

**ARCHITECTURAL DESIGN GUIDELINES**

**FOR**

**MADEIRA AT ST. AUGUSTINE**

**Revised June 3, 2020**

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## INTRODUCTION

The following standards and criteria have been developed as architectural guidelines for Madeira at St. Augustine, a master planned residential community within the City of St. Augustine in St. Johns County, Florida. It is suggested that these guidelines be thoroughly reviewed, and plans be prepared accordingly, since plan review and approval will be based on its contents.

Capitalized terms not otherwise defined in these Guidelines shall have the meanings provided such terms in the Declaration.

### 1. TITLE AND SCOPE

#### 1.1 Title.

The guidelines contained herein shall be known as the Design Guidelines for the Madeira Community.

#### 1.2 Intent.

The intent in requiring the approval of all submittals is to promote the general pattern of development consistent with the planned community envisioned by the Declaration. These guidelines, as amended and supplemented from time to time, will be used in evaluating the compatibility of any requested construction. The Architectural Review Board (ARB) shall not be bound by the specific criteria and guidelines adopted from time to time, but shall be free to add to, or amend, these guidelines. Nothing contained in these guidelines, however, shall be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by Owner at Owner's sole cost and expense.

#### 1.3 Scope.

No Lot, building, fence, wall, structure or other improvements of any nature including all signage and landscaping (collectively referred to herein as "Intended Improvements") shall be commenced, erected, placed, altered or maintained, and no change, addition or alteration to the exterior of any of the existing improvements including, without limitation, colors, signage or landscaping as initially improved and installed shall be made, until the construction plans, elevations, site plans, floor plans, building specifications, colors, and plans showing the location of the Intended Improvements, have been approved in writing by the ARB. The items or matters to be submitted to the ARB for its approval shall hereinafter collectively or individually, as the context may require or permit, be referred to as the "Plans". Items to be reviewed by the ARB will include any improvement or structure of any kind, including without limitation, any building, dwelling, fence, wall, sign, paving, grading, drainage, decorative lighting, painting or alteration of a dwelling (including doors, window, roof), installation of solar panels or other devices, construction of fountains, swimming pools, screened enclosures, Jacuzzis, construction of privacy fences, additions of awnings, shelters, gates, flower boxes, shelves and statues. No Intended Improvements shall be erected, placed, or altered unless in substantial accordance with the Plans and approved by the ARB. Refusal to approve plans, or any portion thereof, may be based on any reasonable grounds, including aesthetic considerations.

## 2. PROCESSING

### 2.1 Plans Submittal Requirements.

The homebuilder or homeowner will submit comprehensive construction plans and specifications. The homebuilder shall make one (1) submittal for each model to be sold. Plans shall include but not be limited to the items listed below:

1. Architectural construction plans:
  - a. Site plan: Showing the location of the house with all property lines, easements, setbacks and restriction lines, drives, walks, roof plan, pools, fences, walls, patios, etc.
  - b. Square footage (first and second floors):
    - i. Air-conditioned space (living area)
    - ii. Other
  - c. Floor plans at 1/8" or 1/4" scale with dimensions.
  - d. Elevations with finish notations at 1/8" or 1/4" scale with dimensions:
    - i. Showing all exterior materials noting colors and textures.
    - ii. Note type, size and material of all openings.
    - iii. Roof pitch, type and quality of roof covering material.
    - iv. Doors, windows, fences, mechanical equipment.
  - e. Typical wall section.

2. Landscape Plans:

Landscape plans shall not be at a scale smaller than 1"=20'-0". All trees, shrubs, screen material, berms, paving patterns, ground cover areas and any other elements necessary to convey the design intent shall be shown. Plans submitted for approval shall have botanical and common names, heights, spreads and quantities of all plant material. Plant distances, in the case of hedge material and ground covers, and spot elevation where earth work is part of the design intent, will also be required.

3. Specifications:

Provide information on type and quality of all exterior materials.

### 2.2 Review Procedure.

All Owners of any Lot in the Madeira Community shall prepare and submit the Plans in accordance with the aforementioned requirements to the ARB for review. A blanket approval may be obtained for prototype models. An individual submittal will be required for each custom home plan or modifications to prototype plans.

Within thirty (30) days after submission by Owner, the ARB will review the Plans and notify Owner in writing of approval or disapproval of the Plans. The ARB will release the Plans back to the Owner after full plan review and approval by the ARB. Owner is responsible for submitting the Plans to the appropriate governmental authority for review and approval.

If the ARB disapproves any plans submitted by Owner, ARB shall so notify Owner in writing stating the specific reason or reasons for denying approval, whereupon Owner shall revise the Plans accordingly and resubmit same, at which time such resubmission will be treated as an original submission. The homebuilder or homeowner may start construction upon written approval of the construction plans by the ARB and receipt of all required permits from municipal or other authorities having jurisdiction over the project. Home construction should progress to completion in a timely manner so as not to create a detrimental effect to the community.

If deviations from approved final plans become apparent during or after construction, without having been previously approved, then the Owner must remove the deviation at Owner's sole cost and expense at the discretion of the ARB. No new ARB approvals will be granted so long as there are any outstanding deviations or violations.

**Note:** The ARB's approval of the Plans shall not be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with at Owner's sole cost and expense.

### **3. SITE**

#### **3.1 Zoning.**

Existing zoning requirements will be considered as per the City Of St. Augustine and/or the St. Johns County Zoning Ordinance unless otherwise specified in the PUD documents as well as approved zoning district for Madeira.

#### **3.2 Site Conditions.**

All Lots in the Madeira Community have curb and gutter at the front and/or side of the Lots. This paving and drainage design shall not be altered in any way. Homebuilders and homeowners shall refer to site development drawings for any information about these areas. Preservation of existing trees shall be pursued for all trees in compliance with the Code of the City of St. Augustine, the City of St. Augustine Tree Ordinance and the PUD documents. No tree shall be removed from any Lot without the consent of the Developer and under no circumstances prior to the Owner being ready to commence construction.

#### **3.3 Parking.**

No parking will be permitted in areas where the subdivision's drainage flow may be interrupted. Any additional driveway for parking purposes not shown and approved as part of the original plan submittal is subject to review and approval.

#### **3.4 Setback Requirements.**

Lot setback requirements (as measured from the property lines to exterior walls):

- (1) Front – 15 feet
- (2) Side – 7 feet, 6 inches for Lots 55, 65, and 75 feet in width
- (3) Side – 5 feet for all Lots 50 feet in width
- (4) Side – 10 feet for Lots 85, 90 and 100 feet in width (see Note\*)
- (5) Rear - 10 feet
- (6) Side yard on street side of Corner Lots – one half the Front Setback or equal to the applicable Side Setback, whichever is greater (see Note\*\*)

#### **3.5 Phase 2A Unit I & II**

- (1) Front – 15 feet
- (2) Side – 5 feet

(3) Rear – 10 feet

\*Note: Side lot setback may be reduced to 5 feet to preserve trees provided total of the two adjacent side setbacks equals or exceeds 20 feet.

\*\*Note: Additional landscaping may be required on Corner Lots.

### 3.6 Height Requirements

No single-family detached residence shall exceed 35 feet in height when measured from the base flood elevation to the highest point of the roof exclusive of ornamentation surmounting roof such as chimneys, weathervanes, antennas and cupolas.

## 4. LANDSCAPING

### 4.1 Landscape Intent.

The Developer considers landscaping to be a critical design element to the community and to the individual homes within the community. Landscape design, from its inception, should be integrated into the design of the home. The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have a strong impact at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.

### 4.2 Landscape Requirements.

All landscaping will be in accordance with the requirements of the City of St. Augustine Landscaping and Tree Ordinance. Nothing outlined herein shall be construed to be less than or reduce the requirements of the City. Driveways and walks shall be constructed of four inch (4") poured concrete. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials must be submitted and are subject to review and approval. However, asphalt pavement shall not be permitted. Front and side elevations and rear elevations on Lots which front a lake shall incorporate the minimum hedge, shrub and tree requirements. Side yards on street side of corner lots must have sufficient landscaping to have a similar aesthetic to the front street view. Any plant material which dies or becomes unsightly after installation will be replaced by approved plants of same or similar size and type upon written notification by the ARB.

### 4.3 Plant Material.

Plant material shall be Florida No. 1 grade or better. Yards shall be completely sodded with St. Augustine/Florata sod. Shrubs and hedges shall be a minimum three-gallon plant, be of a minimum height of twenty-four inches (24") immediately after planting provided any screen hedge grows so that it closes all gaps within the first year.

Synthetic plants are not permitted. Trees shall be a minimum height of ten feet (10') when planted. Trunk caliper shall be minimum diameter of three inches (3"). Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways, and the like, shall not be used within fifteen feet of those improvements. Trees with invasive root systems, however, can be used in large open yards far from any improvements.

Landscape mulch material: Pine Bark, Shredded Bark and Shredded Cypress,

4.4 Irrigation.

The entire yard for all Lots shall be 100% irrigated. The irrigation system shall be automatically controlled by a time clock. Irrigation wells may be allowed provided they are properly permitted by the St. Johns County Health Department.



4.5 Landscape Lighting.

Lighting is to be low key and may be used to accent entrances and special features. Overall high levels of light are not desired. Intensity should be no greater than required for pedestrian safety, other than to accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties.

4.6 Recommended Landscape Material.

Each Lot shall contain a minimum of one tree for every ten feet of lot width. In the case of Lots with less than the minimum requirement, sufficient trees shall be provided by the homebuilders to meet this requirement. The number of shrubs will be determined by the extent of the exterior elevations on front and both side yards. The lineal dimension of the elevation, excluding garages, divided by eighteen inches (18") (maximum distance between plants) will yield the number of shrubs. These shrubs may be planted in clusters or in a hedge-like fashion. The following criteria should be considered when selecting plants for use within the Madeira Community:

1. Native species and evergreens.
2. Relatively resistant to insects and diseases.
3. Cold hardy material.
4. Adaptability to existing soil conditions.
5. Long life expectancy.

The selection of plant material for development within the project should be given careful consideration. Attention should be given to year round appearance, maintenance requirements and cold resistance. Plant material has many variables, accordingly, all plans must be reviewed and approved by the ARB to ensure that satisfactory plants have been selected for each location.

**5. STRUCTURES**

5.1 Introduction.

The following design guidelines pertain to specific structural items which add individual character to the overall impression of the house and provide constant design continuity for all the buildings within the Madeira Community. All homes in Madeira shall be erected of wood or steel frame construction or concrete block (CBS). All block and framing must be covered. The minimum square footage of heated and air conditioned space within the dwellings shall be as follows:

50 foot Lots with a 40 foot front building restriction line	1400 Square Feet
55 foot Lots with a 40 foot front building restriction line	1600 Square Feet
65 foot Lots with a 50 foot front building restriction line	1800 Square Feet
75 foot Lots with a 60 foot front building restriction line	2000 Square Feet
85 foot Lots with a 65 foot front building restriction line	2300 Square Feet
90 foot Lots with a 70 foot front building restriction line	2900 Square Feet

100 foot Lots with a 80 foot front building restriction line 3300 Square Feet

The minimum required square footage for dwellings and the setback requirements on land which is subsequently subjected hereto may set forth lesser or greater requirements for heated and air conditioned space within dwellings. Any deviations must be submitted for approval and may be considered on a case-by-case basis

In no case shall the maximum lot coverage by building exceed 35%.

## 5.2 Roof, Roofing, Gutters, and Downspouts.

Roofs are one of the most important elements in the design of a structure. In Madeira roof forms must be designed to provide the same character on all elevations and this character shall be carried out through the pitch, material, color and applied features.

- Structure: Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.
- Style: The roof styles envisioned in Madeira are gabled and hip with parapets on limited applications. Homebuilders should be aware that the same type of roof style may not be repeated on consecutive lots with the same floor plan design, on any one side of the street. Mansard, Gambrel and Dutch Hip roof styles are not allowed. A Conical type of roof may be considered by the ARB, depending on its application.
- Materials: Finish materials for pitched roofs must be consistent throughout the individual neighborhoods of the different housing products at Madeira. All 55-foot lots require flat or barrel cement tile roofs. All other lots may have flat or barrel cement tile or architectural type fiberglass shingles (dimensional shingles) with minimum 50 year warranty. Metal roof systems must be approved by the ARB with the original plan submittal. Copper may be used only on roof features like cupolas, dormers, bay windows, etc. Not allowed are wood shakes, flat shingles or gravel roofs. Other materials not specifically mentioned are subject to review and approval by the ARB.
- Pitch: Minimum roof pitches in Madeira shall be 6/12 for primary roof elements. For secondary roof elements, the minimum roof pitch can either be reduced or increased, dependent upon the architectural style represented.. Secondary roof elements may be used in porches, terraces, dormers or other architectural applications.

## 5.3 Features.

- Cupolas: Cupolas with fixed panes or louvers may be used in houses at Madeira. This cupola shall be hip, square or hexagonal. Sizes will vary according to the size of roof and shall be reviewed by the ARB.
- Dormers: Gable and hip dormers are allowed on roofs. Other types may be considered but are subject to review and approval by the ARB.
- Chimneys: All Chimney stacks shall be the same color as the base of the chimney structure and when located at an exterior wall it shall extend to grade and shall be supported by foundation. The material shall be stucco on

CBS, stone, brick or incombustible lap siding. Chimney caps may incorporate stone, metal or clay.

- Solar Panels: A maximum of six solar panels, not to exceed 240 square feet in total, are allowed to be installed on the roof surface provided they are installed to minimize their visibility from the street and adjacent homes.

#### 5.4 Accessories.

- Vents and Pipes: These types of roof accessories extending through the roof shall be painted to match the color of the roof.
- Valleys and Flashings: These types of roof accessories attached to the roof shall be painted to match the color of the roof.
- Downspouts and Gutters: These types of accessories attached to eaves and walls shall be painted to match the color or the surface that they are attached to or the color of the trim of the house
- Equipment: Roof top mechanical equipment must be located so as to minimize visibility from the street, sidewalk or adjacent property.
- Storm Protection Systems: All storm protection systems must be reviewed and approved by the ARB prior to installation as outlined in Section 7.5 below.
- Location: A.C. Equipment, irrigation or pool pumps located at ground level shall be shielded by landscape or masonry walls.

#### 5.5 Exterior Walls.

All exterior structural walls shall be constructed of concrete masonry units (CMU), wood or steel framing systems at a minimum ten foot (10') plate height on the main level unless a variance has been previously approved and pursuant to the Florida Building Code. The following requirements apply to all exterior walls and all kinds of façade applications for all structures. All elements of all elevations shall complete a total and continuous design. All Materials must be in compliance with the Standard Building Code. All exteriors may vary in color scheme, texture, composition and character throughout Madeira. All exterior finishes will be subject to review and approval by the ARB. Exposed concrete block walls are not permitted nor walls with any other type of exposed modular concrete units. No metal finishes will be allowed. The following finishes are allowed:

- A. Stucco
- B. Stone (accents only)
- C. Wood or Smooth Fiber Cementitious Horizontal Lap Siding

All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements of nature. The houses in Madeira shall either have all stucco or stucco and siding or stone and siding in their exterior walls. However, the finish materials in each elevation will be limited to two (2). If lap siding is to be incorporated in the rear elevation of a house, then the side elevations must incorporate the same lap siding.

When using stucco and siding, the stucco shall wrap around 24" minimum to the side elevations when finishing to the corners. When using stone, the stone shall wrap around 24" minimum to the side elevations when finishing to the corners.

Brick may be approved as an alternative finish on a plan by plan basis if considered compatible in character to other surrounding homes and if shown on the original plan submittal and approved by the ARB.

#### 5.6 Exterior Wall/Trim Colors.

Homebuilders may offer color schemes previously approved by the ARB. Color selection for exterior finishes that require painting shall be based on compatible colors throughout Madeira. Color samples shall be color coordinated with the elevation and show the proposed paint/color scheme.

All color samples and schemes shall be submitted to the ARB for review and approval. Pre-selected color schemes for prototype models may receive blanket approvals.

#### 5.7 Windows.

All window frame materials shall be anodized aluminum, vinyl or painted wood in standard colors. Painted wood, fiberglass or decorative stucco shutters may be used provided that the width of the shutters is no more the ½ the width of the window. All exterior windows shall meet applicable Florida Building Code standards.

Tinted glass is not allowed unless samples have been submitted to and approval received from the ARB.

#### 5.8 Garages and Driveways

All Lots shall have at a minimum a two (2) car garage. No covered carports are allowed.

Concrete paver driveways are a standard in the community. Colors and style must be submitted and approved by the ARB as part of original plan submittal.

#### 5.9 Doors.

All doors shall be compatible with the design and color of the home.

- Entrance Doors: These doors shall be made of either solid wood, fiberglass or insulated metal. Glass inserts may be included.
- Garage Doors: These shall be compatible with the design and color of the home and may include glass panes.
- Screen Doors: Only disappearing, retractable screen doors are allowed on the entrance door of the home. Screen doors on the rear of the home shall be compatible with the design and color of the home. Screen doors installed in conjunction with screened enclosures must be compatible with the enclosure.
- Storm Doors: If a storm door is used at the front entry, it must be approved in advance. This single standard applies to front entrance doors to ensure visual harmony and compatibility throughout Madeira, and thus preserve the aesthetic appearance of the community. Compliant doors include Anderson 2000, 3000, and 4000 series available at Home Depot and Manning Building Supply.
  - (1) Type/Design: Rigid frame (commonly aluminum) of uniform width no greater than 4 inches having a single section, full view design.
  - (2) Size: Width and height to match existing entrance door openings.

- (3) Color: Matching or close approximation to trim color, house color, or door color.
- (4) Hardware: Visible storm door hardware is limited to handle and lock in a color matching the main entrance door hardware (e.g., nickel, bronze, or brass). If the option of a door sweep is selected, the sweep should match the storm door color or the hardware color of the handle and lock. Door closer(s) should be located on the inside of the storm door (between the main entrance door and the storm door) so they are not visible from the outside or street.
- (5) Storm Window Glass: One single section uniform piece of glass with no etching, grooves, or dividers (e.g., full view).

#### 5.10 Screened Enclosures.

Screened enclosures in bronze or black finish shall be permitted on the rear patio and/or pool subject to review and approval by the ARB. No screened enclosure shall be permitted on the front of the home.

#### 5.11 Awnings.

Awnings which appropriately accent the architecture of the home may be permitted subject to the approval of the ARB.

#### 5.12 Detached Structures.

Any free standing structure contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, playhouse, storage room, cabana, etc. must be submitted for approval with the required drawings and information to the ARB. Approval will be granted only upon the merit of the structure, visibility from street, sidewalk or adjacent properties and desirability for the neighborhood.

#### 5.13 Fencing and Garden Walls.

Fencing and garden walls shall be designed as an extension of the architectural mass of the house and shall be detailed to unify the site design with the architecture of the house.

Use of these elements to enclose space and provide for variety in the scale of the interior space is encouraged. All proposed fencing and garden walls shall be shown on the Plans. Use of chain link or wood fencing is prohibited.

- Design: The fence types authorized for fencing of private lots at Madeira are:
  - a) Perimeter Fence, b) Enclosure Fence and c) Privacy Fence.
- Perimeter Fence: This fence type is used to define subdivision boundaries when they are adjacent to side or rear yards that are visible from adjacent neighborhoods or external roadways. This fence type is six feet (6') in height, tan colored, vinyl tongue and groove fencing with intermediate posts with caps. No white perimeter fencing is allowed.
- Enclosure Fence: This fence type is used to define property lines or enclose lot area without obscuring views. It is to be incorporated on the rear and side property lines of lots fronting a lake. This type is a four foot (4') in height, black aluminum picket fence. In lots fronting a lake, the fencing will stop at the lake maintenance easement.

- Privacy Fence: This fence type is used to create visual privacy and/ or security for lot area. This type of fence may be incorporated only on the property lines not used by the Perimeter Fence or the Enclosure fence. This fence type is six feet (6') in height , tan colored vinyl tongue and groove, except for the last sixteen feet (16') of side fencing abutting a lake, where the height will become four feet (4') and the fence will become an enclosure fence. The reduction in height will be gradual at an angle not higher than 45 degrees. The change in height will occur right before the last fifteen feet (15') of fencing so that said portion remains at four feet (4') high in its entirety. Fencing along the rear property line of the lots fronting a lake will also be a four foot (4' high enclosure fence.
- Site Locations: No fencing shall be constructed in the front yard or closer than eight feet (8') to the front wall plane of the porch, house or garage. Fencing sections with gates may be installed. Pool enclosures related to children's safety or other reasons shall be subject to consideration by the ARB on an individual basis.
- Corner Lots: Fencing along the street side property line of corner lots shall be set back five feet (5'). This strip of land shall be planted with a hedge of 3-gallon shrubs, 24" minimum height at planting time and spaced at a maximum 24" on center. The ground shall incorporate mulch around the plants and a strip of groundcover adjacent to the sidewalk. This type of fencing setback shall apply to all models, including courtyard homes.

#### 5.14 Recreation Structures.

All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball backboard) shall be constructed on any part of the lot located in front of the rear line of residence constructed hereon and shall be constructed so as to not adversely affect the adjacent lots or the use thereof. Any such structure (including basketball blackboards) must have prior approval of the ARB and without limiting any other criteria for approval, the ARB shall review the height of such structures to assure the privacy of neighboring homeowners. No basketball backboards may be installed adjacent to the street or on any cul-de-sac.

#### 5.15 Air Conditioners.

No window or wall air conditioning units will be permitted. All exterior air conditioner compressors shall be enclosed on two sides by a minimum 42" high matching wall or landscape hedge. The service opening shall not face the street.

#### 5.16 Fireplaces and Chimneys.

It is preferred that the chimney tops be designed so that the flue will be covered from the elements. A detail of the chimney top should be shown. If the flue is exposed, then the chimney design and covering must be of a size and material that is architecturally acceptable. Fully exposed spark arrestors will not be permitted.

#### 5.17 Swimming Pools And Tennis Courts.

Any swimming pool or tennis court to be constructed on any lot shall be subject to review and approval by the ARB. Pool equipment located adjacent to the house shall be enclosed on two sides by a 42" high matching wall or landscape hedge. The service opening shall not face the street. On lake lots, the service opening shall be landscaped pursuant to the landscape requirements.

Pools located I phase 2A Unit I & II shall be required to follow the FDEP pool protocol installation guidelines.

5.18 Satellite Dishes.

Satellite dishes up to 24 inches (24") in diameter may be permitted subject to ARB approval.

5.19 Cable T.V. and Telephone Communication.

- Telephone & Cable TV: For each new house that is constructed at Madeira, it is required that it be pre-wired for cable-TV and telephone service. This shall be the homebuilder's responsibility. The company to provide these services shall be selected by the Developer, its successors and assignees, at its own discretion.
- Antennas & Dishes: Only small satellite dishes, not exceeding 24 inches (24") in diameter, are allowed in Madeira. The location of the same must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible. The type of dish and location will be reviewed by the ARB. Television antennas may not be visible from the exterior of a house, the street or adjoining properties, provided a quality signal can be received from inside a house. If it can be demonstrated that a quality signal is not achievable from inside a house, one (1) television antenna is allowed in an inconspicuous location.

Other types of antennas are not allowed without the written approval of the ARB.

5.20 Signage.

All signage at Madeira to be installed by the homebuilders or homeowners, shall be submitted to the City of St. Augustine and shall comply with its sign ordinance, specifying locations, colors, structural details, sizes, etc. Signage at Madeira will be classified as:

- Identification signs (Homebuilder Signs)
- Directional signs
- Information signs
- Address signs
- Other signs

Signs or features related to the overall community of Madeira shall be designed and installed by the Developer. These include the main and secondary entrance signage, street signs, traffic, directional and, informational signs at the Amenity Center and other informational signs.

Signage shall be designed by the Developer:

- Homebuilder Signs: These are the type of signs homebuilders will be allowed to use to display the name of their company and the availability of the lot. One (1) sign is allowed in each lot and it shall conform to the design, size, height, color and post details specified by the Developer. Homebuilders shall be responsible for the cost and installation of the same.
- Directional Signs: Non-advertising vehicular and /or pedestrian directional signage will be designed and initially installed by the Developer. These shall be designed of a specific size of sign area and a maximum height

above grade.

- Informational signs: This type of signage, as required throughout the site, must conform to all details and specifications for standard D.O.T. sign faces. In order to enhance the overall site, the backs of all single-faced signs are to be painted with the appropriate type of paint in the same color paint as the support post.
- Address Signs: Street address signs must have raised numbering, mounted on a black plate and a minimum of five inches (5") in height.
- Real Estate Signage: "For Sale" or "For Rent" and "Yard Sale" signs are allowed in Madeira. One (1) sign will be allowed on a single-family lot Front Yard which is available for re-sale or rent. Max sign size 2 square feet.
- Other: Except for the types of signs explained in this chapter or otherwise approved by the ARB, no other signs, flags (other than one American Flag per lot), banners or advertising of any kind may be placed on or about any Lot, attached to or part of any house, located in or about windows visible from the street or adjoining lots, located within road right-of ways or common areas, or placed on or about any of the properties within Madeira.

#### 5.21 Mailboxes.

All single-family dwellings built on Lot 1 through Lot 249 of Madeira are required to have a standard mailbox and pedestal. Such mailbox structure shall be installed at the front of the lot, at the edge of the road pavement between the driveway and lot line closest to the driveway, as seen from the street. The bottom of the mailbox shall be at 36" above grade. The Developer shall provide the design specifications for the mailbox. Homebuilders shall bear the cost of the mailbox and the installation of the same. See Mailbox Design.

In compliance with a directive from the U.S. Postal Service, any additional dwelling units within Madeira will be serviced by Cluster Box Units.

#### 5.22 Waivers.

The architectural planning criteria set forth herein are intended as guidelines to which adherence shall be required by each homebuilder and homeowner within Madeira; provided, however, the ARB shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

## 6. MAINTENANCE

#### 6.1 Maintenance During Construction.

During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of container to assist in keeping the debris from being scattered.

After construction, no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the homebuilder or his



agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ARB. Failure to comply with this request will cause removal of the debris by action of the ARB and all related costs will be charged to the homebuilder or the homeowner.

## 7. MISCELLANEOUS

### 7.1 Maintenance.

No weeds or underbrush or other unsightly vegetation shall be permitted to grow or remain on any lot within Madeira and no refuse pile or unsightly object shall be allowed to be placed or remain anywhere on such Lots. The Owner shall maintain the exterior of his Lot, building and improvements on his Lot in good and workmanlike manner and shall present a neat and clean appearance upon the Lot. In the event that any Owner fails or refuses to keep his Lot free of weeds, overgrown grass, underbrush, refuse piles, debris or other unsightly growths or objects or to keep the Single Family Dwelling, building or improvements on his Lot, including mailboxes in a good and workmanlike manner or in a neat and clean appearance, the ARB, Board of Directors of the Association or its designees may enter upon the Lot and perform any necessary maintenance at the expense of the Owner and such entry shall not be deemed a trespass.

During the construction on a Lot or other improvement, each Owner will be required to maintain his Lot in clean condition, providing for trash and rubbish receptacles and disposal. Construction debris will not be permitted to remain on any Lot.

### 7.2 Sales and Construction Activities.

Notwithstanding any other provisions hereof, the Developer, its agents, successors, assigns and designees may maintain such facilities and undertake such activities as may reasonably be required to sell Lots and to construct improvements thereto.

### 7.3 Clothes Drying Area.

No portion of any Lot shall be used as a drying or hanging area for laundry of any kind, unless fully screened from the view of the neighboring Owners and from the street.

### 7.4 Artificial Vegetation.

No artificial grass, plants or other artificial vegetation or sculptural landscape décor shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ARB.

### 7.5 Hurricane and Storm Protection

All permanent storm protection systems must be reviewed and approved by the ARB prior to installation. Builders may include storm protection as part of their offerings provided the design is included with each model plan and specifications submitted for approval. Owners of existing homes shall submit their request to the ARB and include detailed plans, specifications and/or materials proposed. Any proposed storm protection will be evaluated to assure harmony of the external appearance of the home to protect and conserve the value and desirability of the property as a residential community.

Storm protection products may be selected from the following list:

- Bahamian Shutters

- Aluminum Panels
- Fabric Panels (Fabric-Shield™ Storm Panels in white or AstroGuard™ Panels in beige)

Any other style storm protection product, such as roll down or accordion structures, are discouraged, but may be submitted for consideration.

After a named tropical depression, storm or hurricane has been identified by the US National Weather Service (NWS) as being a potential threat to the northeast Florida-Georgia Atlantic Coast (defined as the coastline between Jupiter, Florida and Savannah, Georgia), a homeowner may install coverings over exterior openings of the home. If the homeowner does not have permanent or integrated storm protection for their home, temporary protection such as plywood panels may be used.

If an owner is going to be on vacation for fourteen (14) days or less during the Atlantic hurricane season (defined as June 1 through November 30), hurricane protection coverings may be installed before they leave. If the vacation is longer than fourteen (14) days, the owner must make arrangements with someone else to install these coverings at the appropriate time.

All protective coverings shall be removed within seven (7) days after the US National Weather Service (NWS) declares the named event is no longer a threat to St. John's County. It is the owner's responsibility to make arrangements for the removal of the installed protection if they are away when the threat alert has been rescinded.