

SOUTHWOOD OWNERS ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE
LANDSCAPING GUIDELINES - SEPT. 2018

INTRODUCTION: Just as there is no one style or size house appropriate for everyone's needs or desires, there is also no one specific landscape scheme or design that will address the desires and character of each individual homeowner. However, the landscape plan should be a logical extension of the architecture of the home and project an overall pleasing visual effect.

PURPOSE: The intent of these guidelines is to help ensure that Southwood, a community of quality homes, building with a tasteful and aesthetically pleasing architectural design, promoting the use of long-lasting materials and high construction standards, will have quality landscaping of individual owner's lots that will enhance their home. Any additions or modification, other than routine maintenance to the landscaping provided to each lot by the builder, must have prior written approval from the ARC before implementation of proposed addition or modification unless otherwise noted in the following guidelines. Exceptions include the changing of seasonal plants and replacing diseased or dead plants with a similar plant. When in doubt, submit proposal to the ARC. All proposals must be submitted at least two weeks (2) prior to the scheduled ARC meeting for consideration. Proposals should be submitted in accordance with *Article VIII, Section 8.2, subparagraph (b) of the Declaration of Covenants and Restrictions/or Southwood.*

Subject to removal or correction at Owner's expense, if not properly maintained, at the sole discretion of the ARC or the Board of Directors of the Association, Owner will have thirty days (30) to correct the problem after written notice from the Board of Directors of the Association or ARC, in accordance with Article V, Section 5.3 of the Declaration. If not corrected, the Board of Directors of the Association or ARC has the right to correct or remove and restore the affected area to its original condition at the Owner's expense which will be payable on demand. If not paid on demand, Owner will be subject to *Article VI, Covenants for Assessments, Section 6.4, and Article IX, Section 9.3, subparagraph (a) of the Declaration.*

Guidelines

I. Additional or Modified Planting Areas:

- (a) Proposal in writing must be submitted to the ARC for consideration. This should include a brief description accompanied by a detailed sketch indicating proposed location on lot, dimensions, plant types and estimated heights at maturity.
- (b) Cannot obstruct lawn maintenance.
- (c) No portion of planting area, either above or below ground, shall encroach on any adjacent properties. All plantings must be a minimum of one foot (1') from adjacent property at maturity.
- (d) Owner is responsible for maintenance including, but not limited to, edging, weeding, pruning, fertilization and general maintenance.
- (e) Herb or vegetable gardens are allowed only in backyards and are limited to four (4') feet in depth and must be located against the back of the house, not to exceed the width of the house. No vegetables are allowed in the ground, but may be planted in containers, in the backyard, out of sight of the front of the house.

II. Fencing: Fences that define adjacent property lines are not allowed. Fences approved by the ARC for purposes of privacy screening, will not be allowed further forward on a lot than the front corners of a house. The location for pet enclosures is the rear yard. Those Owners whose property lies on the north and east side of the Phases I A and I B upper Ridgewood and Crestwood whose rear boundaries abut the Shores) may, with ARC approval, erect rear-property line privacy fences. **All Fencing, including pet enclosures, MUST have ARC approval.**

- (a) Proposal in writing must be submitted to the ARC for consideration. This should include a brief description stating the reason accompanied by a detailed sketch indicating proposed location on Lot and the dimensions.
- (b) Owner must make provisions for lawn maintenance of enclosed area and be responsible for trimming around perimeter of fence and maintaining fence in good repair.
- (c) **Any approved fencing must be white vinyl.** Pet enclosures are limited to three feet (3') in height. Privacy screening fences between lots are limited to six feet (6') in height and a maximum length of eighteen feet (18'). Rear-property-line privacy fences must be six feet (6') high and installed against the existing boundary fence where such fencing exists, and in such cases, the property owner assumes responsibility for maintenance and repair of both fences. Fence style may be panel, dog ear or lattice top.

III. Equipment (Air Conditioners and Propane Tanks) Screening: Standard white vinyl fencing or approved shrubbery.

- (a) Proposal in writing must be submitted to ARC for consideration. This should include a brief description accompanied by a detailed sketch indicating proposed location on Lot, dimensions, and material type.
- (b) Cannot obstruct lawn maintenance.
- (c) No portion shall encroach on any adjacent properties, either above or below ground, and must be a minimum of four feet (4') and not exceed a height of six feet (6'). All plantings must be a minimum of one foot (1') from adjacent properties at maturity.

IV. Antenna Systems/ Satellite Dishes: No antennas, masts, towers, poles, aerials or satellite dishes shall be erected, constructed or maintained on the exterior of any unit or lot without ARC approval. One satellite dish, one meter or less, is permitted, but must be installed on the unit's roof.

V. Flags and Flagpoles: House mounted flagpoles, not to exceed five feet (5') in length, do not require ARC approval and are limited to one (1) per Lot. Any freestanding flagpoles, not to exceed fifteen feet (15'), must have ARC approval for location, and can only be used for the display of the American Flag.

- (a) Proposal in writing must be submitted to the ARC for consideration. This should include a detailed sketch indicating proposed location on Lot.
- (b) Flag size restricted to a maximum of three feet (3') by five feet (5').

(c) Homeowners may display the **American Flag** only if they follow:

Federal Flag Code (Public Law 94-344).

(d) Any flag that is torn, tattered, faded or soiled cannot be displayed.

(e) Owner is responsible for maintaining flagpole in good repair.

(t) Small garden flags are limited to one (1) per Lot and cannot exceed sixteen (16") by twenty-four inches (24") in size nor exceed a display height of three feet (3'). Decorative flags, military affiliation flags, sports related flags, etc., may be displayed on house mounted flagpoles in accordance with the above size restriction- see section (b). **Holiday flags** are an exception to these guidelines, and must be removed within **ten days** (10) following the holiday, except Christmas decorations that may be left up until January 31st_

VI. Exterior Lighting Low voltage or solar landscape lighting and low voltage up-lighting of ornamental trees is permitted and does not require ARC approval. Motion security light cannot be set for more than five minutes (5), **security floodlights** cannot be left on overnight, and do not require ARC approval. All other exterior lighting, including permanent pool and patio lights, must have ARC approval prior to installation.

(a) Proposal in writing must be submitted to the ARC for consideration.

(b) Cannot be obstructive for lawn maintenance.

(c) Owner is responsible for maintaining in good repair.

VII. Exterior Storage: No utility sheds of any type are allowed.

VIII. Game and Play Structures:

(a) Proposal in writing must be submitted to the ARC for consideration. This should include a brief description of the structure accompanied by a detailed sketch indicating proposed location on Lot, and dimensions of structure(s).

(b) Owner is responsible for maintaining lawn area around structure(s).

(c) Location is limited to rear yard of Lot, out of view from the front of the house.

(d) ARC may require additional landscaping to screen structure(s) from adjacent properties.
Owner is responsible for maintaining in good repair.

IX. Outdoor Lawn Furniture: If placement of lawn furniture is not located on porches or patios, they are restricted to the rear yard of the Lot. It is the Owner's responsibility to move such furniture for lawn maintenance. If the Owner does not, Owner must maintain the lawn area under and surrounding such furniture. It is the considered opinion of the ARC and the Board of Directors of the Association that permanent outdoor furniture is inadvisable. Owner is also responsible for maintaining such furniture in good repair. **NOTE: In the event of severe weather- warnings and actual- (hurricanes, tropical storms, tornadoes, northeasters or thunderstorms accompanied with high wind advisories, etc.), all outdoor furniture must be brought indoors. NO EXCEPTIONS.**

X. Hardscaping (Edgings): Hardscaping does not require ARC approval but must meet the following criteria. Only concrete, rock or stone edging material will be allowed. **No Plastic.** Edging is restricted to existing planting areas and will not project into the lawn in any way that would impede lawn maintenance. Any variances, including expansion of planting areas, must have ARC approval. Owner is responsible for maintaining in good repair.

XI. Garden Structures and Statuary: All garden structures installed from the date these guidelines are adopted must have ARC approval. Garden statuary installed from the date the guidelines are adopted must be made from long-lasting earth friendly materials (e.g. stone, concrete, resin composite, metals, and wood) and must have ARC approval if higher than four feet (4'). **No plastic, rubber or vinyl** statuary is allowed. White vinyl climbing plant supports (trellis), shepherd's hooks, and metal plant supports under eight feet (8') are permitted. Anything over eight feet (8') must have ARC approval. **ARC has the right to limit quantity at their discretion.** Owner is responsible for maintaining in good repair. Container gardens must be in containers made for the express purpose. Holiday Decorations are **an** exception to the guidelines, and must be removed within ten days (10) following the holiday, weather permitting, except Christmas decorations which may be left until January 31st. **NOTE: In the event of severe weather-warnings and actual - (hurricanes, tropical storms, tornadoes, northeasters, or thunderstorm accompanied with high wind etc.) - All portable garden structures and statuary must be brought indoors. NO EXCEPTIONS!**

XII. Mulch: No rubber mulch of any kind or color is allowed. Wood mulch varieties and stone are allowable around shrubbery, trees, and existing planting areas.

XIII. Trees and Foliage: Diseased, dead, or damaged trees and foliage must be removed or replaced. No trees may be removed, or replacements planted, without ARC approval. When seeking ARC approval to remove a tree, the ARC will require a replacement tree. The replacement tree type and planting location must be included on the ARC application. **Please note:** *The ARC may make an exception if they deem a replacement tree unnecessary.* See page 11 for recommended tree list. Trees must be a minimum of 5 feet in height when planted.

The conservation easement is a legal agreement designed to preserve the property in its existing natural condition and to prevent use that would impair the environmental value of the property.

Removal of trees located in the conservation easement must obtain permission and approval from the St Johns River Water Management Department prior to requesting ARC approval. The ARC Request form must list the name of the vendor that will be completing the tree removal and have a copy of the SJRWMD approval letter attached to the submission. If approved, the following provisions must be followed:

- Only partial removal of tree is allowed.
- No heavy equipment may enter the conservation easement.
- No other impacts to the conservation easement may occur.
- Removal must be completed by an ARC approved vendor and licensed arborist.

ATTENTION PART-TIME RESIDENTS: When securing your homes during your absence for extended periods, please be sure to include all exterior lawn furniture, garden statuary, shepherd's hooks, flower pots, and anything that could become a projectile in high winds. Make sure these items are taken inside prior to your departure.

See sample of an Architectural Review committee Transmittal Form - (You may copy this when needed for submission)

EXTERIOR ARCHITECTURAL GUIDELINES

INTRODUCTION: the following guidelines are intended to ensure that the architectural integrity of Southwood will be maintained and at the same time allow for individuality of each homeowner. Any exterior changes should be a logical extension and enhancement of the home's existing architectural style.

PURPOSE: The intent of these guidelines is to help ensure that Southwood, a community of quality homes and building with a tasteful and aesthetically pleasing architectural design, promoting the use of long-lasting materials and high construction standards, will be maintained. Any exterior additions or modifications, other than routine maintenance, and any exceptions noted in the following guidelines, must have prior written approval from the ARC before implementation. All proposals must be submitted at least two (2) weeks prior to the scheduled ARC meeting for consideration. Proposals should be submitted in accordance with *Article VIII, Section 8.2, subparagraph (b) of the Declaration of Covenants and Restrictions for Southwood.*

GUIDELINES

- I. **Exterior Paint Colors:** Maintenance painting of exterior of home with the original color combinations or any of the additional approved color combinations requires submitting a request to the ARC for documentation purposes. Attachment "A" provides a list of approved color combinations from which to choose. No other color combinations can be used.
- II. **Garage Door Finishes:** Garage doors, including the garage side access doors, may be painted the same color as the body of the home, the trim or white, if desired, and does not require ARC approval. No other type of finish is allowed.
- III. **Garage Door Screens:** Sectioned sliding garage door screens and overhead garage door screens are allowed and do not require ARC approval. The framing should be white or the same color as home. It is the sole responsibility of the Owner to make sure any required building permits are obtained.
- IV. **Entry Screen Doors:** Entry screen doors may be the same color as the body of the house, the trim or white and do not require ARC approval.
- V. **Lanai Enclosures:** Lanai enclosures are allowed, **but require ARC approval.** However, it is the sole responsibility of the Owner to make sure any required building permits and inspections are obtained. It is also the Owner's responsibility to ensure that all building codes are adhered to by the contractor/installer.
- VI. **Room/Windows Additions/Alterations:** Any room additions or alteration to existing exterior of home must have ARC approval. Proposal in writing must be submitted to the ARC for consideration, including detailed blueprints. The ARC may also require the submission of samples of building materials and additional information that may be necessary for the ARC to completely evaluate the proposed addition or alteration. ARC approval must be obtained prior to the county issuing the required permits. Window replacement must be the same style, color and of equal or greater quality as the previously installed, and must be double hung all around.

VII. Driveways:

- (a) Any desired additional width to existing driveway must have ARC approval. Proposal in writing must be submitted to the ARC for consideration. This must include a detailed sketch indicating proposed extensions showing dimensions, and indicate type of material to be used.
- (b) Textured driveway coatings are allowed but require ARC approval as to texture, design, color and material to be used.
- (c) Concrete sealer is allowed using one of the approved driveway colors in Attachment A and requires submitting a request to the ARC for documentation purposes. No other colors can be used.
- (d) Any approved textured driveway coatings and any application of stain coatings applied to driveways must stop at the beginning of the sidewalk. Sidewalks are Southwood Owners Association property.
- (e) Driveways can be widened, but may not exceed 18 feet total width. Additional width must be equal on both sides.

VIII. Propane Gas Tanks: (Per St. Johns County Fire Marshall Code)

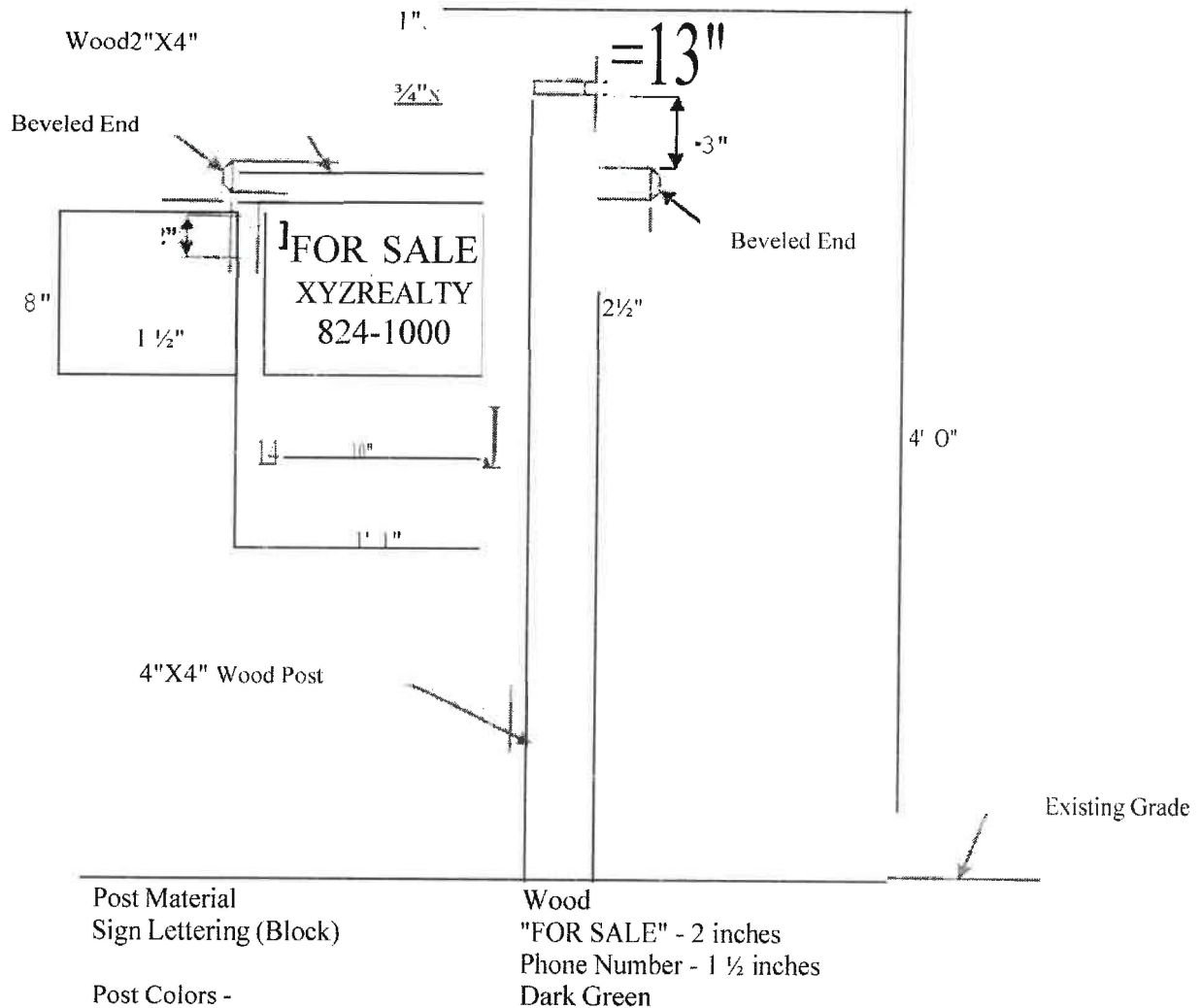
- (a) The following restrictions apply to any size tank:
 - i. Must be located at least three feet (3') from any building opening- door or window.
 - ii. Must be located at least five feet (5') from any air intake into building.
 - iii. Must be located at least five feet (5') from any circuitry or compressors- air conditioning units.
- (b) May be located on the side or rear of home
- (c) On tanks of 125 gallons or more capacity- location determined by current County Code.
- (d) No tanks can be more than ninety feet (90') from street and must be in sight of person refilling it from street.
- (e) All tanks must be properly anchored so as not to become a danger in the case of severe weather.

IX. Roof Replacement/Repair: Roof must be same style, color and of equal or greater quality as the roofing being replaced.

x. For Sale/ Rent Signs:

- (a) Standard Real Estate Sign
- (b) Commercially Printed
- (c) Generic Vinyl or Metal
- (d) Block Lettering or Numbering in Black
- (e) Signage not to exceed 10 inches by 12 inches in dimension
- (f) Mounted on a 4 inch post
- (g) Signage placed a minimum of 1 foot from the back of curb or sidewalk towards the house. It is the Homeowners responsibility to avoid any underground utilities.

**Prohibited materials are: common everyday cardboard and plywood.
NO sign is to be handwritten or painted.**



Please use a copy of the attached Architectural Review Committee Transmittal Form for all submissions. You may copy this form when needed.

Attachment A

Approved Exterior Paint Colors

Whether you choose to repaint your home using the original color combination or one of the additional approved color combinations (listed below), you need to submit a request to the ARC for documentation purposes. Sample color chips are available from the ARC. Some of the original samples were not available but are located in the notebook provided by Sea Gate Homes when you purchased your home. There are over a dozen approved color combinations. No other color combinations can be used. Take the color names and numbers to any paint dealer to have them matched.

Garage doors (including garage side access doors) may be the color of the body of the house, the trim color, or white. Should you wish to paint your home's front entry door a color other than the house, white, or trim color, please submit a request to the ARC with a sample paint chip. The ARC will visit the property to review the color prior to approval.

The approved color combinations will be reviewed and/or revised periodically as needed, or at least annually.

Definitions:

Body-Walls

Trim - Raised stucco bands on the house, or posts around windows and doors

Other - Soffits, fascia, gutters, leaders and drip edges

Eggshell/ Satin paint is recommended, but Flat can be used. No semi-gloss/ gloss paint can be used. Original Approved Color Packages from **BENJAMIN MOORE PAINTS:**

1. **Body** - Soft Satin - 2164-60
Trim - Saint Martin Sand - 2164-50
Brilliant White - 01
Other - Brilliant White - 01
2. **Body** - Harbor Gray - AC-25
Trim - Winter Gates-AC-30
Brilliant White - 01
Other - Brilliant White - 01
3. **Body** - Abingdon Putty- HC-99
Trim - Northampton Putty- HC-89
Brilliant White - 01 Other - Brilliant White - 01
Other - Brilliant White - 01
4. **Body-Moonlight** White-2143-60
Trim-Old Prairie 2143-50
Brilliant White - 01
Other- Brilliant White - 01
5. **Body** - Stonington Gray - HC-170
Trim - Brilliant White - 01
Other- Brilliant White - 01
6. **Body** - Standish White -HC-32
Trim - Pearl Harbor - 2165-50 I
Brilliant White - 01
7. **Body** - Palladian Blue - HC-144
Trim - Wythe Blue - HC-143 I
Brilliant White - 01
Other - Brilliant White - 01

The following paint color combinations have been approved as additional choices and are also available from Benjamin Moore Paints, Home Depot, Sherwin Williams, Color Wheel and other manufacturers should be able to match the colors if you provide the color swatches.

8. **Body** - Hillsborough Beige - 1003
Trim-Brandy Cream- 1030
Brilliant White - 01
Other- Brilliant White - 01
9. **Body**- Ipanema-AF-245
Trim - Head Over Heels -AF-250
Brilliant White - 01
Other - Brilliant White - 01
10. **Body** - Soybrook Sage -HC-114
Trim-Wethersfield Moss-HC-110
Brilliant White - 01
Other - Brilliant White - 01
11. Body-Sag Harbor Gray-HC95
Trim - Carrington Beige - HC-93
Brilliant White - 01
Other- Brilliant White - 01
12. Body-Northampton Putty-HC-89
Trim - Abingdon Putty -HC-99
Brilliant White - 01
Other - Brilliant White - 01
13. Body-Emerging Taupe- SW-6045
Trim- Unfussy Beige -SW-6043
Brilliant White - 01
Other - Brilliant White - 01
14. **Body** - Perfect Greige - SW-6073
Trim-Aesthetic White- SW-7035 I
Brilliant White - 01
Other- Brilliant White- 01

APPROVED DRIVEWAY COLORS

These driveway stains (not paint) will be reviewed periodically. All Sherwin Williams colors:

1. Natural Balance Tan HC125
2. Hint of Gray HC156
3. Bombay HC133
4. Gull Gray HC132
5. Grey Horizons HC140
6. Aztec Sand HC136

SOUTHWOOD OWNERS ASSOCIATION

ARC Recommended Tree List

When looking to replace a tree on your lot, please use the list below as a guide. These are only suggestions, and you may also request other types/species be considered for approval. When choosing a tree, please note that your area is located in a zone 8 for hardiness. Please check with the vendor that will be performing the installation for specifics regarding potential growth/size, root systems and required maintenance.

ATTN: All replacement trees must measure a minimum of 5 feet in height after installation.

East Palatka Holly

Dahoon Holly

Sweet Gum

Crepe Myrtle

Magnolia

Allee Elm

Drake Elm

Winged Elm

Eastern/Southern Red Cedar (Type of Juniper)

Ligustrum

Windmill Palm

European Palm

Sylvester Palm

Queen Palm

Sabal Palm