

DOUBLE BRIDGES



DESIGN AND DEVELOPMENT GUIDELINES/ APPLICATION AND REVIEW PROCEDURES

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**DOUBLE BRIDGES
DESIGN AND DEVELOPMENT GUIDELINES/
APPLICATION AND REVIEW PROCEDURES**

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DOUBLE BRIDGES INTRODUCTION

The intent of these guidelines is to help assure that Double Bridges will be a community of quality homes and buildings with tasteful and aesthetically pleasing architectural designs that are harmonious with surrounding structures and topography. This manual promotes the use of long-lasting materials, high construction standards, and quality landscaping.

The Declaration of Protective Covenants, Restrictions, Easements, Charges and Liens for Double Bridges (the Covenants) established the requirement for a standing committee called the Architectural Control Committee (ACC) whose function it is to review and approve or disapprove plans for any proposed construction, modification, addition or alteration to existing lots, buffer areas, open spaces and common areas within Double Bridges. The Covenants grant the ACC broad discretionary powers regarding design, construction and development including architectural style, colors, textures, materials, landscaping, overall impact on surrounding property, and other aesthetic matters, as well as powers to ensure these guidelines are followed.

The ACC has prepared these guidelines to aid builders and homeowners in designing and constructing homes and other improvements within Double Bridges. Specifically, they:

- Provide a systematic and uniform design review process.
- Ensure the siting and design of structures are compatible with existing terrain and vegetation, and complement the community.
- Ensure all dwellings comply with the Covenants and these guidelines.
- Ensure landscape plans provide pleasant surroundings and functional satisfaction while blending with the natural landscape and neighboring properties.

These guidelines are in addition to all building, use and other deed restrictions associated with Double Bridges and, accordingly, all builders and homeowners should familiarize themselves with the provisions of the Covenants. All terms used in these guidelines shall be defined in accordance with definitions used in the Covenants.

The ACC's right to approve or disapprove any proposed matter for any reason supersedes guidance in these guidelines. The ACC will be evaluating each application for total effect, including the manner in which the home site is developed. This evaluation relates to matters of judgment and taste that cannot be reduced to a simple list of measurable criteria. It is possible, therefore, that a house plan might meet the individual criteria delineated in these guidelines and still not receive approval if, in the sole judgment of the ACC, its overall aesthetic impact is unacceptable. The approval of an application for one home site shall not be construed as creating any obligation on the part of the ACC to approve applications involving similar designs pertaining to different home sites.

Approval by the ACC does not constitute approval by any public permitting agency. St. Johns County requires building permits for home building that will necessitate compliance with local and state building codes.

THE REVIEW AND APPROVAL PROCESS

General:

The design review and construction processes have the following elements:

1. Review Fees
2. Preliminary Review
3. Final Review
4. Conduct

Thorough and timely submission of information along with compliance with the standards set forth in these guidelines will prevent delays and minimize frustration of all parties involved. Questions concerning the interpretation of any matter set forth in these guidelines should be directed to the ACC Coordinator.

A two-step procedure, preliminary review followed by final review, will help ensure improvements built within Double Bridges are of the highest quality while taking into account the desires of the owners and builders to complete construction in a timely manner.

IMPORTANT NOTE: The Architectural Control Committee requires that all building be done by a licensed contractor/builder with demonstrable experience in building custom homes. The ACC reserves the right to reject an application for approval on the basis of builder qualification and/or past ACC experience with the builder. The owner is responsible for assuring that a qualified builder is employed and that he uses fully qualified and licensed sub-contractors. If there are any questions regarding a builder's qualifications, the ACC should be contacted.

Construction of barns and other outbuildings may not be commenced on a lot until after the permits for the construction of the residence on such lot have been issued and construction of the residence has commenced.

Review Fees: Review Fees are payable to Double Bridges Homeowners Association, Inc.

- | | |
|---|----------------|
| A. Preliminary Review – New Home Construction | \$ 150 |
| B. Final Review - New Home Construction - the original contemplated alteration of a home site from its natural state into a residential dwelling. | \$ 200 |
| | (\$ 350 Total) |
| C. Major Alteration or Addition - a structural or site modification taking place after the original construction that is significant enough to warrant the issuance of a building permit by a governmental authority. | |
| This includes pools, spas. | \$ 50 |
| D. Minor Alteration or Addition - structural or site modifications of | |

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a relatively insignificant nature not requiring a building permit. \$ 25

- E. Changes to or Resubmission of Plans - whenever a submission requires more than 2 reviews prior to Final Approval an administrative fee will apply for each additional review. \$ 100

Preliminary Review:

All builders shall submit preliminary or conceptual drawings and specifications or other information to the ACC for Preliminary Review prior to the Final Review. The "Architectural Control Committee Transmittal" form (Attachment #2) shall be used as a cover sheet for this submission. While Preliminary Review is not required, it is provided for the convenience of builders in order that they may receive preliminary or conceptual approval of building and landscape plans prior to preparing and submitting detailed plans and specifications.

The ACC will review the information at a regularly scheduled meeting and indicate its approval or disapproval, and recommendations as to the plan. A preliminary approval granted by the ACC does not constitute approval for beginning construction, but only approval of the conceptual information being reviewed. All surveys and tree surveys are to be done by a Florida licensed surveyor. Submittals for Preliminary Review of any new home construction shall include at a minimum two (2) sets of the following and shall be designed by a Registered Florida Architect or qualified architectural designer, and a Registered Florida Landscape Architect or Landscape Designer:

- A. The "Design Review Application" form (Attachment #3).
- B. The survey of the home site prior to the proposed construction.
- C. Conceptual site plan showing the location and dimensions of all improvements and setbacks. In the event the neighboring lot(s) have been developed, show the location of those house(s) on the site plan.
- D. Conceptual floor plan.
- E. Conceptual exterior elevations.
- F. Conceptual landscape plan including tree survey.
- G. Photographs of the home site taken from each corner.
- H. Such other information, data and drawings as may be reasonably requested by the ACC.
- I. The required review fee.

Final Review:

No construction of the building or structural improvement, no clearing, landscaping or other site improvements, and no alteration or addition to any existing structure or site improvement shall be made on any property until the plans and specifications showing the proposed design have received final

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approval by the ACC and the ACC specifically authorizes construction to start. Builders shall not submit for any local government permits except for septic permit prior to obtaining ACC final approval without specifically being authorized to do so by the ACC.

The final review submittal must incorporate all ACC comments on the preliminary review submittal.

The ACC will notify builders of final approval and will authorize construction to begin by letter. Before actual clearing of the lot, the builder will meet with the ACC Coordinator to discuss trees to be preserved and the proposed drainage plan for the lot. Construction must commence within six (6) months of the date of final approval or final approval becomes void. Construction must be completed within eighteen (18) months of final approval. ACC approval is in no way an assumption of liability or an endorsement of the structural design or engineering of the buildings, nor does it render judgment on compliance with local building codes. If final approval is granted subject to conditions, the conditions shall be satisfied within sixty (60) days of issuance or final approval shall be void.

The "Architectural Control Committee Transmittal" form shall be used as a cover sheet for the final review submittal and shall include at a minimum two (2) sets of the following:

- A. The "Design Review Application" form in the event the preliminary review is skipped or if there have been changes since the preliminary submittal.
- B. Site plan at a minimum scale of 1"=10' showing: a clearing and grading scheme with proposed and existing land contours, grades and flow of the site drainage system with relevant elevations shown; location, size and species of any tree having a diameter of eight (8) inches or more; and, the dimensions and locations of all buildings, pools, sidewalks, access drives, parking, utilities (septic, water, wells, telephone, TV cable, etc.), street pavement location, and all other proposed improvements to the site.
- C. Landscape and Irrigation Plans: The final landscape and irrigation plan shall refine the conceptual plan taking into account remaining natural vegetation. The final plans shall be at a minimum scale of 1"=10' showing: the size, type and location of existing and proposed trees; the location of all planting areas including existing plant material incorporated into the plan; a listing of the species and size of all stock at the time of planting; and an irrigation plan.
- D. Plans at a minimum scale of 1/4"=1'0" for all floors, cross sections and finish elevations including projections and wing walls (floor plans should also show total square feet of air conditioned living area).
 1. Floor plans (all levels or floors) include area calculations for A/C area.
 2. Building section.
 3. Elevations, all sides, and section elevations if significant portions of the elevation are "shadowed" by other elements.
 4. Wall Sections (min 3/4"- 1'-0") 1). Typical building to indicate exterior finishes, eave, soffit, typical window/door installation and trim. 2). Typical porch to show column detail, beams, ceiling, flooring, steps and railing.

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- E. Plans, elevations, types of materials and other information associated with any other site improvement or ornamentation, exterior lighting, walls, fencing and screening, patios, decks, pools, porches, and signage.
- F. Samples and color chips of all exterior finishes and materials to be incorporated into the plan including roof samples.
- G. Such other information, data and drawings as may reasonably be requested by the ACC.
- H. The Review Fees.

In the event the Preliminary Review is skipped, the final submittal shall also include the survey, photos and tree survey required for the preliminary review and the total review fees.

The builder shall have trees slated for preservation marked for an on-site review by the ACC prior to submission of the Final Review application to the ACC.

Alteration/Addition Review:

If, after the initial new home construction, an owner desires to alter, add to, or in any way change the exterior appearance of the home, sufficient information shall be submitted to the ACC to allow it to fully understand the proposed alterations or addition. Such information could be as simple as a letter with a material sample or picture, or as complex as the above-stated submittals; the specific requirements will be decided by the ACC on a case-by-case basis.

Conduct:

All general contractors shall be held responsible for the acts of their employees, subcontractors, suppliers and any other persons or parties involved in construction or alteration of the home site.

- A. Ensure that the construction site is kept clean and free of all debris and waste materials, and that stockpiles of unused materials are kept in a neat and orderly fashion. Placement of dumpsters on the site is required upon the start of masonry work.
- B. Ensure there is no burning of clearing or building materials unless Forest Service permit is obtained.
- C. Installing silt fencing on sites that create the possibility of sand/soil eroding off the home site; this includes all lots adjoining lakes, buffer areas and wetland tracts.
- D. Maintain portable toilets at the construction site from the completion of site clearing.
- E. Prohibit the consumption of alcoholic beverages, illegal drugs or other intoxicants. Violators will be removed and repeat offenders will not be allowed into Double Bridges for six months.
- F. Ensure that all general contractors their employees, subcontractors and suppliers are properly insured.

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- G. Ensure that all those for whom the builder is responsible do not commit any violations of the rules and regulations of the ACC.
- H. Limit working hours for construction personnel to 7:00 a.m. to 7:00 p.m. (or sunset when earlier) Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction work will be allowed on Sundays or the following holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day. The ACC may allow exceptions to this rule under special circumstances and with prior written authorization.
- I. Prohibit construction personnel from having children or pets on site.
- J. Prohibit construction personnel from having firearms or other weapons on site.
- K. Prohibit the playing of music or other sounds from non-construction activities that can be plainly heard from the edge of the property.
- L. Prohibit use of adjacent property for access or storage of material or equipment.
- M. Limit all general contractors, employees, subcontractors and suppliers to construction related activities at the designated site only. (NO FISHING, TOURING, ETC.)
- N. Ensure all general contractors, employees, subcontractors and suppliers use only designated construction access routes as described by the ACC and allowing them to enter or leave on foot.
- O. Prohibit living on site.

Appeal:

If an application for Preliminary Review or Final Review has been denied, if an approval is subject to conditions which a builder or owner feels are harsh or unwarranted, or if there are disputes of any other matter related to actions of the ACC, the builder or owner may request a hearing before the full committee of the ACC. At the hearing, the builder/homeowner will be allowed to present their position on the matter and make requests or recommendations as to an alternative action. After the hearing, the ACC will review the information presented and notify the builder of its final decision on the hearing. The decision of the ACC regarding the matter shall be final.

Disclaimer:

In connection with all reviews, acceptances, inspections, permissions, consents, or required approvals by or from the Association or the ACC contemplated under these guidelines, neither the ACC, any member of the ACC nor the Association shall be liable to an owner or to any other person on account of any claim, liability, damage or expense suffered or incurred by or threatened against any owner or such other person and arising out of or in any way related to the subject matter of any such reviews, acceptances, inspections, consents or required approvals, whether given, granted or withheld by the Association or the ACC. Approval of any plan by the ACC does not in any way warrant that the improvements are structurally sound or in compliance with St. Johns River Water Management District or other governmental agencies regulations and codes, nor does it eliminate the need for approval from the St. Johns County Building Department.

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GENERAL COMMUNITY GUIDELINESS

General:

“Lot” shall mean and refer to any lot together with the improvements thereon, shown on the Plat. “Building Lot” shall mean and refer to Lots 1 through 24 designated on the plat. “Agricultural Lot” shall mean and refer to Lots 1A through 8A and 17A through 24A designated on the plat. No structures shall be erected, placed or permitted to remain on any “Building Lot” other than one single family Dwelling constructed in accordance with the ACC approved plans and “Agricultural Lots” may be used for pastures, barns, paddocks and related uses.

Temporary Improvements:

No temporary building or structure shall be permitted on any home site; however, trailers, temporary buildings, barricades, temporary power poles and the like may be permitted during the construction of a permanent improvement, and provided that the ACC shall have approved the design, appearance, and location of the same. All such temporary improvements shall be placed on the home site and not on the road right-of-way. They shall be removed prior to the ACC’s Final Inspection.

Accessory Structures:

The ACC may approve accessory structures (such as barns, garages, gazebos, guest houses, and the like) that are detached from the main residential dwelling so long as they are erected in conjunction with construction of the main residential dwelling, are not intended to be held for lease and conform to the architectural scheme and appearance of the Dwelling.

Equipment Screening:

A/C, pool and other equipment shall be screened from view from the street and sides. In all cases, a solid wall or fence to be compatible with the main residence and a minimum of 3-gallon evergreen landscape plantings shall be used.

Utility Services:

No lines, wires or other devices for communication purposes, including telephone, television, data and radio signals, or for transmission of electric current or energy shall be constructed or placed on any home site unless the same shall be in or by conduits or cables constructed, placed and maintained underground or concealed in, under or on buildings, or other approved improvements. Above ground electrical transformers and other equipment may be permitted if properly screened and approved by the ACC. In addition, all gas, water, sewer, oil, and other pipes for gas or liquid transmission shall also be placed underground whenever possible or within or under buildings. Gas tanks shall either be buried or screened in the same manner as A/C and pool equipment. Nothing herein shall be deemed to forbid the

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erection and use of temporary power or telephone services incident to the construction of approved improvements. Satellite dish location must be approved by the ACC.

Refuse and Storage Areas:

Garbage and refuse shall be placed in containers and shall be capped and contained in such a manner that they are inaccessible to animals. The containers shall be concealed within buildings, or by means of a screening wall of material similar to and compatible with that of the building. These elements shall be integrated with the building plan, be designed so as not to attract attention, and shall be located in as inconspicuous a manner as is reasonably possible.

Mail Boxes:

The ACC has the authority to approve all mail boxes and stands. Mail boxes shall include no more than the surname and house number of the resident and shall be located at the street front of each home site as prescribed by the United States Postal Service. The builder shall provide and install the mailbox by The Mailbox Store, Model C1-6407, C1 Post, #6 Base, #7 Finial, Black finish. Order from www.imperialmailboxsystems.com or call (904) 396-3500.

Fences:

The composition and height of fences or walls to be constructed on any lot shall be subject to the approval of the ACC. Fencing must be finished on both sides. Fences will not enclose or define lots or define property lines, nor will they be allowed further forward on a lot than the front corners of a house. No fence may be placed on any lot closer to any lot line than the setback lines. Fences shall be a minimum of 5 feet and not to exceed 6 feet in height. Approved fences shall be a four-board fence with creosol or black finish. Pool fences may be aluminum or vinyl and enclose the pool area only.

Signs:

No For-Sale or For-Rent signs, advertisements, billboards or solicitation or advertising structures of any kind shall be erected, modified or maintained within any windows, on the exterior of any improvements, or on the grounds of any lot. Builder information including only name and phone number, and the lot number, may be placed on the standard building permit box provided it fits on the box.

Flags and Flagpoles:

Homeowners may display only American Flags and shall follow the Federal Flag Code (Public Law 94-344). The ACC will approve only those installations that follow these criteria:

1. The location will be within the building setback area.
2. The pole height cannot exceed 15 feet for a single story residence or 25 feet for a two or three-story residence. The maximum flag sizes are nominally 3'x5' for 15' high poles and 4'x6' for 25' high poles.

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3. No exterior lighting will be permitted; flags must be lowered at dusk.

A submittal by the homeowner is required addressing the above with specific details.

Lawn Furnishings:

No birdbaths, frog ponds, flagpoles, lawn sculpture, artificial plants, birdhouses, rock gardens, or similar types of accessories and lawn furnishings are permitted on any home site without prior approval of the ACC.

SITE DEVELOPMENT GUIDELINES

Site Placement:

All buildings and other improvements shall be placed as approved by the ACC. Much of Double Bridges is covered by large, old growth trees. They are invaluable and it is the goal of the ACC to keep as many of these trees as possible. The ACC expects all lot owners and builders to go to extremes to achieve this goal and, therefore, the existing topography and landscape shall be disturbed as little as possible. The ACC will review the proposed location of all improvements on the site prior to lot clearing.

Setbacks:

All residences must be constructed within the development area designated in the Planned Rural Development. The minimum setbacks for single family dwellings at Double Bridges shall be as follows:

Building Lot -

Front Yard 30 feet from the front lot line or riding trail

Side Yard 15 feet from the side property line, 20 feet must be maintained between structures on all lots.

Agricultural Lot -

No part of any other type of structure shall be constructed on any lot within 30 feet of the front property line and 10 feet of any side property line.

No part of any structure may encroach upon the 50 foot undisturbed upland buffer designated on the plat. All setbacks shall be measured from the wall of the structure to the property line; eaves and cornices of any structure may project beyond the setbacks established herein, up to 3 feet.

A dwelling may be located upon a single lot or on a combination of contiguous lots and, in the latter case, the setback lines shall apply to the most exterior lot lines of the combined contiguous lots.

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Accessory uses, including but not limited to pools, spas, and patios shall be set back a minimum of five feet (5') from all property lines. All residences must be constructed within the development area designed in the Planned Rule Development.

Drainage and Grading:

Special attention shall be given to proper site surface drainage; grading shall not interfere with natural drainage flows and runoff from one home site will not discharge onto surrounding home sites. Paved areas shall be designed to allow surface water to drain naturally and not allow water to collect or stand. Site plans shall show the drainage plan for the home site.

Driveways:

Parking spaces, garages, curb cuts and the driveway to the garage shall be planned and executed in an attractive and functional manner and shall consider the location of existing trees, topography and compatibility with surrounding improvements. All home sites shall have a paved driveway of stable and permanent construction at least 12 feet wide but no wider than 18 feet; typically, the width of the garage door will dictate the width of the driveway. No driveway may be located closer than 5 feet from a side property line.

Wells:

All pumps and piping installed on lots for water systems shall be underground, or if above ground, shall be enclosed in a structure, which is in conformity with the residence and approved by the Architectural Control Committee. All wells installed on the property shall be installed in compliance with all governmental regulations. No wells shall be installed within easement areas. Water from wells may be used for drinking, fire protection, irrigation, swimming pools, air conditioning (shall be controlled as not to be a nuisance), lawn watering and barn use.

Game and Play Structures:

All basketball backboards and other fixed games and play structures are subject to approval by the ACC and shall be located at the side or rear of the Dwelling so as to not be visible from the street.

Swimming Pools:

Any swimming pool or spa to be constructed upon any home site shall be subject to review of the ACC. The design submittal must include all design components including materials, finishes, and colors for the pool, pool deck, fence, screen enclosure, additional landscape or any other requested element. The pool or spa and its enclosure shall not extend towards the side lot lines beyond an imaginary line projected rearward from the sides of the Dwelling. Screen enclosure shall be black or bronze; screening shall be dark or charcoal.

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Easements:

No structures, including walls, fences or paving shall be located in any equestrian easements, drainage easements, utility easements, buffers or except that driveways may cross utility and drainage easements at the front of lots. The grade of such easements shall not be changed and plantings in easements shall be limited to grass and small shrubbery.

Equestrian Easements:

All Lots shall be subject to the equestrian easement designated on the Plat as a 10 foot riding trail. The equestrian easement is for the sole and exclusive use of the Owners, their tenants, guests and invitees. Other than as necessary for maintenance, no motorized vehicles shall be permitted upon the equestrian easement, which shall be limited to horseback riding, walking, jogging and bicycling.

Upland Buffer Areas:

A fifty-foot (50') wide undisturbed upland buffer shall be maintained along the jurisdictional wetland line along Pellicer Creek and Cracker Branch. No improvements may be constructed within this buffer, hand pruning is allowed.

A fifty-foot (50') wide development buffer shall be maintained on each Building Lot as shown on the plat. This buffer may be used for residential yard purposes but not for residential buildings.

Wetland Tracts:

The following is prohibited in Wetland Tracts: filling, draining, flooding, dredging, impounding, clearing, cultivating, excavating, constructing, or erecting in, or otherwise altering or improving a Wetland Tract, including changing the grade or elevation, impairing the flow or circulation of water or reducing the reach of water. Builders on lots adjacent to Wetland Tracts must take great care to protect them.

Conservation Easements:

The purpose of the Conservation Easement is to assure that the portions of the Lots that are subject to the Conservation Easement will be retained forever in its existing natural condition and to prevent any use of the Conservation Easement Property that will impair or interfere with the environmental value of the Conservation Easement Property. Filling and the placement of impervious surfaces are prohibited within the buffer and no alteration of the buffer is allowed without prior written authorization from the St. Johns River Water Management District. The owner of the Lot shall repair any damage to a buffer as soon as possible.

DWELLING GUIDELINES

General Architectural Scheme:

To achieve the quality neighborhood desired, Double Bridges established architectural and construction philosophies. Dwellings and other structures shall reflect a Florida agricultural architectural vernacular, be unobtrusive in form and color, and fit appropriately into the landscaping, both existing and new. While a variety of architectural styles is acceptable to achieve a rich mix, individual homes must be true to one architectural style. The common construction elements shall be of high quality design and material.

The Architect should be sensitive to existing structures and the adjacent environment. Each Dwelling is part of the total neighborhood and should not be an individual creation or architectural entity, arbitrarily placed on the lot. The various designs should compliment and enhance the neighboring properties through consistencies of scale, quality of materials and harmonious colors.

The ACC encourages the incorporation of a raised front porch, simple massing and roof plans and gable roofs. All stucco or pseudo Mediterranean styles are prohibited

The ACC has a goal to retain as many of the old growth trees as possible. This is discussed in the Site Development Guidelines. In order to achieve this goal, the ACC encourages stem wall construction, limiting the amount of fill on those lots where it deems necessary.

Minimum Dwelling Size:

The minimum square feet of heated/air conditioned living area required for main residential dwelling structures is 2,400 square feet. Dwellings of more than one story must have a minimum of 1400 square feet of heated and cooled ground floor area. These minimum requirements are exclusive of porches, decks, garages and other unheated spaces.

Dwelling Heights:

The maximum height of Dwellings and Barns shall be 35 feet. Dwelling and Barn heights shall be compatible with adjacent buildings. Height shall be measured from the predominant or average final grade of the lot to the ridge of the highest roof element.

Finished Floor Elevations:

Each lot has a specified minimum finished floor elevation. These are shown on the PUD engineering drawings. All owners and builders should also take into consideration FEMA's requirements for flood insurance. The front porch/door shall be a minimum 24" above final adjacent grade. Slab on grade construction is not allowed.

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Exterior Materials:

Finish materials shall be applied consistently to all sides of the exteriors of Dwellings. The ACC encourages the use of brick and lapped siding. Wood, brick and stone may be used as accents. Non-indigenous materials are not encouraged. No simulated brick or stone or T-111 plywood panels will be permitted. The ACC may request sample materials for review. Exterior meters and other such devices shall be painted to match the house and positioned to blend with the exterior and will not be allowed on the front elevation.

Exterior Features:

Exterior window and door trim and similar decorations shall be of same, complementing or contrasting color and material. Compatibility shall be considered by the ACC in accepting proposed trim and decoration. Windows and doors shall be manufactured with finishes capable of resisting chalking and fading for a 20-year life cycle.

Wood windows with mullions are preferred. All windows are to be single or double hung, or casement and the style shall be compatible with the architectural style of the home. Screens are permitted, but must have gray screening material. Aluminum awnings, reflective glass and jalousie-type windows are prohibited. Glass block and obscure glass are prohibited on the front elevations. Reflective, silver or gold films and coatings are prohibited.

Exterior doors and sidelights with stained, colored, leaded, or etched glass will be permitted when approved by the ACC. A spec sheet is required showing the glass design and colors for the door and/or sidelights. The ACC may approve storm or screened doors when they are compatible with the home's architectural style.

Screening of front porches and entrances is prohibited. If screening of side or rear porches and patios is desired, then the finished product must look as if the porch or patio is open with all architectural features intact.

Exterior Colors:

The color palate shall be subdued earth tones. Exterior colors shall be indicated on the ACC Design Review Application and approved by the ACC. Samples and/or color chips of all exterior colors are required with final submittal. Any changes in the exterior colors made in future re-paintings shall be regarded as a "minor alteration or addition," subject to approval by the ACC.

Paints shall resist chalking and fading for a 10 year life cycle. The ACC will require repainting of materials that fail to maintain acceptable appearance.

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Roofs:

Roof pitches shall be compatible with the architectural style of the home, but must be no less than 6/12 or greater than 9/12. Other roof pitches will be considered on a case-by-case basis. Flat roofs shall not be permitted on the main portion of the structure; however, the ACC shall have discretion to approve such roofs on the main body of a building if consistent with the architectural style. No built-up roofs shall be permitted, except on approved flat surfaces. The composition of all pitched roofs shall be flat tile, slate, metal or architectural grade shingles (minimum 30 year); however, the roofing material must be architecturally compatible with the style of the home. Copper shall be specified only for aesthetic details. Flues, vents and skylights shall be on rear slopes so as not to be visible from the street and are to blend in with the color of the roofing material.

Chimneys:

Any exposed portion of a chimney outside of the building shall be constructed solely of brick or stone. If the fireplace is a metal (self-insulated) type with a metal spark arrester at the top of the chimney, this arrester must have a cowl or surround of a material approved in advance in writing by the ACC and be a color approved by the ACC.

Garages:

All dwellings shall have an attached enclosed garage adequate to house at least two (2) automobiles. Floor space allocation for each automobile shall not be less than ten (10') feet in width and twenty (20') feet in length. No garage shall be less than 400 SF of total floor space for automobiles, not including space required for hot water heaters, and HVAC equipment or other equipment and appliances commonly located in garages. All garage doors must be on the side or rear walls of the dwellings and shall be constructed of the same exterior materials and colors as the main structure. "Court Yard" entry designs are prohibited. Garage doors are to be equipped with automatic door openers and shall be paneled or louvered, not flat. In the event the garage has single garage doors, they shall have a minimum width of nine (9) feet each. Double garage doors shall be a maximum 18'. No garage shall have a total door width in excess of 36'. No doors shall be taller than 9'.

No carports shall be permitted.

Energy Efficiency:

All homes shall meet or exceed Florida's Energy Efficiency Code for Building Construction. All plans and specifications submitted for final approval shall include evidence of compliance with this provision. No solar panels shall be allowed where visible from any street.

Water Conserving Bathroom Fixtures:

Water closets shall be water conserving (low volume) models and all faucets and showers shall have flow restrictors.

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Antennas:

Antennas, aerials and similar equipment, including satellite dishes and antennas are to be placed, screened or landscaped so as to be hidden from view as long as such landscaping or placement does not affect the quality of reception or unreasonably increase the cost of obtaining the antenna. Nor shall such antenna or satellite dish be placed in any position where it can create a safety hazard or potential nuisance. Satellite dishes shall not exceed 24 inches in any dimension. The ACC shall review the placement of all such equipment.

Window Air Conditioners:

No window air conditioners shall be permitted. Thru wall units may be allowed on agricultural lots if not visible from the street.

Hurricane Shutters:

Hurricane shutters, supports and hardware are subject to review and approval of the ACC. Hurricane shutters are to be closed no earlier than an official hurricane warning and are to be taken down (or opened) 72 hours after the official warning has been lifted.

Residential Fire Protection Systems:

All dwellings shall have residential fire protection systems. The ACC shall review the placement of all such equipment.

LANDSCAPING GUIDELINES**General:**

All developed home sites shall be landscaped according to plans approved by the ACC. All shrubs, trees, grass and plantings of every kind shall be kept well maintained, properly cultivated and free of trash and other unsightly material. Landscaping as approved by the ACC shall be complete at the time of Certificate of Occupancy.

Landscaping Plan:

A basic landscaping plan for each home site must be designed by a Registered Landscape Architect or Landscape Designer and must be submitted to and approved by the ACC. The plan shall incorporate existing vegetation on the site and show existing trees to be removed. Existing trees may not be removed without the prior approval of the ACC. The landscape plan shall indicate all plant types by botanical and common names, sizes, height, spread, caliper, and plant spacing. Additionally, the plants shall be identified on the plan as well as in the master plant listing, and a landscape/lighting plan shall be included.

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Trees:

In order that the natural beauty of the home site may be preserved, no living tree having a diameter of eight (8) inches or more, as measured four (4) feet above the natural grade, shall be destroyed or removed from the property unless approved by the ACC in connection with its approval of the plans and specifications for the construction of improvements on the property. The builder shall take special care during construction not to injure or destroy trees or tree root systems including use of protective barriers to keep equipment away from trees. Four shade trees of a minimum 3" caliper, 10' overall height and 30 gallon size, two in front and two in back, constitute the required minimum number of trees. Existing trees that remain will be credited when the ACC determines they are adequate to satisfy the requirement.

Shrubbery:

There should be sufficient quantities of shrubbery to ensure a well-landscaped appearance consistent with a high quality community. Foundation shrubs shall be placed in key locations around the Dwelling taking into account doors, windows and other exterior features. In general, no hedge, shrubbery or vegetation of any kind shall be placed in the form of a fence on any lot across the front street line or on either of the side lot lines. The ACC may approve, on a case-by-case basis, hedges on rear side lot lines.

Sod:

All areas within each home site not covered with pavement, buildings, shrubs, or groundcover shall be completely sodded (St. Augustine grass *Stenotaphrum Secundatum* 'Floritam' is required) unless otherwise approved by the ACC.

Mulch:

All planting areas within each home site shall be covered and maintained with three (3) inches or more of pine, cypress, gravel, or other suitable mulch. The type of mulch shall be identified on the landscape plan.

Plant Materials:

Plant materials shall equal or exceed the standards for Florida No. 1, as given in "Grades and Standards for Nursery Plants" Part I and Part II State of Florida Department of Agriculture, and any amendments thereto. The landscape plan shall indicate all plant types by Botanical and common names, sizes, height, spread, caliper and plant spacing. All plant materials are subject to the review and approval of the ACC. Use of non-indigenous plants is not encouraged. No artificial vegetation will be permitted on the exterior of any home. Attachment #7 lists specified plants.

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Irrigation:

All landscaped areas shall be provided with an automatic underground irrigation system. The use of rain switches shall be incorporated into the design. Irrigation systems shall not draw water from creeks, streams, ponds, wetlands, canals or other ground or surface waters.

Fertilizers and Pesticides:

Only biodegradable fertilizers and pesticides approved by the U.S. Environmental Protection Agency and the Florida Department of Environmental Regulation shall be used.

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ATTACHMENT #1

TO: DOUBLE BRIDGES ARCHITECTURAL CONTROL COMMITTEE

c/o Watson Association Management
1410 Palm Coast Pkwy. NW
Palm Coast, FL 32137

ARCHITECTURAL CONTROL COMMITTEE TRANSMITTAL

DATE: _____

FROM: _____

PHONE: _____

FOR: PHASE _____ LOT _____

STREET ADDRESS _____

CUSTOMER NAME _____

TYPE: _____ STANDARD MODEL _____ (NAME)

_____ CUSTOM HOME

_____ POOL _____ SPA

PRELIMINARY REVIEW: (All items required for review)

_____ DESIGN REVIEW APPLICATION

_____ SURVEY

_____ TWO SITE PLANS WITH LIMITS OF VEGETATION TO REMAIN

_____ TWO ARCHITECTURAL SETS OF FLOOR PLANS & ELEVATIONS

_____ TWO CONCEPTUAL LANDSCAPE PLANS

_____ FOUR SITE PHOTOS

_____ \$150 REVIEW FEE

FINAL REVIEW (All items required for review)

_____ REVISED DESIGN APPLICATION (as needed)

_____ TWO FINAL SITE PLANS WITH LIMITS OF VEGETATION TO REMAIN

_____ TWO SETS OF FINAL LANDSCAPE PLAN

_____ TWO ARCHITECTURAL SETS OF DRAWINGS (2 SEALED)

_____ FINAL COLOR SELECTIONS WITH COLOR SAMPLES

_____ \$150 FINAL REVIEW FEE (\$350 TOTAL FEE)

OTHER:

_____ FOUNDATION SURVEY

_____ FINAL SURVEY

_____ COMPLETION TRANSMITTAL

_____ CERTIFICATE OF OCCUPANCY

_____ ARCHITECTURAL CHANGE(S)

_____ SITE CHANGE(S)

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ATTACHMENT #2

TO: DOUBLE BRIDGES ARCHITECTURAL CONTROL COMMITTEE

c/o Watson Association Management
1410 Palm Coast Pkwy. NW
Palm Coast, FL 32137

DESIGN REVIEW APPLICATION

BUILDER: _____

CONTRACTOR LICENSE NO: _____

SITE SUPERVISOR'S NAME: _____

DAY TIME PHONE: _____ NIGHT TIME PHONE _____

LEGAL DESCRIPTION OF LOT: _____

ADDRESS OF LOT: _____

DATE: _____

BUILDER'S QUALIFICATIONS:

List a minimum of three custom homes that you have built within the past five years:

1. _____

2. _____

3. _____

APPLICATION TYPE (CHECK ONE)

	REVIEW FEES
<input type="checkbox"/> A. Preliminary Review – New Home Construction	\$150
<input type="checkbox"/> B. Final Review - New Home Construction - the original contemplated alteration of a home site from its natural state into a residential dwelling	\$200
<input type="checkbox"/> SPECULATIVE	
<input type="checkbox"/> PRE-SOLD	
Total amount due	\$350
<input type="checkbox"/> C. Major Alteration or Addition - a structural or site modification taking place after the original construction which is significant enough to warrant the issuance of a building permit by a governmental authority.	\$ 50
<input type="checkbox"/> D. Minor Alteration or Addition - structural or site modifications of a relatively insignificant matter.	\$25

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DESIGN REVIEW APPLICATION (Continued)

- ___ E. Changes to, or Resubmission of Plans - whenever a submission requires more than 2 reviews prior to Final Approval an administrative fee will apply for each additional review..

\$ 100

NEW HOME CONSTRUCTION INFORMATION

Air Conditioned Space (1 st Floor)	_____	Square Feet
Air Conditioned Space (2 nd Floor)	_____	Square Feet
TOTAL	_____	Square Feet
	(Air Conditioned Space)	
Covered Porches / Decks	_____	
Garage	_____	
Other	_____	
TOTAL	_____	Gross Square Feet
Lot area covered by roof	_____	Square Feet

OWNER:

Name _____

Street _____

City _____

State _____

Zip _____

BUILDER:

Name _____

Street _____

City _____

State _____

Zip _____

ARCHITECT:

Name _____

Street _____

City _____

State _____

Zip _____

DESIGN REVIEW APPLICATION (Continued)

LANDSCAPE ARCHITECT:

Name

Street

City

State

Zip

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EXTERIOR COLORS AND MATERIALS:

NOTE: Samples and /or color chips of all exterior finishes and materials must accompany final review submittal. Color chips must be a minimum 1 ½" x 1 ½".

A. ROOF:

Color _____
Mfg. _____
Material _____

B. FASCIA

Color _____
Mfg. _____
Material _____

C. SHUTTERS

Color _____
Mfg. _____
Material _____

D. WALLS

Color _____
Mfg. _____
Material _____

E. FENCE:

Color _____
Mfg. _____
Material _____

F. RAILINGS

Color _____
Mfg. _____
Material _____

G. PORCH CEILING

Color _____
Mfg. _____
Material _____

I. GARAGE DOOR:

Color _____
Mfg. _____
Material _____

J. TRIM BANDING

Color _____
Mfg. _____
Material _____

K. WINDOW FRAMES

Color _____
Mfg. _____
Material _____

L. FRONT DOOR

Color _____
Mfg. _____
Material _____

M. PORCH FLOOR:

Color _____
Mfg. _____
Material _____

N. COLUMNS

Color _____
Mfg. _____
Material _____

H. SOFFITS

Color _____
Mfg. _____
Material _____

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ATTACHMENT #3

TO: DOUBLE BRIDGES ARCHITECTURAL CONTROL COMMITTEE
c/o Watson Association Management
1410 Palm Coast Pkwy. NW
Palm Coast, FL 32137

SPECIFIED PLANT LIST

Ground Cover:

Dietes SP / White African Iris
Juniperus Conferta / Shore Juniper
Juniperus Parsonii / Parsons Juniper
Liriope Muscari / Evergreen Giant Liriope
Spartina Bakeri / Cordgrass

Shrubs:

Rhododendron Obtusum / Red Ruffle Azalea
Cycas Revoluta / Sago Palm
Elaeagnus Pungens / Silver Thorn
Ilex Burfordi / Burford Holly
Ilex Vomitoria / Yaupon
Ilex Vomitoria Schillings / Schillings Holly
Lagerstroemia Indica/ Crape Myrtle
Ligustrum Recurvifolia / Recurve Ligustrum
Myrica Cerifera / Wax Myrtle
Nandina Domestica / Heavenly Bamboo
Nerium Oleander / Oleander
Pittosporum Tobira / Green Pittosporum
Pittosporum Tobira Variegata / Variegated Pittosporum
Podocarpus Macrophylla / Japanese Yew
Serenoa Repens / Saw Palmetto

Trees:

Butia Capitata / Pindo Palm
Ilex Attenuata / East Palatka Holly
Ilex "Nellie Stevens" / Nellie Stevens Holly
Magnolia Grandiflora / Southern Magnolia
Phoenix Canariensis / Canary Island Date Palm
Quercus Virginiana / Live Oak
Sabal Palmetto / Cabbage Palm
Washington Robusta / Washington Palm