



OAKLEAF

PLANTATION EAST

PROPERTY OWNERS ASSOCIATION

ARCHITECTURAL CONTROL GUIDELINES

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INTRODUCTION

This document is intended to serve as the architectural guidelines for OakLeaf Village in OakLeaf Plantation (herein after referred to as OAKLEAF EAST), a planned community located in Clay County, Florida. It contains the necessary information to guide property owners (herein after referred to as Owner) through the planning and preparation of proposed changes to their lot and/or any associated structure thereon. Prior to making any contractual, or otherwise legally binding decision, it is suggested that this document be thoroughly reviewed and construction plans or landscape design be prepared accordingly, since review will be based on its contents.

OAKLEAF EAST contains 15 neighborhoods. Below is a list of OAKLEAF EAST's neighborhoods along with their associated abbreviations. When these guidelines refer to neighborhood specific information, the appropriate abbreviation will be used accordingly.

- Cannons Point (CP)
- Fall Creek (FC)
- Hearthstone (HS)
- Highland Mill (HM)
- Litchfield (LF)
- Natures Hammock (NH)
- Oak Brook (OB)
- Pebblecreek (PB)
- Piedmont (PM)
- Silverleaf (SL)
- Stonebrier (SB)
- The Oaks (OK)
- Timberfield (TF)
- Waverly (WA)
- Worthington Oaks (WO)

Officially accepted ACC Request for Approval packages (hereinafter referred to as ACC Request) and any of the associated, but not limited to, plans, drawings, specifications, and permits will be reviewed by the Architectural Control Committee (herein after referred to as the ACC), which serves at the pleasure of the Board of Directors. ACC Requests may be rejected for missing or incomplete information and will require the ACC Request to be resubmitted by the Owner. All ACC Requests rejected prior to official association acceptance for a "Community Standards Deviation" will move directly onto the Architectural Modification – Variance Request process. Variances are issued exclusively by the Board of Directors (hereinafter referred to as the Board). The Board will take many factors into consideration when making their final decision.



TITLE AND SCOPE

201 TITLE

This compilation of guidelines shall be known as the Architectural Control Guidelines.

202 PURPOSE

The purpose of this document is to provide information regarding certain minimum standards, provisions and requirements for appropriate along with acceptable design and minimum required criteria for homebuilders and homeowners implementing new construction within OAKLEAF EAST.

The suggestions, recommendations, and requirements expressed in these Guidelines hinge upon final approval of ACC Requests by, and at the discretion of, the ACC.

These Guidelines are compatible and in continuity with the Declaration of Covenants and Restrictions of OAKLEAF EAST.

203 SCOPE

New structures hereafter erected within OAKLEAF EAST shall conform to the requirements of these Guidelines.

Additions, alterations, repairs, or any other type of change to any structures that affects the exterior appearance shall conform to the requirements of these Guidelines.

Items to be reviewed by the ACC will include any improvement or structure of any kind, including without limitation, any building, dwelling, fence, wall, sign, site paving, grading, sewer, drain, disposal system, decorative lighting scheme, painting or alteration of a dwelling (including doors, windows, roof), installation of solar panels or other energy generation devices, construction of fountains, swimming pools, screened enclosures, jacuzzis, construction of privacy fences, additions of awnings, shelters, gates, flower boxes, shelves and statues.

These Guidelines are for the purpose of outlining the minimum requirements for residences in OAKLEAF EAST as well as to assist Owners in the exterior design of their residences. The evaluation of each submittal to the ACC relates to matters of judgment and taste which cannot be reduced to a simple list of measurable criteria. It is possible a submission may meet all guidelines and criteria listed below and still not receive approval, if in the judgment of the ACC its overall aesthetic impact is not acceptable. The approval of an application for one proposed improvement shall not be construed as creating any obligation on the part of the ACC to approve applications involving similar designs for proposed improvements pertaining to different lots. The role of the ACC is to insure that the overall quality level of OAKLEAF EAST is maintained at the highest level possible, while still allowing for each owner's individual taste, in design, colors and materials.



PROCESSING

301 PROCESS FOR CONSTRUCTION

Owner will examine the enclosed material for items required for ACC Requests.

ACC Requests are to be submitted with any required submission fees as well as any required deposit to the association. Some requested items may be eligible for "Instant Approval" by the ACC based on the type of alteration requested and may have a lower required deposit, or even no deposit required. Please Refer to Exhibit A – Schedule of Fees.

Should any construction deviation for an ACC Request become apparent during or after construction, without having been previously approved in writing, this deviations from community standards shall be subject to removal at the Owner's expense, upon the discretion of the Board.

Allow up to 30 days for processing, from the date of an Officially Accepted ACC Request. Any ACC Request which is incomplete, illegible or otherwise missing the required information deemed necessary by the ACC, Association, or their authorized representative to be able to make a decision, will be rejected and may require resubmission. Some ACC requests may require additional Clay County permits. In some cases those permits shall be required as part of the ACC request. Without the necessary permits, some applications may fail to be considered Officially Accepted.

Missing information may cause a delay in your project. Please allow enough time during the planning stages of your project to properly complete your ACC Request.

The homebuilder or homeowner may start construction proceedings only upon written confirmation of approval of the ACC Request.

302 PLANS SUBMITTAL REQUIREMENT

The OWNER will submit comprehensive construction plans and specifications, which shall include, but not be limited to, the items listed below:

- 1 Architectural construction plans (Room Additions, Porches, Screen Rooms, Patios, or Awnings, without limitation):
Note type, size and material of all openings.
Roof pitch, type and quality of roof covering material.
Doors, windows, fences, mechanical equipment.
- 2 Site plan: Showing the location of the house with all property lines, easements, setbacks and restrictions lines, drives, walks, roof plan, pools, fences, walls, patios, etc.
- 3 Floor plans at 1/8" or 1/4" scale with dimensions.
- 4 Elevations with finish notations at 1/8" or 1/4" scale with dimensions showing all exterior materials noting colors and textures.
- 5 Typical wall section.
- 6 Landscaping and/or irrigation plans:



Showing location, quantity, sizes and species of all plants, trees, shrubs, and ground cover proposed. (See 501). Show driveways, sidewalks, patios, and existing trees of 6" in diameter and above at a point three feet (3') above ground level. (See 503).

7 Specifications:

Provide information on type and quality of all exterior materials.

8 Square footage (first and second floors):

- a. Air-conditioned space (living area)
- b. Other

9 Fencing

- a. Standard Lot ACC Request Form
- b. Cul-de-sac Lot ACC Request Form
- c. Corner Lot ACC Request Form



SITE

401 ZONING

Clay County Zoning Ordinances will be used when existing zoning requirements require consideration as part of an ACC Request.

402 SITE CONDITIONS

All lots in OAKLEAF EAST have curb and gutter at the front or side of the lots. This paving and drainage design shall not be altered in any way.

Owners shall refer to the Clay County Engineering offices for any topographical or plat development drawings necessary for information concerning, but not limited to an Owner's lot's, or subdivision's, drainage flow, drainage easements (public or private), sheet flow, swale or culvert's flow, or any relationship of the aforementioned's role on one another. Lots types within the OAKLEAF EAST community include lot types A, B, and C. Each type has specific drainage characteristics and relationships within their respective plats.

403 PARKING

No parking will be permitted on areas where the subdivision's drainage flow may be interrupted or diverted in any way. Furthermore, no vehicle shall park in a manner that would obstruct the delivery of mail.

Requests for additional driveway space, for parking purposes, is subject to review and approval by the ACC and is subject to all set back requirements and Right of Way(herein referred to as R.O.W.) requirements.

No boat, travel trailer, mobile home or motor home can be placed, parked or stored on any lot unless totally contained within a garage or otherwise screened from view and located in a rear yard, subject to approval of the ACC. No vehicle with a commercial application as indicated by: a logo or insignia on the exterior of the vehicle; a vehicle with an attached trailer; or any other commercial characteristics, can be placed, parked or stored on any lot unless totally contained within a garage or otherwise screened from view and located in a rear yard and is subject to approval by the ACC.

404 SETBACK REQUIREMENTS

Living unit setback requirements:

- 1 Front - 20 feet
- 2 Side - 5 feet
- 3 Rear - 10 feet
- 4 Side yard on street side of corner lot - 20 feet



The foregoing setback requirements may be granted a written waiver but the Owner remains legally obligated to comply with the minimum setback requirements for Clay County, even if a Waiver is issued.



LANDSCAPING

501 LANDSCAPE REQUIREMENTS

All landscaping will be in accordance with the requirement of the Clay County landscape ordinances. Nothing herein shall be construed to be less than, nor serve to reduce the requirements of Clay County.

All front and side elevations facing the street require landscaping as outlined in sections 505 and 507 of these guidelines.

Landscape plans submitted shall be a minimum scale of 1" = 20". All trees, shrubs, screen material, berms, paving patterns, groundcover areas and any other elements necessary to convey the design intent shall be shown on the submitted plan. Plans submitted for approval shall have plant names, Plant heights and spreads (both planted and mature) and quantities of all plant material requests.. Plant distances, in the case of hedge material and groundcovers, and spot elevations where earthwork is part of the design intent, are also required.

Walks shall be constructed of four-inch (4") 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.

Any plant material, tree or sod which dies or becomes unsightly should be replaced in a timely manner, after receiving notification of the deficiency.

Equipment Screening: All air-conditioning units, well pumps, pool equipment, etc. shall be screened with landscape or other screening approved by the ACC.

Yards shall be completely sodded with Saint Augustine (Floratam) sod, or Zoysia (Empire) cultivars of sod. No seeded grasses are allowed to be used in any part of a residential lot in OAKLEAF EAST furthermore Centipede or Bermuda grasses must be removed from lawns upon notification of the deficiency by the association, even in the event of an accidental transfer from landscaping equipment onto a OWNER's lot.

It is the responsibility of each OWNER whose lot abuts a lake to maintain the lake bank to the water's edge. It is the responsibility of each lot owner to sod and maintain the area between his property line and the street. It is the responsibility of each lot owner to prevent erosion on all areas of his lot, including easements, by sodding those areas.

502 LANDSCAPE INTENT

OAKLEAF EAST considers landscaping to be a critical design element of both the community and to the individual homes within the community. Proper landscape design should be integrated into the design of the home as early as possible from the home's construction. The use and preservation of native and naturalized landscape materials is strongly encouraged. Landscaping plans should strive to have as strong an impact as possible at the time of installation, yet be chosen and installed based



on characteristics that allow room for the unrestricted maturation of each specific type of planting. 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.

503 PRESERVATION OF EXISTING TREES

Preservation and enhancement of any lot areas retaining native vegetation is strongly encouraged. No tree measuring six inches (6") or more in diameter at a point three feet (3') above ground level may be removed without written approval of the ACC, unless it is located within ten feet (10') of the living unit. Tree removal may require additional permitting as required by Clay County.

504 TREES

Front and side yard trees shall be located as shown in the example on exhibit B & are specific to the three types located within Oakleaf. Those lot types are standard, cul-de-sac, and corner lot types.

505 PLANT MATERIAL

Plant material shall be Florida No. 1 grade or better.

Groundcovers other than sod shall be planted and mulched in such a manner to present a finished appearance within three months after planting.

Hedge Shrubs shall be a minimum three (3 gal.) gallon plant (7 gal. in OK), be of a minimum height of twenty-four inches (24") (36" in OK), immediately after planting and shall be planted at a distance of a minimum of eighteen inches (18") (24" in OK), on center and a maximum of twenty-four inches (24") (36" in OK), on center and conditional that the Hedge Shrubs are capable of growing to close all gaps within the first year after planting. Accent Shrubs shall be a minimum seven gallon (7 gal.), (10 gal. in OK) plant, be a minimum height of forty-eight inches (48") immediately after planting and shall be installed as a contiguous design element to accent the Hedge Shrub material. Groundcovers shall be a minimum one-gallon (1 gal.) plant and shall be planted at a distance of a minimum of twelve inches (12") on center.



Synthetic material in the form of plants is not permitted, unless approved on an exception basis.

Shade Trees shall be species with a mature spread of twelve feet minimum and having a trunk, which can be maintained, in a clean condition of at least three feet of clear trunk.

Shade Trees shall be a minimum of eight feet (8') in height when planted. Trunk caliper shall be a minimum of four inches (4") at a point of three feet (3') above the ground, after planting.

See Paragraphs below for neighborhood specific information:

CP - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 25, 26, 52, 55, 60, 61, 120, 137, 138, 154, 155, 180, 182, 194, 195, 213, 219, 246, 247 and 289 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 25, 26, 52, 55, 60, 61, 120, 137, 138, 154, 155, 180, 182, 194, 195, 213, 219, 246, 247 and 289 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

FC - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 42, 48, 55, 84 and 90 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 42, 48, 55, 84 and 90 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be



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HS - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 5, 6, 11, 31, 64, 65, and 72 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 5, 6, 11, 31, 64, 65, and 72 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

HM - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 4, 10, 11, 17, 36, 77, 78, 87, and 90 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 4, 10, 11, 17, 36, 77, 78, 87, and 90 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.



LF - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 7, 59, 60, 81, 82, 102, 103, and 111 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on “bump-outs” or “L-shaped” designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 25, 26, 52, 55, 60, 61, 120, 137, 138, 154, 155, 180, 182, 194, 195, 213, 219, 246, 247 and 289 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half ($1\frac{1}{2}'$) (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

NH - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 13, 14, 34, 35, 55, 56, 68, 88, 89, 101, 112, 113, 126, 136, 140, 141, 147, 148, 162, 164, and 203 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on “bump-outs” or “L-shaped” designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 13, 14, 34, 35, 55, 56, 68, 88, 89, 101, 112, 113, 126, 136, 140, 141, 147, 148, 162, 164, and 203 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half ($1\frac{1}{2}'$) (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

OB - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. The number of Hedge



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PB - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 84, 87, 88, 112, 125, 128, 136, 148, 153, 159, 164, 165, 168, 184, 191, 195, 204, 220, 239, 251, 263, 267, 275, and 284 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on “bump-outs” or “L-shaped” designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 84, 87, 88, 112, 125, 128, 136, 148, 153, 159, 164, 165, 168, 184, 191, 195, 204, 220, 239, 251, 263, 267, 275, and 284 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half ($1\frac{1}{2}'$) (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

PM - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 17, 24, 32, 34, 39, 45, 46, 75, 96, 102, 103, 110, 126, 132, 133, and 148 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on “bump-outs” or “L-shaped” designs that are not visible) from the outside front corners on the respec-



tive elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 17, 24, 32, 34, 39, 45, 46, 75, 96, 102, 103, 110, 126, 132, 133, and 148 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half ($1\frac{1}{2}$) (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

SL - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 14, 22, 23, 29, 54, 57, 83, 343, 345, 346, 354, 364, 370, and 375 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on “bump-outs” or “L-shaped” designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 14, 22, 23, 29, 54, 57, 83, 343, 345, 346, 354, 364, 370, and 375 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half ($1\frac{1}{2}$) (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

SB - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 26, 62, 63, 88, 93, 99, 107, 123, 124, 138, 139, 164, 177, 182, 183, 194, 199, 202, and 209 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on “bump-outs” or “L-shaped” designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 26, 62, 63, 88, 93, 99, 107, 123, 124, 138, 139, 164, 177, 182, 183, 194, 199, 202, and 209 will require landscaping. The lineal dimensions of



the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

OK - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 9, 10, 23, 25, 39, 43, 46, 67, 175, and 184 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 9, 10, 23, 25, 39, 43, 46, 67, 175, and 184 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

TF - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 8, 9, 36, 37, 55, 56, 74, 81, 105, 106, and 114 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 8, 9, 36, 37, 55, 56, 74, 81, 105, 106, and 114 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry.



The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

WA - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 14, 28, 54, 64, 85, 86, 92, 93, 95, 101, 102, 109, 116, 118, and 126 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 14, 28, 54, 64, 85, 86, 92, 93, 95, 101, 102, 109, 116, 118, and 126 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

WO - A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by Clay County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of Lots 1, 22, 24, 41, 60, 85, and 90 require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards of Lots 1, 22, 24, 41, 60, 85, and 90 will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground



Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

506 IRRIGATION

All yards, lake banks and areas between the property line and the street shall be 100% irrigated. The irrigation system shall comply with the applicable utility company's rules and regulations. The irrigation system shall be automatically controlled by a time clock. Provisions shall be made for the removal of rust or stain if it is present in the water supply. In the event of rust or stain in the water supply, chemical filtration shall be incorporated into the irrigation system. If staining occurs after the homebuilder has sold the lot, the homeowner shall be responsible for the removal of the stains and the providing of appropriate filters to the system.

Each tree planted subject to the landscape requirement shall have a bubbler nozzle installed as part of the irrigation system

507 LANDSCAPE LIGHTING

Lighting is to be subtle and when used, should be used on 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 on accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties. Colored lighting is discouraged and shall be subject to ACC approval.

508 RECOMMENDED LANDSCAPE MATERIAL

The following criteria should be considered when selecting plants for use within OAKLEAF EAST.

- 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. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables, therefore it is necessary that all plans be reviewed and approved by the ACC to ensure that satisfactory plants have been selected for each location.

509 PLANT LIST

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.



GROUND COVERS

Botanical Name

1. Asparagus Sprengerii
2. Lix Cornuta Rotunda
3. Juniperus
4. Liriope
5. Pyracantha Walderii

Common Name

- Asparagus Fern
Dwarf Holly
Various Juniper Ground Covers
Lily Turf
Walders Dwarf Pyracantha

SHRUBS (Hedge and Accent)

1. Raphiolepsis Indica
2. Cocculus Laurifolius
3. Cortaderia Selloana
4. Eleagnus Pungens
5. Llex Burfordii
6. Llex Vomitoria
7. Juniperus Spp.
8. Ligustrum Lucidum
9. Mahonia Bealei
10. Nandina Domestica
11. Nerium Oleander
12. Photinia Glabra
13. Pittosporum Spp.
14. Viburnum Odoratissimum
15. Viburnum Suspensum
16. Crataegus Sp.
17. Ilex crenata ‘Compacta’
18. Ilex cornuta “Carissa”
19. Ilex crenata “Helleri”
20. Rhododendron indicum
21. Ternstroemia gymnanthera
22. Buxus macrophylla
23. Ilex x ‘Oak Leaf’
24. Gardenia jasminoides

- Indian Hawthorne
Snailseed
Pampas Grass
Silverthorn
Burford Holly
Yaupon Holly
Various Juniper Shrubs
Glossy Privet
Leatherleaf Mahonia
Heavenly Bamboo
Oleander
Red Photinia
Various Pittosporum
Sweet Viburnum
Sandankwa Viburnum
Dwarf Tudeau Hawthorne
Compacta Holly
Carissa Holly
Helleri Holly
Azalea
Cleyera
Japanese Boxwood
Oak Leaf Holly
August Beauty Gardenia

SHADE TREES

1. Quercus Virginiana
2. Quercus Laurifolia

- Live Oak / Cathedral Live Oak
Laurel Oak



STRUCTURES

601 INTRODUCTION

The following design guidelines pertain to specific items of a structure that give the character and the overall impression of the house and which must be constant for the design continuity of all the buildings at OAKLEAF EAST.

Homes shall be erected of frame or steel construction or concrete block (CBS). All block and framing must be covered as specified in Section 502.

A 10% variance to the requirements below may be granted through the issuance of a waiver:

CP - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1200 square feet.

FC - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1250 square feet

HS - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1400 square feet

HM - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1200 square feet

LF - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1200 square feet

NH - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1400 square feet

OB - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1400 square feet

PB - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1200 square feet

PM - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1400 square feet

SL - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1400 square feet

SB - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1400 square feet

OK - Minimum square footage contained within a living unit excluding garages, patios, porches or



other unheated, unairconditioned areas = 2500 square feet

TF - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1200 square feet

WA - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1600 square feet

WO - Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas = 1600 square feet

602 ROOF AND ROOFING

Roof structures shall be out of conventional frames, or wood trusses. Minimum roof overhang shall be 16".

Finish materials for pitched roofs must be consistent throughout OAKLEAF EAST. Wood shakes, gravel or barrel tile roofs are not permitted. Other materials not specifically mentioned are subject to review and approval by the ACC. Shingles may be used as long as they are specified to be fiberglass or thirty (30) year asphalt, architectural, and dimensional roofing shingles and are fungus resistant (FRS).

Mansard roofs and Gambrel roofs, characterized by steep lower slope and flatter upper portion shall not be permitted.

Roof top mechanical equipment must be so located to reduce or eliminate its visibility from street, sidewalk of adjacent properties.

Gutters and down spouts may be exposed only if painted properly to match the color of fascia, wall or column.

All exposed roof vents, valleys, flashings, eave drip, and pipes extending through the roof shall be painted the same color as the roof.

Minimum roof pitches in OAKLEAF EAST shall be 6:12. Lower roof pitches will be considered by the ACC on an individual basis for minor components of the main roof (i.e., dormers, porches, bay windows, etc., if compatible with a particular style.)



603 EXTERIOR WALLS

The following requirements apply to all exterior walls and all kinds of facade 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.

Exterior wall finishes will be consistent in color schemes, texture, compositions and character throughout OAKLEAF EAST. All exterior finishes will be subject to review and approval by the ACC. Exposed concrete block walls, walls with any other type of exposed modular concrete units, and walls with metal finishes are not permitted.

The finishes are the following:

1. Brick
2. Lap siding (Not Permitted in OK)
3. Stucco (Except heavy trowel)
4. Stone

In addition, Vertical RB&B or vertical grooved siding at 8" on-center(o.c.) may be used on the side and rear of the structure, except:

CP - Lot(s) 1, 25, 26, 52, 55, 60, 61, 137, 138, 182, 194, 195, 213, 219, 246, 247 and 289 which must have brick, stucco, or lap siding on the front and two-side elevations.

FC - Lot(s) 1, 42, 48, 55, 84 and 90 which must have brick, stucco, or lap siding on the front and two-side elevations.

HS - Lot(s) 1, 5, 6, 11, 31, 64, 65, and 72 which must have brick, stucco, or lap siding on the front and two-side elevations.

HM - Lot(s) 1, 4, 10, 11, 17, 36, 77, 78, 87, and 90 which must have brick, stucco, or lap siding on the front and two-side elevations.

LF - Lot(s) 1, 7, 59, 60, 81, 82, 102, 103, and 111 which must have brick, stucco, or lap siding on the front and two-side elevations.

NH - Lot(s) 1, 13, 14, 34, 35, 55, 56, 68, 88, 89, 101, 112, 113, 126, 136, 140, 141, 147, 148, 162, 164, and 203 which must have brick, stucco, or lap siding on the front and two-side elevations.

PB - Lot(s) 84, 87, 88, 112, 125, 128, 136, 148, 153, 159, 164, 165, 168, 184, 191, 195, 204, 220, 239, 251, 263, 267, 275, and 284 which must have brick, stucco, or lap siding on the front and two-side elevations.

PM - Lot(s) 1, 17, 24, 32, 34, 39, 45, 46, 75, 96, 102, 103, 110, 126, 132, 133, and 148 which must have brick, stucco, or lap siding on the front and two-side elevations.

SL - Lot(s) 1, 25, 26, 52, 55, 60, 61, 120, 137, 138, 154, 155, 180, 182, 194, 195, 213, 219, 246, 247 and 289 which must have brick, stucco, or lap siding on the front and two-side elevations.



SB - Lot(s) 1, 26, 62, 63, 88, 93, 99, 107, 123, 124, 138, 139, 164, 177, 182, 183, 194, 199, 202, and 209 which must have brick, stucco, or lap siding on the front and two-side elevations.

OK - Vertically oriented RB&B in The Oaks is NOT PERMITTED.

TF - Lot(s) 1, 8, 9, 36, 37, 55, 56, 74, 81, 105, 106, and 114 which must have brick, stucco, or lap siding on the front and two-side elevations.

WA - Vertically oriented RB&B in Waverly is NOT PERMITTED.

WO - Lot(s) 1, 22, 24, 41, 60, 85, and 90 which must have brick, stucco, or lap siding on the front and two-side elevations.

All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements of nature.

The houses in OAKLEAF EAST must consist of a minimum of twenty-five percent (25%) of the elevations in brick, stucco or stone. The houses shall either have all brick or brick and siding, or all stucco or stucco and stone, or stucco and siding, brick and stone, or brick and stucco in their exterior walls. However, the finish materials in each elevation will be limited to two (2). The ACC may approve more than two materials on the exterior of a home where in the sole opinion of the ACC 1) The architectural style of the home calls for a combination of more than two materials, or 2) the additional material is inconsequential in area or visual impact. The ACC may also, on its sole discretion, approve more than two materials on a home where the additional material is on a different elevation from the first two materials (such as brick and stucco on the front elevation and lap siding on the side elevation and in the rear elevation). Sidewalls between the front outside corners are considered part of front elevation for purposes of this section. It is the intent of this paragraph that the front elevation be predominantly brick, stucco or stone.

When using brick and siding or brick and stucco in the front elevation of a home, the brick shall wrap a minimum of 24" around to the side elevations of the home. When using stucco and siding, the stucco shall wrap a minimum of 24" around to the side elevations of the home.

It is suggested that the houses on corner lots should have the garage located on the side property line farthest from the street.

Where monolithic slab construction is proposed for foundations, sufficient footing shall be incorporated into the slab construction so that any exterior walls requiring brick or stucco finish can be constructed with stucco or the first row of brick starting below finish grade. In other words, the brick or stucco wall section should have the same appearance as if the foundation slab was constructed with a stem wall design.

605 HOME - EXTERIOR WALL COLORS

Owners may use their builder's original color scheme when repainting and by doing so may gain instant approval from the ACC using the ACC Request for Approval Form. Alternatively a OWNER may also choose another OAKLEAF EAST home's color scheme as long as it has an original color scheme currently applied. Final approval is subject to ACC approval and may be denied due to the color of homes within a close proximity to the OWNER making the request to repaint. Original



paint codes may be obtained upon request via email to the ACC.

When finish materials for the exterior of the structures require painting, the color selection shall be based on compatible colors throughout OAKLEAF EAST. Paint colors are subject to review and approval by the ACC.

Proposed paint/color schemes and color samples shall be submitted to the ACC and color coordinated with the elevation for approval. Pre-selected color schemes for prototype models may receive blanket approvals.

606 WINDOWS

All window framing will be bronzed, cream, or white anodized aluminum, wood, or other material suitable to the ACC.

Window shutters may be used. Painted wood or fiberglass will be acceptable.

All exterior windows shall be double-paned.

607 GARAGES

All homes shall have a minimum of two (2) car garages.

All driveways shall be of min. 4" poured concrete, or as required to meet county requirements.

All requested driveway aprons are to consist of brick pavers. Outlined below are the product, style and color to be used.

Product: Tremron concrete paver
Style: Old Towne (Not Tumbled)
Color: Dark Orange/Tan/Charcoal

For houses with a front entry garage, the width of the apron at the street shall be no greater than 22 feet tapering to a width of not more than 16 feet. For houses with a side entry garage, the width of the apron at the street shall be no greater than 15 feet tapering to a width of not more than 10 feet. The apron shall not extend past the right-of way line for the subdivision

No metal or fiberglass covered carports will be permitted throughout this subdivision.

608 DOORS

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

Entrance doors shall be compatible with the house design and made of solid wood, fiberglass or insulated metal type. Glass inserts may be included. Garage doors shall be compatible with entrance doors and may include glass panes



609 SCREENED ENCLOSURES

No screened enclosure shall be permitted on the front of the house. Patio or pool screened enclosures shall be permitted subject to review and approval by the ACC. If the proposed enclosure comes with a roof, then it shall be consistent with the main house roof (i.e., use same color and type of roof shingle). If the roof of the proposed structure is made of metal then it is recommended that the metal match the color of the roof of the house.

610 AWNINGS

Awnings shall be permitted only at the discretion of the ACC.

611 DETACHED STRUCTURES

OUTBUILDINGS

Any enclosed or “open air” building structure that is physically separated from the residence will be considered to be an outbuilding. Any outbuilding that is contemplated for a property such as, but not limited to a pavilion, gazebo, playhouse, storage shed, detached garage, cabana, etc. must be submitted for design and location approval with the required drawings and information. Play structures, raised decks, arbors, and other non-building structures are considered Accessory Structures and will be reviewed according to the guidelines in that section.

Outbuildings may be allowed in areas of the yard that are screened by a 6’ minimum height completely opaque screen and under the following conditions:

Materials: Outbuildings should be constructed of the same materials used on the main residence. Paint color and scheme, and roof shingles (where applicable) should match that used on the residence. In instances where adjacent fencing is white vinyl or similar material, the ACC may consider outbuilding materials that match the fence.

Height: Outbuilding side walls may not exceed 6’ height. Gable or other peaked end walls may exceed this 6’ height as long as the highest point of the peak is in the center of the structure. In no case shall the outbuilding exceed a total of 8’ in height. In addition, any peaked end wall should be oriented toward the nearest fence line.

Construction: The architectural style of construction should match or complement that used on the residence.

Roof styles allowed on residences within the community are allowable for outbuildings as long as height restriction is met. Metal outbuildings are not allowable.

Size: Outbuildings may not exceed 150 square feet of ground coverage.

Placement: Outbuildings may only be erected rearward of the midpoint of the side of the residence. All outbuildings must meet applicable setbacks measured according to the applicable County land development regulations. Gable ends should generally be oriented toward the closest adjacent fence. Outbuildings should be placed where it will receive the greatest screening from view from the street.



Screening: Additional landscaping may be required on a case-by-case basis.

Time Frame: Once construction has been commenced as evidenced by the earlier of delivery of materials or beginning of physical work on the site, the process must be completed within three (3) months. Failure to complete work within that time frame, or to request an extension will result in a fine being assessed against the property in accordance with sections of the Covenants requiring property to be kept in an orderly condition. The fine will be assessed will be \$10.00 / day until work is complete according to plans submitted, and the site is cleared of all construction materials and debris.

Upon submittal of plans for approval, it must be demonstrated that access to the outbuilding may be provided without compromising the required landscape between residences, and without impeding drainage patterns. No outbuilding may be erected within a platted drainage easement

ACCESSORY STRUCTURES

Any structure other than an outbuilding that is more than 24" in height and is physically separated from the residence will be considered to be an accessory structure. Any accessory structure that is contemplated for a property such as, but not limited to a raised deck, platform, arbor or other shade structure (greater than 50 square feet in area), play structure, etc. must be submitted for design and location approval with the required drawings and information. Specifically excluded are bird baths, plant stands including pole and decorative hooks stands, trellises, furniture accessories such as shade umbrellas and other similar items that are not structural in nature.

Accessory structures may be allowed in areas of the yard that are screened by a 6' minimum height completely opaque screen and under the following conditions:

Materials: Accessory structures should be of a material that blends with the surrounding environment. Materials may be natural (eg wood) or man-made (eg metal) and in some cases it may be determined that accent colors are acceptable. In instances where adjacent fencing is white vinyl or similar material, the ACC may consider materials that match the fence.

Height: The appropriateness of the structure height will be reviewed relative to the setback from adjacent properties and screening from view from adjacent streets.

Construction: If the accessory structure is one with an architectural style as in the case of an arbor or other shade structure, the architectural style of construction should match or complement that used on the residence.

Placement: All accessory structures must meet applicable setbacks measured according to the applicable County land development regulations. In the case of play structures, swing sets and other structures used by children for active play, the structure shall be set back at twice the minimum required distance from each property line.

Screening: Additional landscaping may be required on a case-by-case basis.

Time Frame: Once construction has been commenced as evidenced by the earlier of delivery of materials or beginning of physical work on the site, the process must be completed within three (3)



months. Failure to complete work within that time frame, or to request an extension will result in a fine being assessed against the property in accordance with sections of the Covenants requiring property to be kept in an orderly condition. The fine will be assessed will be \$10.00 / day until work is complete according to plans submitted, and the site is cleared of all construction materials and debris.

Upon submittal of plans for approval, it must be demonstrated that the structure may be placed without compromising the required landscape between residences, and without impeding drainage patterns. No structures may be erected within a platted drainage easement.

612 FENCING

Fencing of lots is permitted at OAKLEAF EAST.

Privacy fence is authorized for fencing of private lots at OAKLEAF EAST. This fence type is used to create visual privacy and/or security for lot area. This type of fence may be incorporated on the property lines of any lot subject to the restrictions contained herein. This fence type is 6' high PVC or wood (shadow box or board-on-board construction style). All privacy fencing shall be either natural wood, white or light beige vinyl in composition. Colored stains and paint are not permitted. Fencing on lots bordering lakes is discouraged but may be allowed subject to the details on Exhibit D. Aluminum or wrought iron type fencing shall be 4" high and bronze or black in color as shown on Exhibit D.

No chain link fencing will be permitted on any lots in OAKLEAF EAST.

No fencing shall be allowed closer to the front of the house than the mid-point of the sidewall plane of the structure. For corner lots, no fence is allowed on the side yard facing the street closer to the street R.O.W. than 20 feet. No fences are allowed in front yards. Structural side and support post to face inside of lot (Good Side Out). R.O.W. is 50 feet in OAKLEAF measured from center line.

Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the ACC on an individual case basis. Exceptions to these requirements may be granted upon review, based upon architectural merit, especially where stucco walls, or trellises, or other similar extensions of the structure are incorporated as part of such fence enclosures. Fences may not be placed in a platted public drainage easement.

613 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 a residence constructed hereon and shall be constructed so as not to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior approval of the ACC and without limiting any other criteria for approval; the ACC shall review the height of such structures to assure the privacy of neighboring homeowners.

614 AIR CONDITIONERS



No window or wall air conditioning units will be permitted. All air conditioner compressors shall be screened from view, insulated by a fence (enclosed by a four foot (4 ft.) in OK), wall or shrubbery so as to minimize noise.

615 FIREPLACES AND CHIMNEYS

All proposed chimneys shall be submitted to the ACC for review and approval. A detail of the chimney top should be shown.

616 SWIMMING POOLS AND TENNIS COURT

Any swimming pool or tennis court to be constructed on any lot shall be subject to the review and approval of the ACC.

617 WELL LIMITATIONS

Excavation of wells for the purpose of irrigation of Lots may be permitted, subject to local regulations and provided that in connection with the excavation and installation of such well, the Owner agrees as follows:

The Owner shall obtain, at his cost and expense, all permits necessary and convenient for the installation of such well.

The Owner shall assume all liability arising from the installation and operation of the well, including without limitation, contamination of the potable water source, any discoloration of improvements, erosion of soil conditions or flooding. The Owner shall undertake to correct and repair any resulting damage including discoloration of buildings, driveways and sidewalks and to inhibit further damage immediately upon discovery of such injury or damage.

All well equipment must be screened from view with landscaping.

618 SATELLITE DISHES

Satellite dishes may be permitted subject to review and approval of the ACC. Approved Satellite dishes shall be installed in the rear or side of the home out of view from the street.

619 CABLE T.V., TELEPHONE AND CONDUIT

For each new house that is constructed in OAKLEAF EAST, it is recommended that it be prewired for cable-TV, telephone and alarm systems.

620 ELECTRIC METER BOX AND CONDUIT

Electric meter boxes and conduits shall be painted to match the color of the exterior wall finish.

621 MAILBOXES

All new single-family homes built at OAKLEAF EAST are required to utilize a standard double



mailbox and pedestal described on Exhibit E. Such mailbox structure shall be installed at the front of the lot, at the edge of the road pavement as described on Exhibit E.

622 WAIVERS

The architectural plan and criteria set forth herein are intended as guidelines to which adherence shall be required by each OWNER; provided, however, the BOD shall have the express authority to waive any requirements set forth herein if, in its opinion, it deems such a waiver is in the best interest of the community, as well as OAKLEAF EAST as a whole, and that the deviation requested is compatible with the character OAKLEAF EAST. Waivers may only be approved by the Board of Directors, but recommendations of the ACC and any applicable property manager, as well as many other factors will be taken into consideration when making the final decision



MAINTENANCE

701 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 barrier (e.g. wire fencing) 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 ACC. Failure to comply with the request will cause removal of the debris by action of the ACC and all related costs plus an administrative fee will be charged to the homebuilder or the homeowner.



EXHIBITS



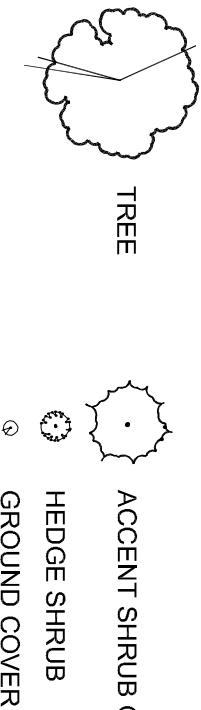
Oakleaf Plantation

Lot Landscaping Requirements 05/28/04

LIVE OAK LOCATED INSIDE LOT
AND 1' OUTSIDE ELECTRICAL
EASEMENT IN THE APPROXIMATE
MIDDLE OF LOT.

CORNER LOT	REQUIRED	PROVIDED
FRONT YARD	32'	32'
HEDGE PLANTS	21	23
ACCENT PLANTS	4 MIN.	4
GROUND COVER	32	38
SIDE YARD @ 50 %	17.5'	17.5'
HEDGE PLANTS	12	12
ACCENT PLANTS	2 MIN.	2
GROUND COVER	18	20
NOTE: THREE LIVE OAK TREES REQUIRED		

PLANT SYMBOLS



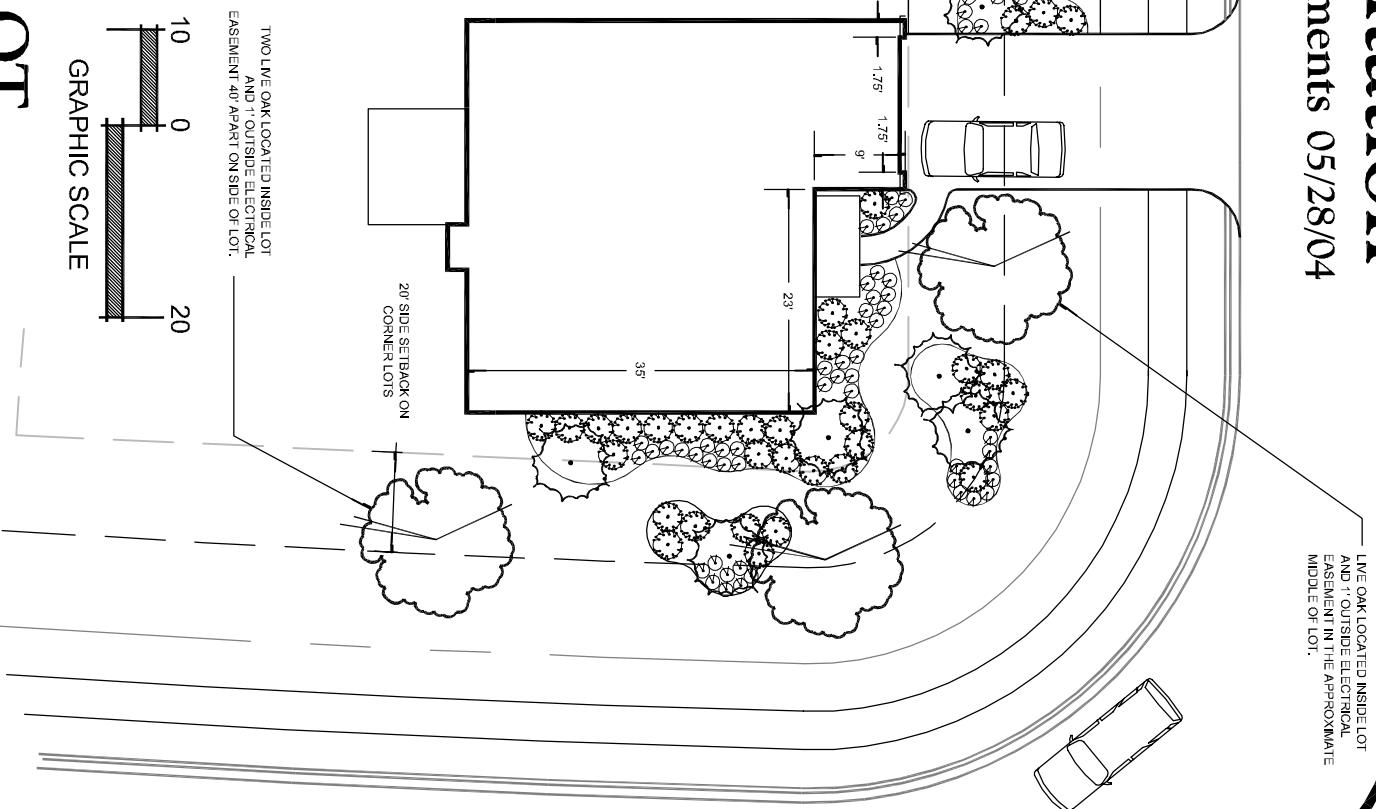
CAUTION PRIOR TO DIGGING LOCATE ALL
UNDERGROUND POWERLINES & UTILITIES!

Calculations are based on the linear feet of the houses roadway frontage. Linear feet shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the linear feet and divide by 18" (width of minimum shrub). For groundcover quantities use the linear feet as the number (i.e. 38 L.F.=38 groundcover plants). All houses shall have a minimum of four accent plants. Houses abutting a side street shall have additional plantings using the same calculation as the front except reduce the final length by 50 %. Remaining areas not planted or mulched shall be sodded.

NOTE: Electrical easement plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.

CORNER LOT

England-Thims & Miller, Inc.



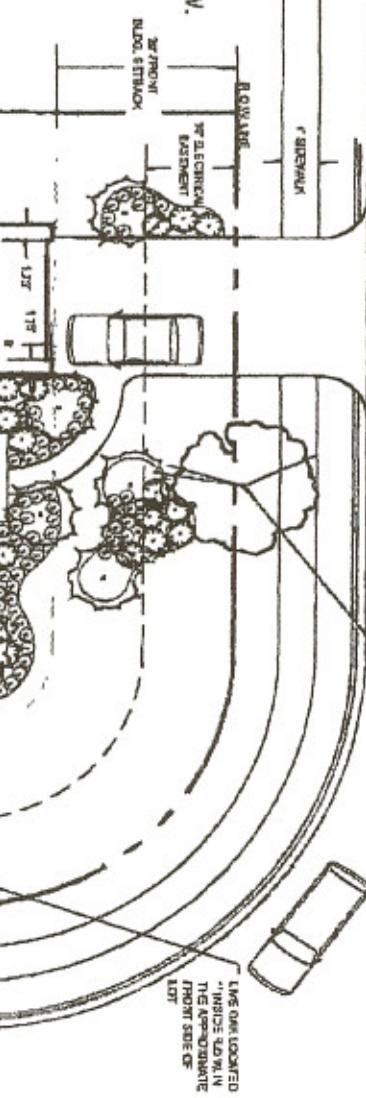
Oakleaf Plantation

Lot Landscaping Requirements @ The Oaks 05/18/04

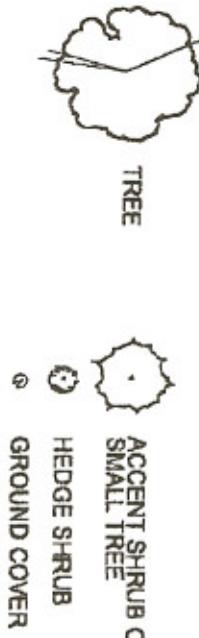
CORNER LOT	REQUIRED	PROVIDED
FRONT FRONTAGE	35 LF	
HEDGE PLANTS	18	23
ACCENT PLANTS	6	6
GROUND COVER	35	69

NOTE: THREE LIVE OAK TREES REQUIRED WITHIN R.O.W.

SIDE FRONTAGE @ 50 %	17.5' LF
HEDGE PLANTS	17
ACCENT PLANTS	2
GROUND COVER	35



PLANT SYMBOLS



CAUTION PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWERLINES & UTILITIES!

Calculations are based on the LF of the houses roadway frontage. LF shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the LF and divide by 2 (width of minimum shrub). For groundcover quantities use the LF as the number (i.e. 38 L.F. = 38 groundcover plants). All houses shall have a minimum of four accent plants. Houses abutting a side street shall have additional plantings using the same calculation as the front except reduce the final length by 50 percent. Remaining areas not planted or mulched shall be sodded.

NOTE: Electrical easement plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.

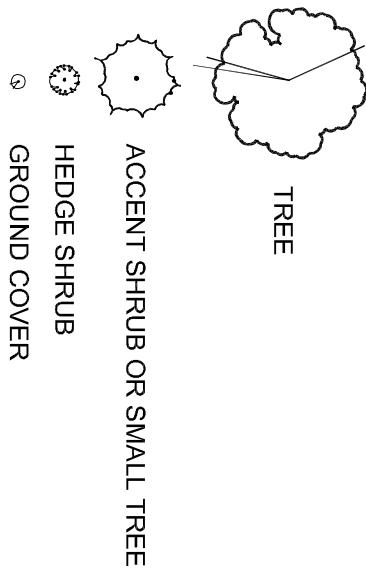
CORNER LOT

Oakleaf Plantation

Lot Landscaping Requirements 05/28/04

	REQUIRED	PROVIDED
FRONT YARD	33'	33'
HEDGE PLANTS	22	22
ACCENT PLANTS	4 MIN.	4
GROUND COVER	33	55
NOTE: ONE LIVE OAK TREE REQUIRED		

PLANT SYMBOLS



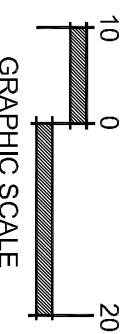
CAUTION PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWERLINES & UTILITIES!

Calculations are based on the linear-feet of the houses roadway frontage. Linear feet shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the linear feet and divide by 18"(width of minimum shrub). For groundcover quatities use the linear feet as the number (i.e. 38 L.F.=38 groundcover plants). All houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be sodded.

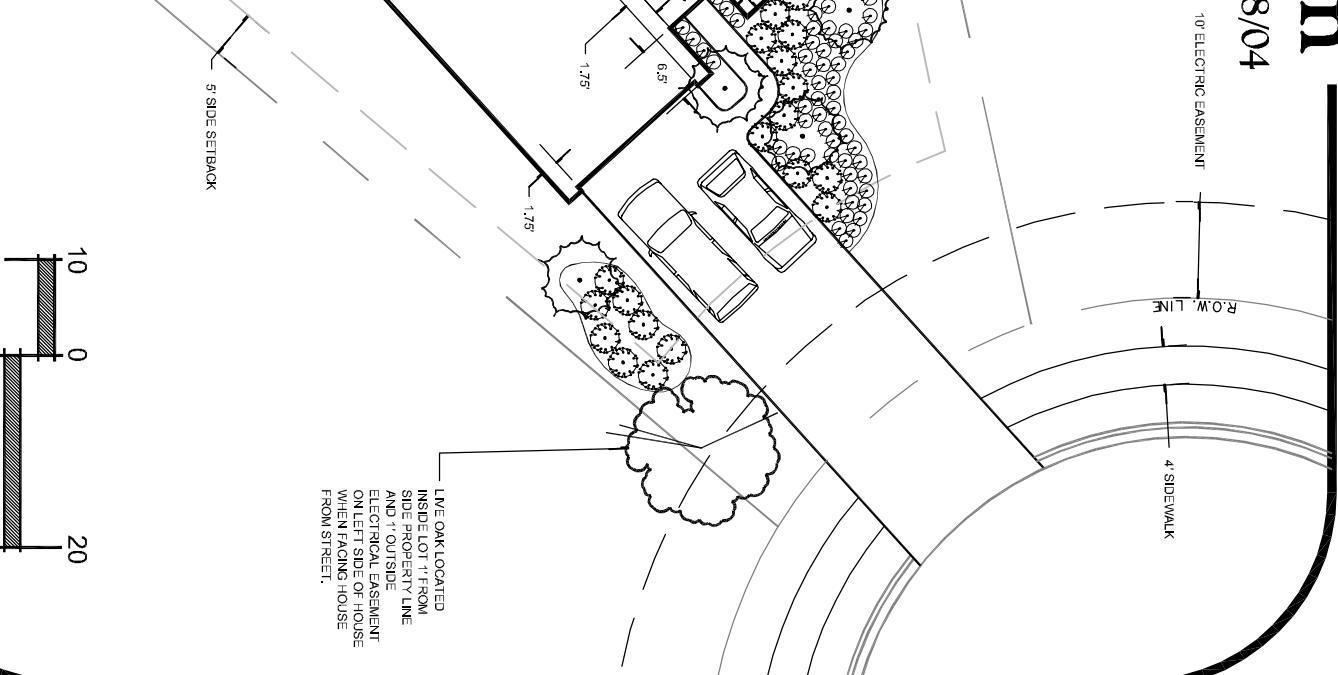
NOTE: Electrical easement plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.

CUL DE SAC LOT

England-Thims & Miller, Inc.



GRAPHIC SCALE



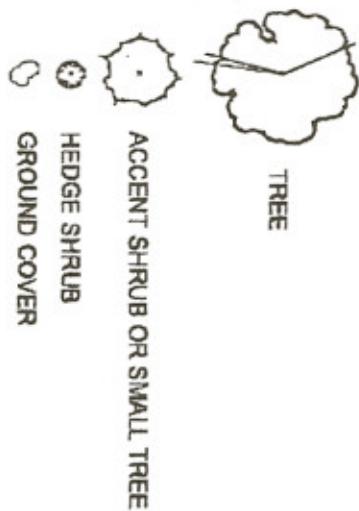
LIVE OAK LOCATED
INSIDE LOT 1' FROM
SIDE PROPERTY LINE
AND 1' OUTSIDE
ELECTRICAL EASEMENT
ON LEFT SIDE OF HOUSE
WHEN FACING HOUSE
FROM STREET.

Oakleaf Plantation

Lot Landscaping Requirements @ The Oaks 05/18/04

	<u>REQUIRED</u>	<u>PROVIDED</u>
FRONT YARD	45'L.F.	-
HEDGE PLANTS	30	36
ACCENT PLANTS	6	6
GROUND COVER	45	143
NOTE: ONE LIVE OAK TREE REQUIRED WITHIN R.O.W.		

PLANT SYMBOLS



CAUTION PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWERLINES & UTILITIES!

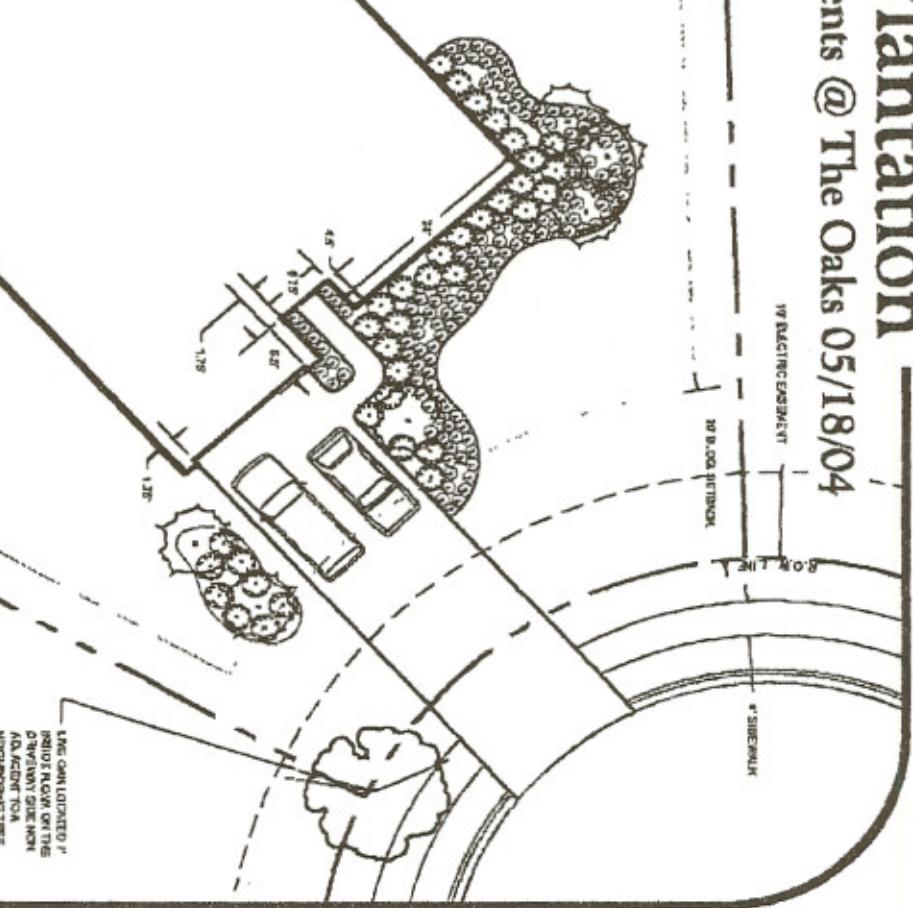
Calculations are based on the LF of the houses roadway frontage. LF shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the LF and divide by 2'(width of minimum shrub). For groundcover quantities use the LF as the number (i.e. 38 L.F.=38 groundcover plants). All houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be sodded.

NOTE: Electrical easement plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.

CUL DE SAC LOT

England-Thompson, Inc.

* THE CAN LOCATED IN
THIS PLOW ON THE
DRIVEWAY SIDE WHEN
ADJACENT TO A
NEIGHBORING TREE.

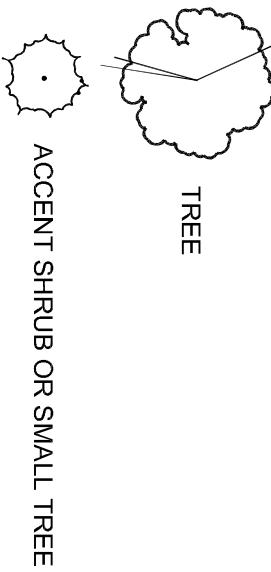


Oakleaf Plantation

Lot Landscaping Requirements 05/28/04

STANDARD LOT	REQUIRED	PROVIDED
FRONT YARD	33'	33'
HEDGE PLANTS	22	22
ACCENT PLANTS	4 MIN.	4
GROUND COVER	33	39
NOTE: ONE LIVE OAK TREE REQUIRED		

PLANT SYMBOLS



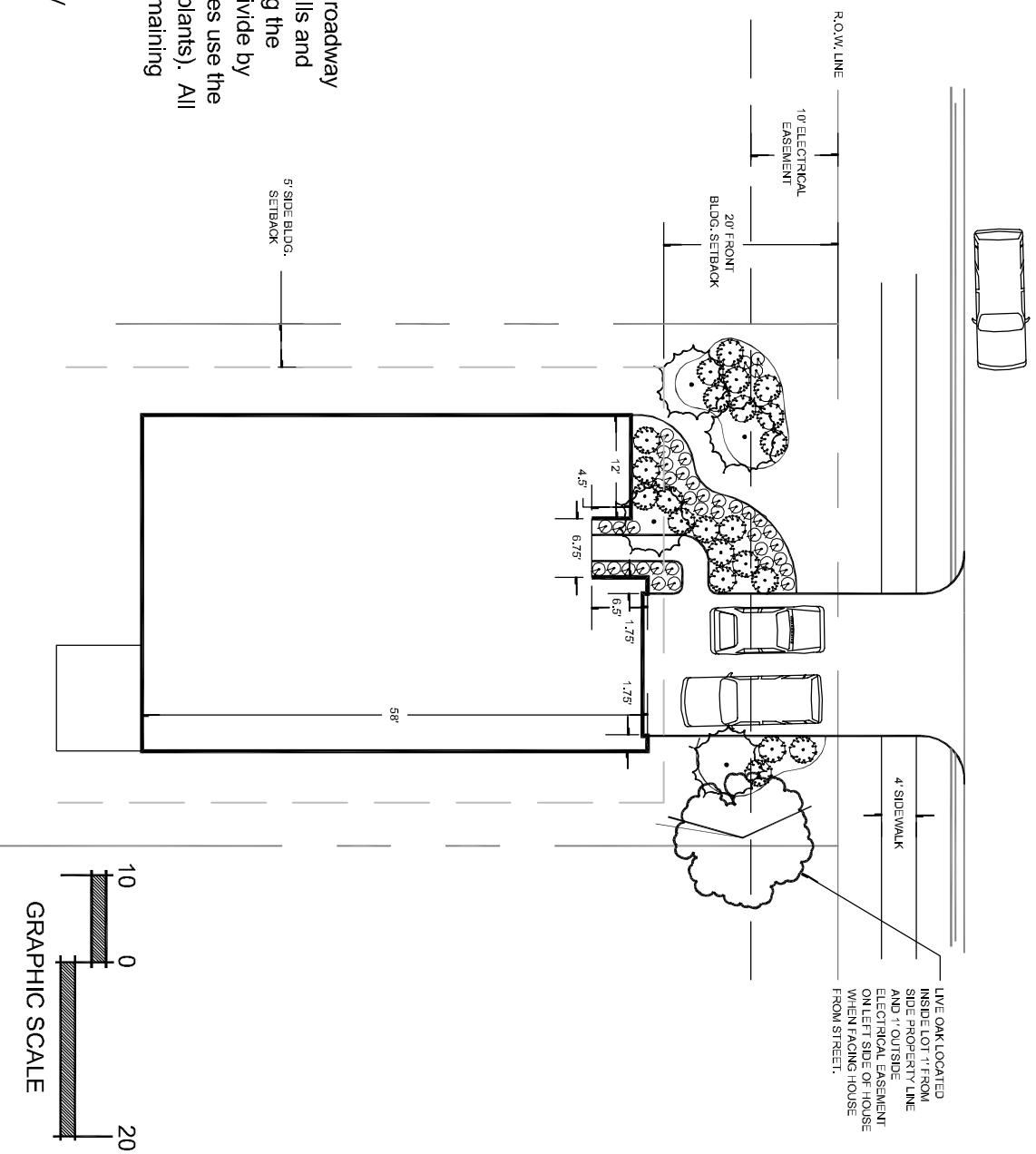
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NOTE: Electrical easement plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.

STANDARD LOT

England-Thim & Miller, Inc.

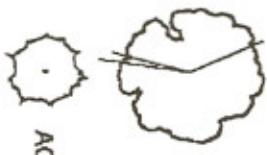


Oakleaf Plantation

Lot Landscaping Requirements @ The Oaks 05/18/04

<u>STANDARD LOT</u>	<u>REQUIRED</u>	<u>PROV/</u>
FRONT YARD	33' LF	
HEDGE PLANTS	17	22
ACCENT PLANTS	6	6
GROUND COVER	33	112
NOTE: ONE LIVE OAK TREE REQUIRED WITHIN 33' LF		

PLANT SYMBOLS



THE

- HEDGE SHRUB
GROUND COVER

ACCENT SHRUB OR SMALL TREE

**CAUTION PRIOR TO DIGGING LOCATE ALL
UNDERGROUND POWERLINES & UTILITIES!!**

Calculations are based on the LF of the houses roadway frontage. LF shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the LF and divide by 2' (width of minimum shrub). For groundcover quantities use the LF as the number (i.e. 38 LF = 38 groundcover plants). houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be sodded.

NOTE: Electrical easement plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.

STANDARD LOT

England. Thirty & Toller. Inc.

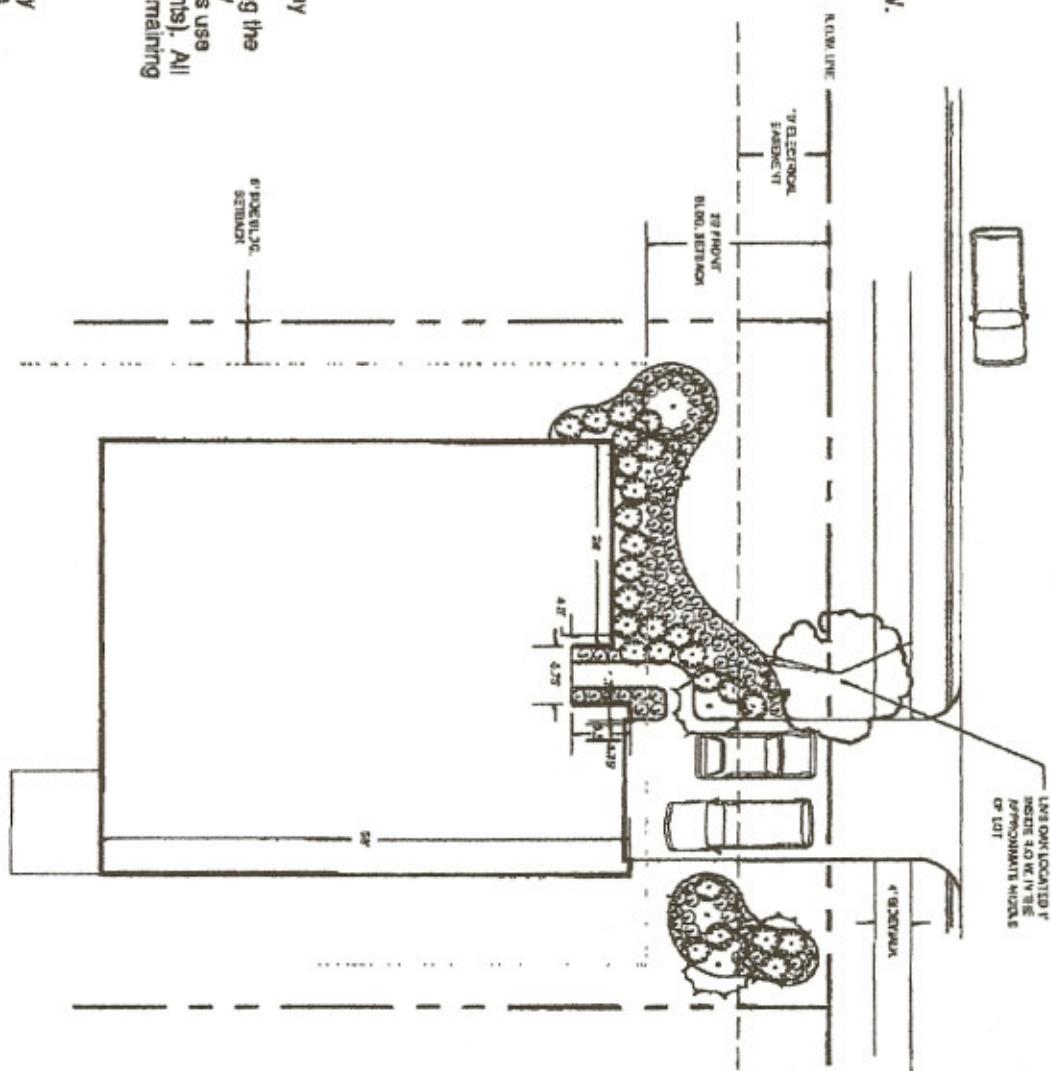


EXHIBIT D

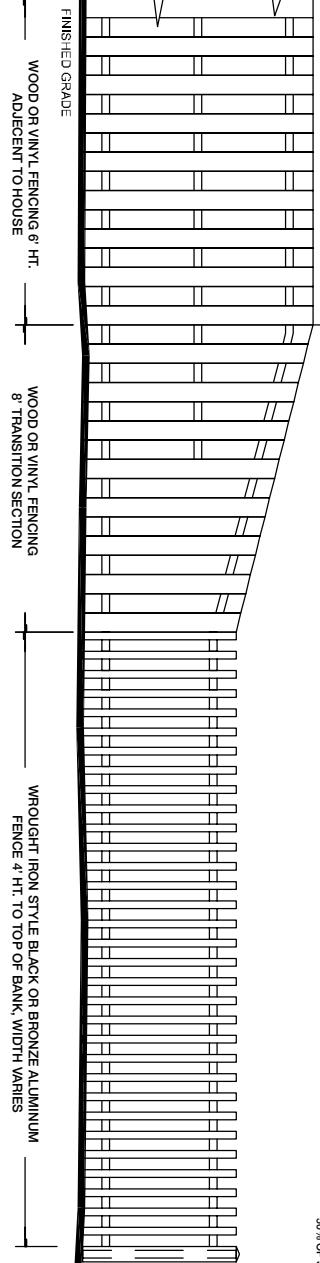
Oakleaf Plantation

Typical Fence Detail 1/5/18

SCALE 1"=5'

BACK OF HOUSE SIDE VIEW

Transition section to
begin at back corner



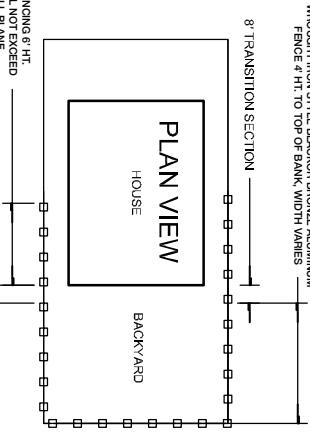
BACK OF HOUSE

FENCING FOR TOP OF BANK
4' HIGH WROUGHT IRON
STYLE BLACK ALUMINUM
FENCING -

WROUGHT IRON STYLE BLACK OR BRONZE ALUMINUM
FENCE 4 FT TO TOP OF BANK, WIDTH VARIES

CORNER POST WITH
FENCING GOING UP
SIDE OF YARD

RETENTION / DETENTION AREA



RETENTION / DETENTION AREA

OAKLEAF EAST POA