

LAKE VIEW DESIGN GUIDELINES

May 15, 1998

Revised 7/10/04

The Declaration of General Protective Covenants and Easements ("Declaration") for the Lake View Homeowners Association at Palm Coast, Inc. has created an Architectural Review Committee ("ARC"). Under the Declaration, any proposed clearing, construction, improvement, addition, or alteration to a property in the Lake View neighborhood must be approved by the ARC.

Submittals for review of any new home construction shall include a minimum of two (2) sets of the following:

1. A Site Plan at a minimum scale of 1" = 20' showing existing grades, proposed grades with site drainage, location and size of existing trees having a diameter of two (2) inches or greater at a point one (1) foot above ground level and the location and dimensions of all buildings, driveways, parking, sidewalks, above ground utilities, adjacent street pavement edges and all other proposed improvements to the site.
2. A Landscape Plan at a minimum scale of 1" = 20' showing the location, type by species, size at planting and spacing of all proposed plant material, location of existing vegetation to remain and location of all other improvements. (See attached exhibit for plant listing and placement.)
3. Building Plans at a minimum scale of 1/4" = 1'-0" including:
 - a. Floor Plan(s) including planters, wing walls, exterior equipment pads, etc. (include total square feet of air-conditioned living area).
 - b. Exterior Elevations
 - c. Typical Wall Section
4. Samples and color chips of all proposed exterior finishes and materials.
5. Plans, elevations, types of materials and any other clarifying information for all other exterior improvements including but not limited to lighting, walls, fences, screens, patios, decks, pools, porches and signage.
6. Such other information, data and drawings as may be reasonably requested by the ARC.

If, after the initial house construction, approval is requested for an addition or alteration, sufficient information shall be submitted to the ARC to allow the committee to fully understand the proposed addition or alteration.

The ARC has established the following guidelines to create a neighborhood of quality homes in a unified and aesthetically pleasing setting.

1. General

The ARC encourages each builder and homeowner to become thoroughly familiar with the provisions set forth in the Declaration, particularly ARTICLE X – Building and Use Covenants, which identifies elements that will be of particular concern to the ARC as it reviews each submittal.

2. Landscaping

- a. The builder shall meet the requirements of the Flagler County/Palm Coast Tree Ordinance.
- b. Existing trees shall be preserved as much as is reasonably possible. No tree with a trunk of 2" caliper or greater (as measured one (1) foot above ground level) shall be removed without the prior written consent of the ARC. Tree wells or other means may need to be considered to

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(2)

preserve some trees. Trees to be preserved shall be protected during construction using high visibility fencing materials placed at the drip line of trees 6" caliper or less and half the distance from the trunk to the drip line of trees over 6" caliper. Other methods of protection may be utilized with the approval of the ARC.

- c. Each lot shall be planted with one (1) 5 ½" – 6" caliper, at 4 ½' above ground level, by 20'-24' height, container grown, Live Oak tree in the front yard as part of the initial landscape package.
- d. The landscape design theme shall be informal in character. Plants should generally be massed in clusters and seemingly random patterns. Overly organized linear arrangements are discouraged. Taller background plants, when against a wall, may be in linear form with foreground plants creating curvilinear masses as they transition downward in height toward the bedlines. A minimum of two (2) tiers of plant height shall be required across the front of all residences and wrapping a minimum of ten (10') feet around the front corners. Background plants shall be a minimum of three (3) gallon and foreground plants may be installed at one (1) gallon. In general, larger quantities of a limited variety of shrubs will be considered more desirable than small quantities of a wide variety of shrubs. Shrub and groundcover material shall be spaced sufficiently close together to form continuous masses, at maturity, rather than beds of individual plants. Shrub plantings along side elevations shall be used to screen equipment areas, with larger shrubs or accent trees used to interrupt windowless expanses of wall. Rear elevations do not require planting unless a pool is stalled.
- e. All areas of each lot not covered with pavement, buildings, shrub or groundcover beds shall be sodded with St. Augustine "Floratum" grass including the street right-of-way to the back of curb and down the banks of waterfront lots to the normal water elevation.
- f. All plant material shall be graded Florida No. 1 or better, as described in "Grades and Standards for Nursery Plants" Part I and II, State of Florida Department of Agriculture.
- g. All planting areas shall be top dressed and maintained with a minimum three (3) inches of pine bark mulch, shredded cypress mulch, or other mulch as approved by the ARC.
- h. A full coverage fully automatic underground irrigation system shall be installed on each lot. Coverage shall extend to the back of curb of the adjacent street and to the normal water elevation of waterfront lots. An Irrigation Plan is not required for review.
- i. The landscape installation shall be complete, as approved by the ARC, at time of receipt of the Certificate of Occupancy.

3. Mailboxes

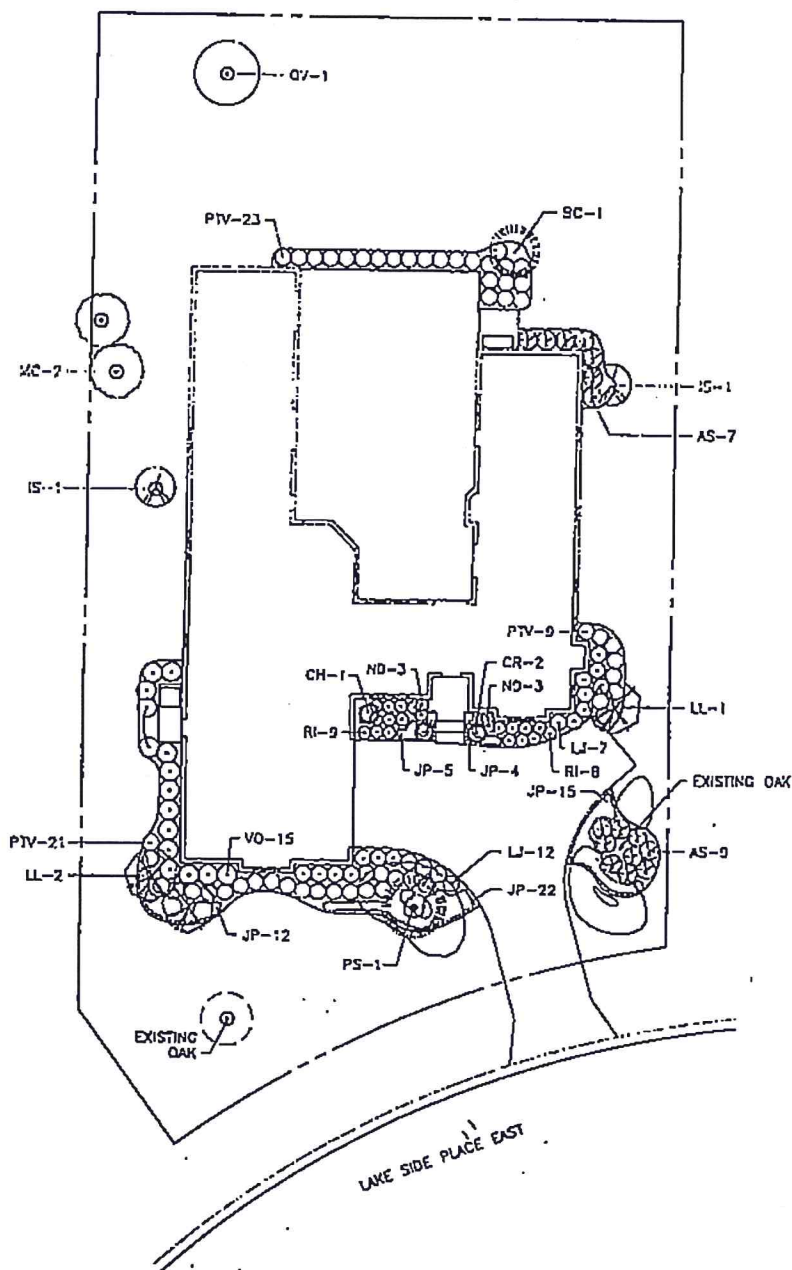
See Lake View Covenants, Article X, Section 31 for approved mailbox installation. (Approved mailbox unit: Model #MB900M; The Beautiful Mailbox Company, 4839 Southwest 148th Ave., Suite 505, Dazie, FL 33330; Phone 954-792-6245.)

Approval by the ARC does not constitute approval by any public permitting agency. The owner shall be solely responsible for obtaining all necessary permits for any construction or improvements in addition to approval by the ARC. Such approvals or permits will be required prior to the commencement of work.

4. Walls/Fences

See Lake View Covenants, Article X, Section 20 for approved fences. Per the covenants, all walls and/or fences need to be pre-approved in writing by the Lake View Architectural Review Committee.

DELLEURE WATERWAY

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