

Lakeside at Town Center

Homeowner's Architectural Review Criteria and Procedure Manual

February 10, 2015 (Revised)

Introduction

The Declaration of Covenants and Restrictions for Lakeside at Town Center establishes a review and approval procedure for all improvements proposed within the community. **All improvements to be built, placed or installed on a homesite including but not limited to exterior paint and roof color, pools, screen enclosures, walls, fences, landscaping, flagpole, satellite dish, driveway or any other improvement visible from any road or adjacent lot must first receive written approval from the Developer prior to commencement of construction or installation.**

Architectural and Building Criteria

The following criteria may be changed or modified at the sole discretion of the Developer. Each Homeowner will be provided with written notification of any such changes thirty days prior to its effective date. The Developer retains the right to waive or modify any of the following provisions if in its sole discretion it determines such a change is not detrimental to the community as a whole.

All plans submitted for review shall be evaluated for total effect and may be disapproved by the Developer, in its sole discretion. Each request for approval should contain the required information and be delivered to the offices of the Developer or its designee. Upon receipt of all needed information, the Developer will approve, disapprove or require modifications within 10 working days.

Building Setbacks

Front – primary structure	18 feet
Front – porch	12 feet
Front with front facing garage	20 feet
Side	5 feet
Side (corner lot)	10 feet
Rear – primary structure	10 feet
Rear – garage or accessory structure	3 feet

Pool Setbacks

Setbacks for pools (with or without a screen enclosure) is a minimum of five (5) feet from the property line. Pools will only be allowed on homesites with adequate room in the rear yard as determined by the ARB. Setbacks for pool equipment and air conditioning units shall be in accordance with the approved PUD.

Garages

Each house will have a two car garage with operable doors. Garage doors should remain closed except to allow cars to enter and exit the garage. Garages may not be converted to living or storage space. Vehicles should be parked in the garage spaces overnight.

Exterior Color Plan

Any changes to the initial color scheme of the exterior of the house including roof, trim, shutters and front door should be submitted and approved by the Developer prior to the change.

Covered Porches/Screened Enclosures

All covered porches (i.e. lanais) must be under truss support. No metal patio covers or metal screened-in rooms will be allowed. Screened enclosures cannot exceed 13 feet in height and the color should be Charcoal for the screen and Dark Bronze for the frame.

Swimming Pools

Pools will be required to be enclosed by a screen enclosure or approved pool fence meeting the applicable safety codes of St. Johns County. Pool screen

enclosures may not be visible from the street in front of the dwelling unless approved by the Developer. Screen enclosures must be dark bronze in color.

Fences

The composition, color, height and location of any fence to be installed on any homesite should first receive approval from the Developer prior to installation.

Satellite Dishes

Satellite dishes may be installed in the rear or side of the homesite out of view from the street. Additional landscaping may be required to properly screen the dish from view of the adjacent house.

Irrigation

All landscape material and sod should be fully irrigated with an automatic irrigation system. Reuse irrigation water supplied by JEA shall be the sole source of irrigation water. Individual wells are prohibited.

Outside Mechanical Equipment

Outside mechanical equipment such as LP tanks, water softeners, pool pumps and heaters shall be properly screened from view by either landscape material and/or vinyl fence section.

Residential Signs

Residential signs include signs such as “For Sale”, “For Rent” and “Open House” signs placed on lots by residents and/or their real estate agent. These signs must comply with the attached uniform signage criteria generally known as the “**Nocatee Sign Standard**”. The sign shall not exceed 9” x 12” in size and must be professionally painted in a uniform tan color with green letters. At no time should any sign be placed in a window. The use of “Bandit” real estate signs is prohibited. All other signs are prohibited without specific written approval from the Developer. Political signs no larger than 3 feet x 4 feet may be installed on a lot no earlier than 10 days prior to the election. Each lot is limited to one political sign at a time and such signs should be removed the day after the election.

Play Structures and Basketball Goals

Play structures and basketball goals, either permanent or temporary are prohibited in front yards. Any such structure must be approved by the Developer prior to installation.

Parking

Whenever possible, Resident's vehicles should be parked over night inside the garage. If more than two cars are owned by the resident, the third vehicle may be parked overnight in the driveway.

Landscaping

The replacement of any dead or diseased trees with the same species tree is allowed without prior approval. Cypress mulch, pine bark or similar material is acceptable for use as mulch in landscaped beds. The use of stones, rocks, gravel or lava rock as mulch is prohibited.

Street Trees

Upon completion of each residence, the Builder or Developer may have planted a "street tree" in accordance with the community's County approved plans between the edge of the roadway and the front lot line of the home defined in the Declaration as "Limited Common Area". These trees are to be considered part of the landscaping for the home and properly maintained and irrigated by the homeowner.

Window Coverings

All windows should have an interior window covering of some type of blind, drape or shade. All coverings should be white or beige in color as seen from the outside of the house.

Seasonal Christmas or Holiday Decorative Lights

Seasonal decorative lights may only be displayed between Thanksgiving and January 15.

Trash Receptacles/Cans

Trash receptacles should be placed curbside no earlier than dusk the day prior to the collection day and the emptied receptacle must be removed prior to dusk of the day of collection. Trash receptacles must be hidden from view at all other times.

Lakeside at Nocatee

Architectural Review Submittal Procedure

Please provide the following information for approval:

1. Completed Submittal Form
2. Applicable site plan, photograph or product specifications
3. Color samples
4. Written description of desired improvements

Submit all plans and information to the following:

**Lakeside Architectural Review
c/o BCM Services, Inc.
920 3rd Street, Suite B
Neptune Beach, FL 32266
904-242-0666 904-242-0670 fax
Email: arc@bcmervices.net**

Lakeside at Nocatee

**Architectural Review
Submittal Form**

Date: _____

Owner: _____

Phone/Email: _____

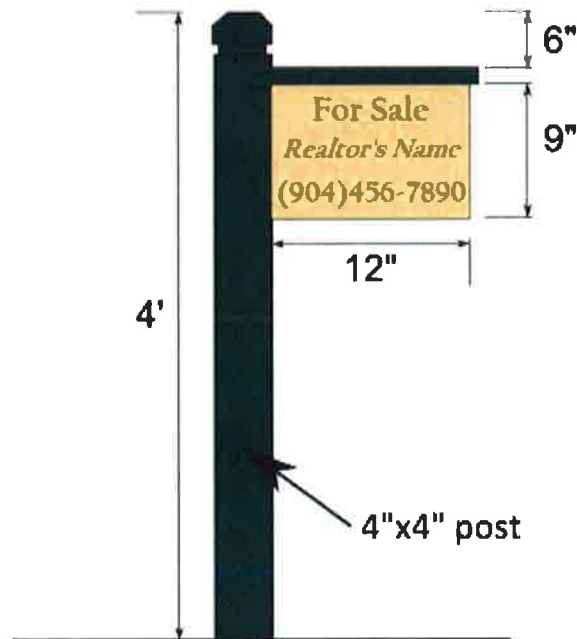
Lot No. _____

Address: _____

Description of Improvement:

Approval Date: _____ By: _____

Nocatee Sign Standard



- Posts should be green (RAL 6005) with beige (RAL 1015) text