed within a ***utility yard***.

Water meter/sewer connection boxes, telephone and /or cable-broad band connection points are not to be located in driveways, front walks or sidewalks. If they are located in these areas, it is the responsibility of the Homeowner to move them.

***Television or radio masts, towers, poles, antennas, aerials, satellite dishes***, or other appurtenances shall not be erected, constructed, or maintained on the exterior of any house or lot unless the location, size and design thereof have been approved by the ARB. It is required that any proposed satellite dish or antenna system for the house be designed to be hidden from view from the street and adjacent lots.

No ***boat, recreational vehicle, trailer*** or non-four-wheel passenger automobile may be placed, parked, or stored on any lot or driveway except

within a building where it is totally isolated from public view.

***Basketball goals*** are allowed but must be of a design and location approved by the ARB in writing. The ARB will supply a guideline on basketball goal construction upon request.

Outdoor drying of ***laundry*** or other items must be done in areas that are completely screened from view from adjacent lots and the street. All ***clotheslines or drying racks*** must be approved by the ARB in writing. No rugs, drapes, or other items shall be hung from any portion of the exterior of the house.

***Mailboxes*** for Ocean Ridge are centrally located in the Postal Buildings at the edge of the Beach Club grounds or other specific locations. No mailboxes are to be installed on individual homes or lots.

No ***window or wall air conditioning*** units shall be permitted.



**Construction trash dumpsters** must be provided during the entire construction term of each house. Construction trash, lunch wrappers, etc. must be picked up and placed in bins and the bins emptied on a daily basis so the site of each house under construction appears neat and clean.

**Silt fencing** or wire screen fencing must be placed along all property lines of each lot/house during the entire construction term of each house to prevent trash, debris, and/or silt or fill dirt from blowing or being placed within the lake, wetland areas, adjacent yards, and streets.

**Lots** shall not be cleared, or improvements constructed thereon unless the ARB has approved plans in writing. Community maintenance during construction: Builder trash is to be removed or placed into the on-site dumpster daily during construction. **The street in front of the lot is to be swept clean daily during construction.** The lot owner

and contractor are responsible for damage done to streets, street lights,

curbs, landscaping, security arms, and other community elements by people and vehicles working on their project.

**Exterior Mounted 'Flood' Type Lights** are not permitted.

**Lot maintenance** is the responsibility of the respective owner. However, in the event that the lot is not maintained as required by the Home Owners Association (HOA), the Association is permitted, after proper notice, to perform that maintenance and to charge the owner for the cost.

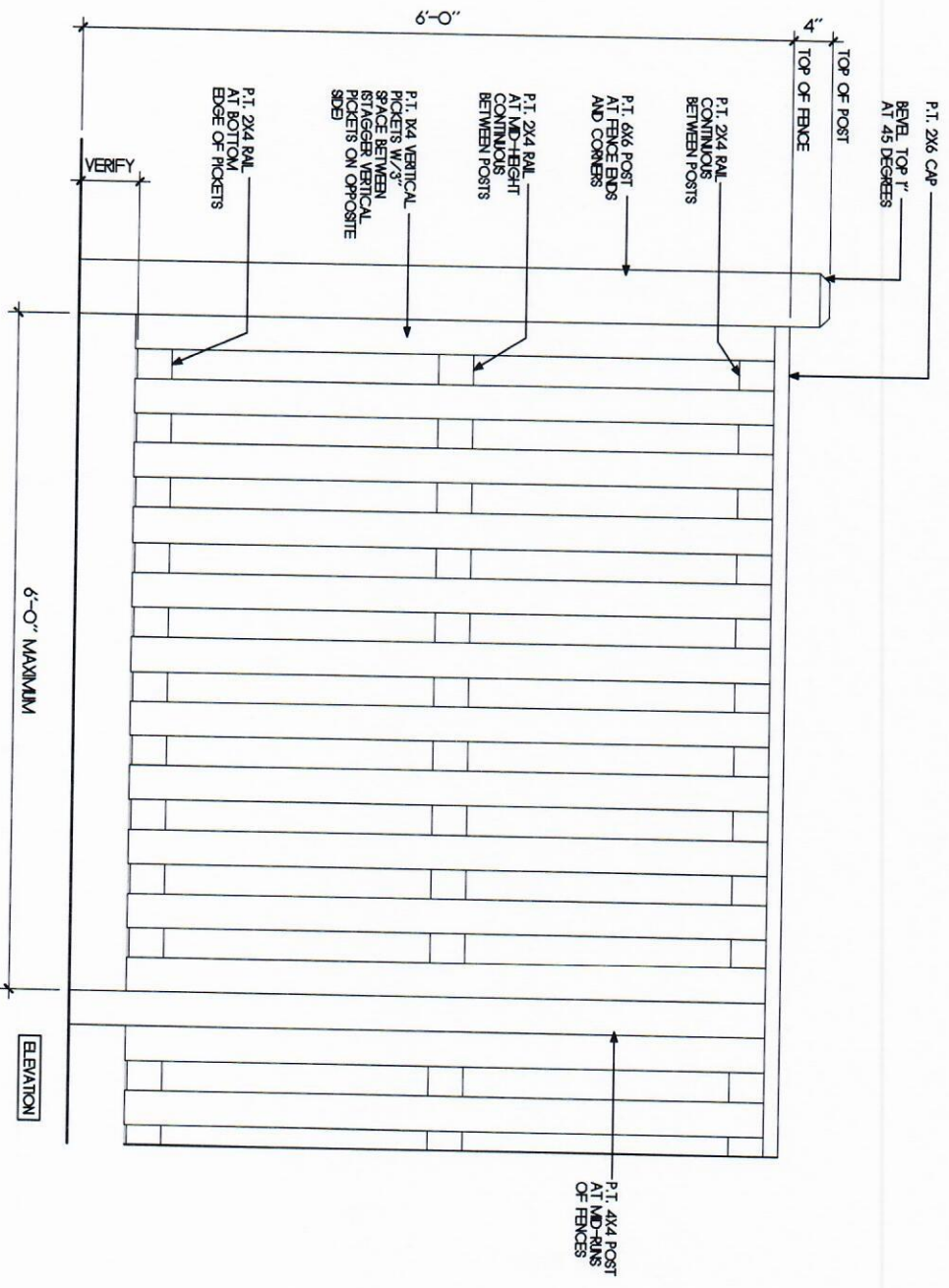
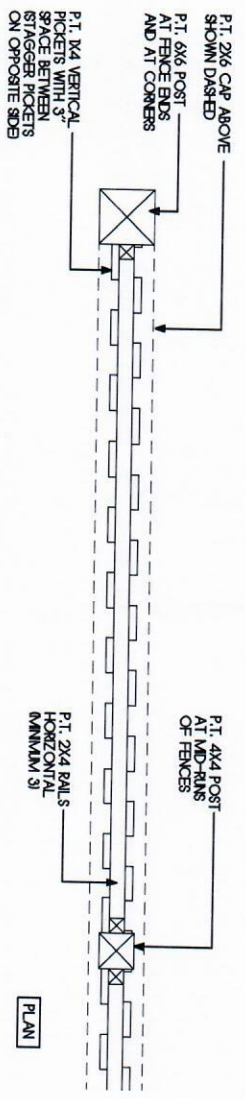
The height, grade and contour of any **lake embankment** shall not be changed without the prior written consent of the Association. No **docks, docks, moorings, pilings, bulkheads,** or other structures shall be constructed on such embankments.

**Fences and walls** are not permitted for defining property lines. Hedges or dense vegetation is the preferred method for privacy screening.

However, the following fence types and locations are permitted with ARB

approval: fences may not exceed 5'-0" in height and must be black wrought iron or anodized aluminum with balusters not larger than 1" in cross-section and must be set a min. 8" off the property line. Fencing on non-waterfront lots may be located no closer to any street than 5'-0" behind the front corner of the house located farthest from the street. Fencing on waterfront lots is also restricted to a point no closer to the lake than 5'-0" from the top of the bank.

The one exception to this fence guideline is as follows: A shadowbox fence, 6' in height constructed of wood, with 4x4 posts every 8' and 6x6 posts at rear property corners (see sketch) may be constructed along the rear lot lines of all lots on the eastern boundary of Ocean Ridge. All other fence or wall configurations and colors must be approved in writing by the ARB. Applications for approval of these types of exceptions must be made in writing, and may or may not be approved.



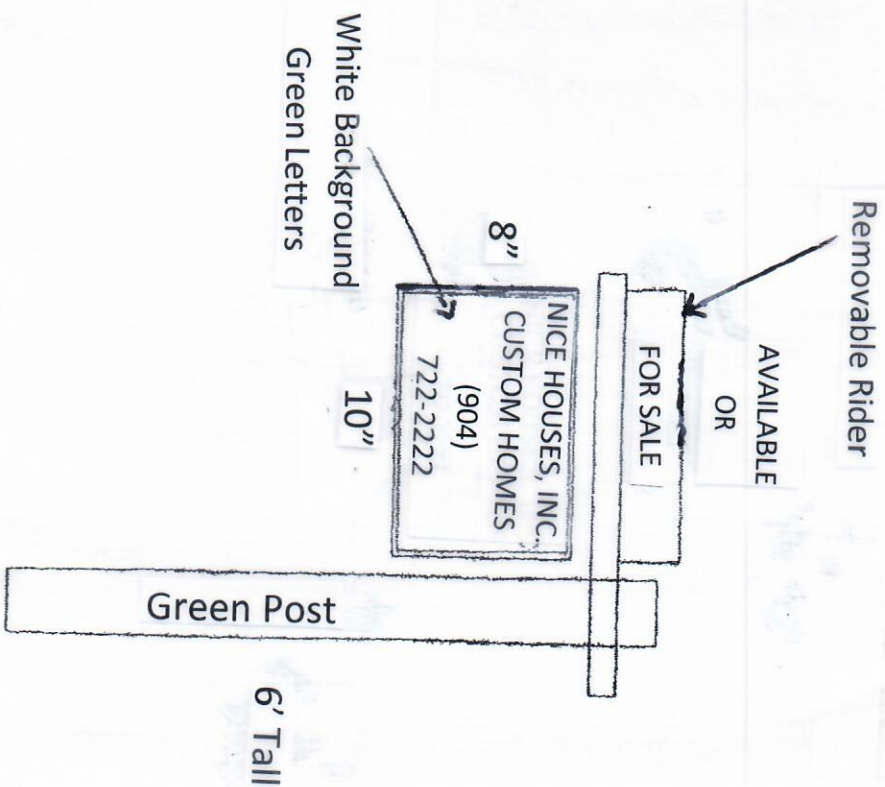
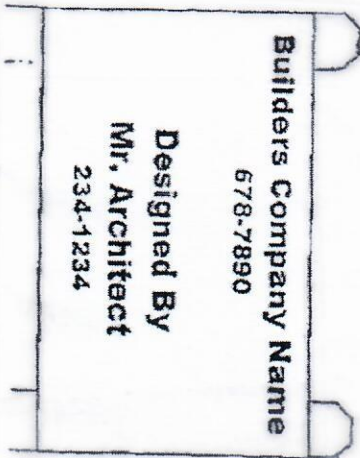
SHADOW BOX FENCE



### Builder Signage Specs

Only one sign is allowed by the builder/contractor. Signage shall be 2' wide and 1 1/2' tall and supported by two (2) 4" x 4" post with a decorative top. The top of the post shall be no higher than 4' off the ground. It should contain the builder/contractor name and other professional names such as architect, engineers, etc., should you wish.

No other sub-contractor signs will be allowed.



## ***Review Process & Enforcement***

### **STEP 1 – Preliminary Design Submittal**

This step is for the review of the general design concept for the house. Submissions shall include:

- Boundary, tree, & topographic survey: (provided in 1/8"=1'-0" or 1"=10'-0" scale minimum) provided by State of Florida Licensed Surveyor. To include all specimen hardwood trees 6" or greater in diameter, pines 15" in diameter or greater, and topographic contours at minimum one (1) foot intervals.
- Site Plan: (minimum scale 1/8"=1'-0") to include building footprint, setbacks, sidewalks, fences, pools, walkways, driveways, patios, utility yards and accessory structures. Note all trees to remain and to be removed including those inside the building footprint. Indicate

location of building footprints for adjacent houses. Protective tree barriers that extend to the drip line of the tree canopy are required to be noted on the site plan (and maintained throughout construction).

- Floor Plans: (minimum scale 1/8"=1'-0") to include square footage breakdown for each floor.
- Exterior Elevation: (minimum scale 1/8"=1'-0") to include all four (4) elevations and noting all exterior materials, and accurately denoting the finished grades around the house.
- Design Review Application Form: completed and submitted along with application fee.

approved in Step 1 and to see details and final site plan.

- Site Plan: (minimum scale 1/8"=1'-0") to include all items in **STEP 1**, Site Plan Submittal plus **existing and proposed changes to topography for on-site drainage requirements**. See Design Review Checklist (page 29) for other requirements.
- Final Construction Documents:
  - Foundation Site Plan
  - Floor Plans
  - Exterior Elevations
  - Wall Sections and Details
  - Electrical Plan
- Final Landscape Plan: to include trees and natural vegetation to be preserved, plant materials list, irrigation plan, lighting plan and site drainage plan. Refer to Landscaping section of Design Guidelines for additional requirements.
- Design Review Application Form: a completed form including Exterior Materials and Color

### **STEP 2 – Construction Documents and Landscape Plan Review Submittal**

This step is to confirm that the design is substantially similar to the design



Specifications and Color Samples  
for all materials.

**STEP 3 – Site Stakeout/Pre-Site  
Clearing/Pre-Construction  
Meeting/Silt Fence**

- A compliance Agreement shall be completed and signed by Owner and Contractor and shall include a compliance deposit.

- Site stakeout review will require that the contractor has staked out the building envelope on site. The contractor shall also have marked all trees to remain and installed all tree protection barriers and silt fences as noted in these Guidelines.

- Silt fence must be installed around perimeter of lot and remain in place for the duration of the construction period.

**STEP 4 – House Envelope Review**

- The ARB will review the project at the framing stage for basic window + door opening quantities and general arrangement with the approved drawings. Contractors should be made aware going in that asking for permission is easier than asking for forgiveness!

**STEP 5 – Note – Exterior Colors**

- Although not required, we recommend that exterior color samples be painted on the house to verify customer, contractor and ARB satisfaction.

**STEP 6 – Final Site Review and  
Landscaping**

- Final approval of house and landscaping must be obtained from ARB prior to occupancy by the Owner.
- The ARB will provide a “Satisfaction and Release” form upon confirmation that the owner

complied with the approved plans  
and the Design code.

- The Homeowners Association will also release the compliance deposit minus any deductions for subdivision damage or non-compliance.

The ARB will meet on a regular basis. Meeting times and dates are subject to change. Contact the ARB office for this information. Specific deadlines will be established for being placed on the agenda and receipt of submission materials.

This section of the Design Guidelines is not intended to be a complete description of the Review Process but a general overview. For more detailed information on the duties of the ARB, see Ocean Ridge Declarations. Application forms can be obtained from the ARB.

During review of construction plans for projects in Ocean Ridge, the ARB will be using the following Design Review Checklist to verify compliance of the drawings with the Ocean Ridge Design Guidelines. This list is a guideline and not

a substitution for the Design Guidelines, it shows only an outline of the elements required for design review. Contact the ARB for an expanded Design Review Check list.

## **Design Review Checklist**

### **Site Plan**

- Setbacks shown and labeled
- Spot Elevations at the following:
  - Finished Floor
  - Garage Slab
  - Front Porch
  - Finished Grade at Front Porch
  - Verify that these are accurately shown on exterior elevations
- Existing and Finished Topography shown
- Identify and locate areas that need retention walls; include details.

- Existing trees to remain and to be removed shown as noted.
- Locations of A/C units, Pool Equipment, Gas Tanks, Trash Yards shown

- Verify that all equipment is properly screened.
- Driveway locations and off street parking and materials
- Walkway locations and materials

- Show outline of adjacent houses on Site Plan (Contact ARB for adjacent lot information)
- Exterior stairs shown match those drawn on Elevations
- Any accessory buildings must be shown on Site Plan.
- Scale 1/8"=1'0" or 1"=10'0"

### **Foundation Plan**

- Verify that foundation plan matches elements drawn on Exterior Elevations (Specific attention will be focused on Front Porch detailing)

- Verify that block heights/slab heights match Site Plan spot elevation

### **Floor Plan**

- Finish Schedule (or wall section) showing the following:
  - Porch/Balcony floor finishes
  - Ceiling finishes of exterior spaces
- Window/Door schedule showing the following:
  - **Manufacturer**
  - **Sizes**
  - Note: if muntins are shown it must be noted they are to be on the exterior.



- If there is a specialty glass (stained/etched) provide a detailed cut-sheet for approval
- Window/Door locations/quantities match those drawn on Elevations

- Roofs
  - Material labeled (if Standing Seam, label the seam spacing)
  - Slopes labeled

- Columns
- Railings
- Shutters
- Gates
- Weather Vanes, Spires
- Rafter Tails
- Lattice panels

- Square footage calculations for each floor provided including heated, unheated, and covered porches. Provide a calculation demonstrating the total sq.ft. of 2<sup>nd</sup> floor does not exceed 80% of the sq. ft. of first floor.

- Chimneys
  - Material labeled
  - Chimney and Cap detailing dimensioned
  - Chimney height labeled

- Privacy Fences, Walls, details with sizes and materials

- Exterior stairs shown match those drawn on Elevations/Site Plan.

- Trim sizes and materials labeled

- Door Trim
- Window Trim
- Waterables, Bandboards
- Cornice trim
- Fascia
- Other – Lattice/Louver panels, details showing material and sizes, configuration

- Windows/Doors depicted accurately per type, size manufacturer specified, and location shown on plans

- Window/Doors to accurately show muntin patterns

## **Exterior Elevations**

- Finished grade accurately depicted

- Exterior Wall finishes labeled and sizes indicated.

- Building height and point of measure clearly noted and dimensioned

- Decorative Elements, details with sizes and materials labeled or cut-sheets provided

- Accessory structures must be accurately depicted and detailed

- Garage Door applied trim (if applicable) sizes and materials clearly noted

- Brackets
- Trellis

## **Building Sections/Wall Sections**

- Verify that trim elements match those on Elevations
- Verify Porch/Balcony finishes at these locations:
  - Floor
  - Ceiling
  - Cornice
  - Beams
  - Railings
  - Other
- Sections showing the following:
  - Plate Heights
  - Roof Overhangs
  - Fascia, soffit, cornice details
- Materials:
  - No unapproved materials (materials must be submitted for review/approval
  - Special trim features

- Sections at any special locations verifying that the Architect has provided specific details to ensure that there is adequate information to build the elements as shown on elevations.

## **Electrical Plans**

- Submit cut-sheets for all exterior decorative lighting
- Verify that there are not flood type light fixtures.

Verify that the information on the drawings accurately reflects the information included on the application.



## Approval of Designers and Builders

The unique character of the streetscape depends on the quality of the design, construction, and landscaping of each home. This process begins with the selection of a qualified designer, contractor, and landscape designer who understand the vision for Ocean Ridge and are willing to adhere to the Design Guidelines.

To ensure this happens, the Declaration of Charter, Easement, Covenants and Restrictions for Ocean Ridge require that all designers and builders be approved to work in Ocean Ridge prior to commencement of any work.

### Architects and Designers

All architects and designers wishing to work in Ocean Ridge must be approved by the ARB prior to submitting any designs for review. Approval will be based on the designer's ability to produce each type of drawings required for ARB review, the ability to provide precise details that clearly identify all elements of the construction project, and understanding of

the Design Guidelines and a willingness to adhere to its requirements.

Specifically, the architect or designer will be required to submit to the ARB for consideration:

- Resume
- Designs that demonstrate the designer's ability to create quality architecture (minimum 3)
- Construction drawings that demonstrate the designer's ability to detail the house
- References
- Any other material the designer feels will demonstrate their abilities (photos of completed projects, etc.)

The ARB will review the designers' submission at one of its regularly scheduled meetings and will respond in writing to inform the designer if they are approved.

Please note that approval can be withdrawn for failure to sufficiently

perform within the Design Guidelines or lack of cooperation with the ARB's requests.

### Builders

All builders must be approved by the Founder or the ARB to work in Ocean Ridge. It is crucial that all builders understand the vision for Ocean Ridge and know the Design Guidelines as they are responsible for implementing the designer's ideas in the field. Approval of builders will be based on their ability to construct quality homes in accordance with the approved plans, specifications, and Design Guidelines parameters. To receive approval, the builder must submit the following for review:

- Resume
- Copy of license
- Photos of built work (minimum of 5 different projects)
- References from clients
- References from architects or designers (this should specifically address the contractor's

willingness and ability to adhere to the plans)

- Other information necessary for approval.

The ARB will review the builder's submission at one of its regularly scheduled meetings and respond in writing to inform the builder if they are approved. Please note that approval of the builder can be withdrawn for failure to adequately perform with the Design Guidelines, lack of cooperation with the ARB's request, not adhering to the approved plans and specifications, and failure to comply with other rules and regulations as outlined in the Declaration or HOA rules and regulations.

It must be noted that it is not the intent of this approval requirement to dictate the owner's selection of their design and construction team, but to help ensure that the vision for Ocean Ridge is achieved. The ultimate benefit of this process will be a beautiful community for all to enjoy.

### ***Construction Standards and Procedures:***

The existing trees in Ocean Ridge are very unique and sensitive. There are several recommended construction practices that ensure every effort is made to protect them from damage during construction.

All homes and driveways must be staked out in the field and tree protection barricades erected for approval by a member of the ARB prior to the commencement of construction. No clearing will begin until this approval has been given in writing. All trees to be removed will be flagged with **orange** flagging tape. Root raking shall occur only within the building and driveway pads. Tree protection barricades must be erected around all natural areas and along the drip-lines of trees outside of the natural areas. The barricades must remain erect throughout construction and until final approval has been granted.

Construction vehicles may not be parked under trees or within natural areas. Construction materials shall not be stored under tree canopies or in natural areas.



## *Landscaping and Irrigation*

At Ocean Ridge, our goal is to create an environment which is both harmonious with the indigenous landscape context and reinforces the unifying characteristics and elements of the neighborhood streetscape. Each lot type should develop a planting scheme along with the hardscape plan that is specially designed for the unique lot as well as create a sense of unity in the Ocean Ridge streetscape. Therefore, landscapes should be designed with attention to the landscape of adjacent lots.

### *Design Coordination*

To encourage the appearance of a unified landscape, the landscape design must take into consideration the appearance of the neighboring property, placement of landscape elements, and color/texture of plant material. Landscaped areas and bed lines should not appear as isolated islands around each home.

New bed lines and plant massings should adjoin those of neighboring lots to form a continuous and seamless rhythm. Trees should be selected and placed with consideration for their growth habit and mature size as related to the neighboring trees. If an adjoining lot has been previously landscaped, the plan will be made available from the ARB and shown on the landscaping plan for the subject lot.

Plant material should be Florida friendly, utilizing native and non-native plants grouped by their watering

requirements. Plants should be chosen based on their variations in color, size, and texture to provide visual interest. Bed lines should be curvilinear in nature; linear or rectangular bed lines are discouraged. Plant beds are encouraged to be asymmetrical. One half of the lot should not mirror the other half. Plant materials should be spaced to allow plants to grow into their natural shape and a minimum of half their mature width in order to avoid excessive clipping or pruning; overly manicured plants pruned into geometric shapes are prohibited.

Builders, landscape architects and owners are encouraged to incorporate xeriscape and water wise landscaping principles into their landscape design. Such principles include the use of Florida friendly plants, both native and non-native, which are indigenous to the area or are adapted to hardiness planting zone 9-A, as well as, the beaches/dunes and maritime forest plant communities.

Plant material should be grouped by watering requirements. Plants that are drought tolerant once established are highly recommended. Another principle is to utilize zoned-irrigation, separating turf irrigation from plant bed irrigation.

More information on water conservation, water wise landscaping and Florida friendly plants can be found on the following websites:

[www.sjrwmd.com/waterwiselandscapes](http://www.sjrwmd.com/waterwiselandscapes)  
[www.floridayards.org](http://www.floridayards.org)  
[www.floridata.com](http://www.floridata.com)



**All lots in Ocean Ridge must be fully landscaped and irrigated. Water for irrigation is provided by St. John's County Utilities and is separately metered at the street.**

The following document outlines general criteria designed to help homeowners and their landscape architects create a landscape that blends in with the indigenous tree and plant pallet and will survive the Ocean Ridge climate.

### ***Existing Trees:***

All homes, driveways, pools, etc. must be sited to preserve as many existing trees as possible. All existing hardwood trees 4" or greater in diameter and all pines 8" or greater in diameter must be drawn and labeled on the landscape plan with the corresponding caliper inches clearly shown. Existing hardwood and pine trees being removed, outside of building footprint and driveway, must be clearly marked. Existing natural understory plant material must also be shown. The ARB must approve the removal of existing hardwood trees 4" or greater in diameter, pines 8" or greater in diameter, and significant areas of existing scrub oak, palmetto or other understory plants.

### ***Natural Areas:***

The ARB encourages the preservation of natural areas, including palmetto, scrub oak and good quality understory plant material. All-natural areas must be mulched with a minimum of 3" pine straw mulch where applicable. Any natural area which does not contain palmetto/scrub oak cover and has been open to the sun must either be planted with shrubs or ground cover or heavily mulched to restrict

weed growth. Natural areas being preserved must be protected by tree protection barricades prior to the commencement of construction and throughout: during clearing and during the construction process. All other areas cleared during construction must be planted with a combination of shrubs, groundcovers and sod, or mulched (please refer to Planting Design for further information).

Existing trees to remain must be protected before clearing and during construction. Tree protection barricades must be erected around all preserved natural areas and along a minimum of 100% of the drip-line of all preserved trees. Tree protection barricades should be shown on the site plan or landscape plan for ARB review. This should include a tree protection barricade detail. All trees to be removed must be flagged with orange flagging tape. Root raking may occur only **within** the building and driveway pads. Tree protection barricades must be erected and approved by a member of the ARB prior to commencement of construction. Construction vehicles may NOT be parked under trees or within natural areas. Construction materials may never be stored in the natural areas or under tree canopies.

Tree removal without written approval from the ARB may result in the property owner being fined or the compliance deposit being withheld in full or in part.

Owners are allowed to supplement the existing vegetation in keeping with the other provisions of these guidelines, however, prior approval is required by the ARB. ARB approval is also required before any existing plant materials can be removed.



## ***Lots on Lakes:***

All lots on lakes must be landscaped down to the water's edge. On lake banks, areas of native marsh grass and other native plant material may be planted near the lake bank. Sod areas are allowed to about the lake bank but not more than 40% of the lake frontage.

### ***Planting/Sod***

The following is a list of percentages of shrubs/groundcovers, and sod allowed by area (see Trees for minimum tree requirements). Area and percentage calculations for each area must be shown on the landscape plan.

Area between Sidewalk and Curb:

- Sod/Turf: 0% - 40%
- Small Shrubs/Groundcover: 60% - 100%

Front Yard (driveway and front walk excluded):

- Sod/Turf: 0% - 40%
- Shrubs/Groundcover/trees: minimum of 60%.

Side Yard:

- Sod/Turf: 0% - 40%
- Tree, Shrub/Groundcover: minimum of 40%-100%

**\*Bed lines should be contiguous with those next door**

Rear Yard (driveway and patios excluded):

- Sod/Turf: 0% - 60%
- Shrubs/Groundcover: minimum of 40%

Annual plants may be used for seasonal color, but should be used sparingly and must be replaced regularly. Plant material commonly used in USDA Plant Hardiness Zones 9b-11, which may be damaged by frost, (i.e. hibiscus, Queen & Coconut palms, crotons, philodendron, etc.) may be used as accents, but should be used sparingly and only in areas where they are protected and can grow into their natural form without excessive maintenance techniques. For more information on which plants are cold hardy to Ocean Ridge (Zone 9a) visit the websites listed under section titled *Landscaping and Irrigation*.

Natural areas preserved, with scrub oak, palmetto and good quality understory plant material may count towards the percentage of shrubs/groundcover required. Natural areas preserved without palmetto/understory plants may count towards the percentage of mulch/open area required. Preservation of good quality understory material in the rear of the lot that meets or exceeds the area shrub requirement may be used to meet this requirement, however, additional shrubs may be needed as screening or accents around the house. Ocean Ridge strives to create friendly neighborhood streets that encourage interaction between neighbors. Creation of a pleasant pedestrian environment is imperative. Thus, shade trees or palms, in the front yard, are required to provide a pleasurable climate on the street. Front yard plantings are important because they compliment the overall scale of the home and may demonstrate the individuality of the homeowner.



## ***Trees:***

Southern Red Cedars, Live Oaks, Southern Magnolias, Winged Elms, Red Maple, Sycamore, Loblolly Bay, and East Palatka Holly are examples of acceptable trees. Other shade trees may be specified and installed with prior approval by the ARB.

Tree(s) may be planted anywhere in the rear or front yard, but may not be used as a substitute for required trees as described below. Existing trees to be preserved in the rear of the lot cannot be used to meet the requirements of Front Yard Trees as described below.

Residential lots must be landscaped in accordance with the St. John's County Land Development Code, Landscape development standards. This code requires at least one (1) tree per 3,000 square feet of lot area for the first 1/4 acre of lot area. EXAMPLE: Lots 6,000 s.f. in size require two (2) trees. For lots exceeding 1/4 acre, one (1) tree for every additional 1/4 acre or fraction thereof, must be preserved or planted. Existing shade trees, sabal palms, and pine trees may be used to satisfy this requirement, in whole or in part, provided they have a minimum caliper of 6" inches DBH and an overall height of 16' or greater.

### ***Front yard Trees:***

To preserve and enhance the quality of the streetscape, the owner/builder is required to provide one (1) Live Oak, minimum 6" caliper width and 18' height. In cases where a Live Oak is not desired for aesthetic reasons, an alternate

shade tree (6" caliper, 18' height) may be used based upon ARB approval.

The location of side yard and rear yard trees must be coordinated with those located on or proposed on adjacent properties. If a shade tree(s) are naturally present in the rear yard of a lot, the existing tree(s) may be used for this requirement with the approval of the ARB.

It is the builders and/or homeowners responsibility to locate all utilities before planting required trees. If there is a conflict in placing the tree(s) due to utilities in the area, the ARB should be contacted. If a shade tree(s) are naturally present in the front yard of a lot, the existing tree(s) may be used for this requirement with the approval of the ARB.

### ***Side Yard Trees:***

Side yard trees are NOT required between the building restriction line (B.R.L.) of lots. Owners/contractors who wish to plant side yard trees, to provide screening, may do so with ARB approval. Side yard trees must be coordinated with those located on or proposed on adjacent properties. Owners/contractors who wish to use small trees or large shrubs must get prior approval of the plant selection by the ARB.

Corner lots are required to have additional trees: two (2), 6" caliper/18' tall shade trees located between the curb/rear of sidewalk and the side of the house.



***Rear Yard Trees:*** To further add to the tree canopy of Ocean Ridge, rear yard trees are required. At least two other trees must be planted in the rear yard of each lot. One tree must be a shade tree (4" caliper, 16' height), the other maybe a shade or native understory tree (3" caliper).

### ***Shrubs:***

Shrubs are required as part of the overall landscape plan. All shrubs must be Florida #1 or better. Shrubs should be Florida friendly, native or non-native species, that are drought tolerant once established. A minimum of fifty percent of shrubs used should be native/indigenous to the area. Shrubs should be spaced to allow plants to grow into their natural form and half their mature width to avoid excessive clipping or pruning. Shrubs may NOT be pruned into geometric shapes or patterns. Shrubs of varying heights and textures should be used to create visual interest.

Single row foundation plantings along the front and rear of the house are prohibited; this includes corner lots where the side of the house faces the street. Shrubs planted directly along the foundation must be spaced in a triangle pattern, and must be a minimum of 7 gallons with a minimum 24"-30" height and spread. All other shrubs should be spaced in a triangular pattern to create a mass of shrubs and must be a minimum of 3 gallons with a minimum of 18"-24" height and spread.

The use of shrubs and ornamental grasses with contrasting textures that do not require frequent pruning is encouraged. Examples include Coontie Palm, Saw Palmetto, Muhly Grass, and Sand Cord Grass.

Shrubs commonly used in USDA Plant Hardiness Zones 9b-11, which may be damaged by frost, may be used as accents, but should be used sparingly and only in areas where they are protected and can grow into their natural form without excessive maintenance techniques. Special care should be taken in selecting shrubs that are suitable to the 9A planting zone for cold hardiness. (See websites listed under Planting Design for more information).

### ***Groundcovers:***

Ground covers should be used in areas that require low planting, such as the front of beds, under trees, or in areas where clear site lines are important (i.e. driveway and street intersections). Sand, rock, or other non-organic material may not be used as ground cover.

A single hedge row of shrubs between neighboring lots is prohibited. Plant material should be massed to create a unified buffer with the neighboring lot. Massed shrubs must be coordinated with those located on or proposed on adjacent lots.

A minimum 3' wide side yard maintenance access strip must be present on one side of the lot and should be coordinated with neighboring lots.



All groundcovers must be Florida #1 or better and must be a minimum of 1 to 3 gallons in size – perennials or creeping plants, such as Asiatic Jasmine may be specified as 1-gallon material. Spreading groundcover shrubs, such as low growing junipers, must be 3-gallon material. Groundcovers should be spaced to allow plant material to grow into half its mature width and to avoid excess clipping and pruning. A natural growth pattern is suggested for all groundcovers.

### ***Sod:***

All areas of a lot not covered by plant beds or maintained as natural areas must be sodded. To reinforce the unifying elements of the streetscape, yards must be sodded with Zoysia sod. All sod must be weed and peat free.

### ***Mulch:***

All planting beds must have a minimum of 3" of mulch to aid in water conservation. Natural-colored pine straw and natural-colored pine bark are the only approved mulch materials. Pine bark may be 3/4" to 1.5" in diameter. Mulch must not be dyed. Pine bark mulch may not be used in beds located between the sidewalk and curb or adjacent to driveways or front walks where pine bark may be washed into the storm drains. It is the homeowner's responsibility to remove any pine bark washed into gutters or onto storm drains immediately after a rain storm event.

Shells, stone, and gravel are prohibited as mulch materials, but can be used as pathway materials.

### ***Ornamental Grasses:***

The use of ornamental grasses is encouraged. Ornamental grasses that are native/indigenous and drought tolerant are a great way to provide different textures, colors and seasonal interest to the landscape. All grasses must be Florida #1 or better and must be a minimum of 3 gallons in size.

### ***Plant Materials and Pools:***

All pools must be landscaped to soften the view of the pool, deck and/or enclosure from adjacent lots. Additional plantings are required around screen enclosures to mitigate views from adjoining lots.

### ***Fertilizer:***

Only biodegradable fertilizers and EPA/DER approved pesticides and fungicides may be used on any property.

### ***Plant Quality and Size:***

All plant material must be Florida #1 grade or better. Shrubs and groundcovers must be specified by height and width and gallon size. NOTE: the height and width specified will always take precedence over gallon size. Trees must be healthy and disease free. Trees must be shaped as they would appear in the natural environment.



### ***Damaged Plant Material:***

Any material which dies or becomes unsightly after installation must be replaced immediately or within 30 days of notification by the ARB.

### ***Details:***

Each landscape plan submittal must include planting details to aid the ARB in understanding the methods that will be used for installation. Where applicable, these details must include installation/staking for both single-trunked and multi-trunked trees, installation of shrubs and groundcovers, and spacing patterns. Other site amenities, such as gazebos or trellises, must also be detailed in this section or on the architectural plans.

### ***Landscape Planting Budget:***

The ARB recommends a landscaping planting budget of approximately 5% of the building construction cost. This will vary depending on the size of the lot and house. A general guideline for determining the landscape budget is: square footage of house x \$150.00 x .05 = budget. The percentage may vary depending on the size and remaining tree canopy of the lot.

### ***Irrigation:***

For all lots, irrigation must provide 100% coverage and be fully automatic, low-volume, water conserving systems. All shrubs and ground covers are encouraged to be irrigated by low volume drip irrigation. Turf areas must be zoned separately and can be irrigated using pop up sprays or stream rotors. All irrigation must adhere to the watering restrictions set forth by the Saint Johns River Water Management District. This information can be found at [www.sjrwmd.com/watering\\_restrictions](http://www.sjrwmd.com/watering_restrictions).

Homeowners/contractors must provide full irrigation coverage to the curb and to the lake water edge. Overspray onto paved surfaces is not allowed

### ***Drainage and Grading:***

It is the responsibility of the owner/contractor/ or landscape contractor to ensure proper drainage is maintained. The architectural site plan must include a grading and drainage plan outlining the drainage flow on each lot. Refer to the civil engineering plans for lot drainage concepts. Fill should not be added within the drip lines of existing trees to remain.

**NOTE: Upon finished grading of Subject Lot, if the adjacent lots have a completed or in-process house located thereon, then the finished grade of Subject Lot must match and be compatible with the finished grade of the adjacent lots.**



### ***Landscape Lighting:***

Exterior lighting plans and material specifications with cut sheets must be included for review on the Landscape Lighting sheet of the Landscape Plan drawing set. To provide a uniform appearance of warm light across the property, only lighting with a temperature of 3,000-3,5000 kelvin is acceptable.

All landscape lighting must be designed so as not to impact the adjacent houses.

### ***Hardscape Layout and Detailing:***

Hardscape layouts and details must be submitted to the ARB for approval prior to commencement of construction. See other sections of these guidelines for specific requirements.

### ***Landscape Plan Requirements***

All owners must submit a landscape plan designed by a qualified designer. Landscape plans are graphically-scaled, legible drawings which include a planting plan, landscape lighting plan (if applicable), and details. In general, landscape plans illustrate the location of trees (existing and proposed), shrubs, ground covers, grass, mulch, landscape lighting, statuary, trellises, walks, decks, pools and/or other items to be installed outside the structure of the house.

### ***Each submittal must consist of the following:***

The landscape plan set must be submitted on 24"x 36" format & have a drawn scale of either 1"=10' or 1"=8'. The ARB reserves the right to request re-submittal of larger-scale plans or a larger sheet size. Compass north must be indicated on each sheet of the plans.

### ***Each sheet must have a title block containing the following:***

- ☐ Lot number and street address
- ☐ Name of homeowner
- ☐ Name of contractor
- ☐ Date (including revision dates if applicable)
- ☐ Printed name of designer & FL license number
- ☐ Designer's signature and/or seal

### ***The Planting Plan should include the following:***

- ☐ Plant List and Key showing the abbreviation or number key used in the plan
- ☐ Specific location where each plant or mass of the same plant is used
- ☐ Each plant species must be indicated by a separate symbol, pattern, or number on the planting plan and in the key.
- ☐ Botanical and common names of the plants
- ☐ Size by height and spread of material at installation and gallon size



- ☐ Location and species of neighboring plantings where applicable
- ☐ Location of existing trees/native understory to be saved
- ☐ Notes and Comments

**Details, Minimum Required Specifications, and Notes:**

- ☐ Planting details for groundcovers, shrubs, and trees
- ☐ Plans and details for gazebos, trellises, fences, walls, or any other built site amenities
- ☐ Tree Protection Detail

The landscaping must be installed in accordance with the approved plans. Minor design adjustments may be made; however, major changes, such as replacement of specified plants with another type, or relocation of proposed tree(s) must be submitted to the ARB for review and approval.

If adjacent properties have been landscaped, or have an approved landscape design, the design shall be shown on the landscape plan to verify the placement of bed lines and trees are harmonious. Approved landscape plans are available from the ARB