

REVISED

NEIGHBORHOOD

ARCHITECTURAL CONTROL STANDARDS

FOR

GEORGETOWN AT EAGLE TRACE

FLORIDA NATIONAL PROPERTIES, INC., the DECLARANT under the DECLARATION AND GENERAL PROTECTIVE COVENANTS FOR EAGLE TRACE COMMUNITY (GENERAL COVENANTS), and the DECLARANT under the DECLARATION OF NEIGHBORHOOD COVENANTS FOR GEORGETOWN AT EAGLE TRACE (NEIGHBORHOOD COVENANTS), has appointed an ARCHITECTURAL CONTROL COMMITTEE to review all plans and specifications for all construction prior to the start of any construction in the NEIGHBORHOOD. The ARCHITECTURAL CONTROL COMMITTEE shall, on behalf of the DECLARANT, have the authority to create and enforce Architectural Control Standards for the NEIGHBORHOOD.

The following standards are intended only as a guide to assist the Applicant in the design and construction of a single family residence in the NEIGHBORHOOD. For a complete statement of the applicable building requirements, Applicant should consult the GENERAL COVENANTS and the NEIGHBORHOOD COVENANTS. In the event of any conflict between these standards and the GENERAL COVENANTS and/or the NEIGHBORHOOD COVENANTS, the Declarant shall determine which shall control.

Neither DECLARANT nor the ARCHITECTURAL CONTROL COMMITTEE shall assume any liability or responsibility as to the sufficiency, quality or fitness for any purpose of the plans and specifications which may be approved by the ARCHITECTURAL CONTROL COMMITTEE. Approval will be based solely on aesthetic considerations.

The ARCHITECTURAL CONTROL COMMITTEE, on behalf of the DECLARANT, reserves the right to amend, revise or expand these standards as it deems necessary.

DEFINITIONS

FINAL PLANS. Professionally prepared Final Plans and Specifications and a Plot Plan and Final Landscape Plans as prepared by a Landscape Architect, all in compliance with applicable zoning codes, ordinances, these Architectural Control Standards and the GENERAL COVENANTS and NEIGHBORHOOD COVENANTS.

3/28/91

LANDSCAPE ARCHITECT. A person that is duly licensed as a landscape architect in the State of Florida.

NEIGHBORHOOD. GEORGETOWN AT EAGLE TRACE, according to the Plat thereof, as recorded in Plat Book 134, Page 44, of the Public Records of Broward County, Florida.

ARCHITECTURAL CONTROL COMMITTEE (Committee). A committee appointed by the DECLARANT to review all plans submitted for construction and design approval in the NEIGHBORHOOD.

PLAN APPROVAL PROCEDURES

1. The Applicant shall submit three (3) sets of FINAL PLANS to the Committee.
2. All approvals, approvals with modification or disapprovals of FINAL PLANS shall be given within fifteen (15) days after submission to the Committee.
3. No review of FINAL PLANS, as defined herein, shall commence until the submission has been deemed complete by the Committee.
4. In the event that the Committee does not approve the FINAL PLANS, the Committee shall not assume any liability for any loss that might be sustained by Applicant and/or his Architect, Engineer or Landscape Architect.

SITE PREPARATION AND MAINTENANCE

1. No existing trees or shrubs shall be removed from the plot without approval of the Committee. Any trees or shrubs to be moved or removed shall be indicated on the FINAL PLANS and any approval, if given, shall be given at the time of approval of FINAL PLANS.
2. All construction materials, vehicles, equipment, supplies, temporary facilities and construction activities shall be contained entirely within the building plot. The Applicant shall be responsible for any damage to subdivision improvements during construction, and any such damage shall be repaired or replaced by Applicant at its sole expense under the direction of the Committee.

3/28/91

3. All building debris shall be placed in an approved container which must be promptly removed when filled. No construction activity may commence without an approved container on the plot. A wire mesh ring may be utilized as an approved container until the time of erection of the roof trusses at which time the wire mesh ring shall be replaced with a dumpster until the completion of the project. No debris of any kind shall be placed on any plot, other than in an approved container. The Applicant shall keep the building plot clean at all times and maintain the yards and landscaping in a living, healthy and trimmed condition at all times.

HOURS OF CONSTRUCTION

All construction, repair and maintenance shall be limited to between the hours of 8:00 A.M. and 6:00 P.M., Monday through Friday and between the hours of 9:00 A.M. and 12:00 Noon on Saturday. There shall be no construction, repair or maintenance activity outside of those periods or on National Holidays except for emergency repairs. Additionally, construction will be required to be suspended during golf tournaments.

BASIC DESIGN AND PLANNING CRITERIA

1. ELEVATIONS. All elevation treatments shall follow the common architectural plan of the residence as nearly as possible.
2. EXTERIOR MATERIALS AND COLORS.
 - (a) No artificial, simulated or imitation materials shall be permitted on exterior elevations without written approval of the Committee.
 - (b) Windows: All residences shall have at least one "feature" window on the front elevation. Muntins when used, shall be utilized on all windows.
 - (c) Shutters: Window shutters, when used, shall be utilized on all elevations.
 - (d) Quoins: Quoins shall be a minimum of 1" raised stucco, with a minimum size of 18" horizontal and 16" vertical, and utilized on all elevations.

3/28/91

(e) Window Sills: Window sills shall be pre-cast and utilized on all windows.

Color:
Siberian
Haze ←

(f) Driveways and Walkways: Driveways and walkways shall be "~~pecan-tan~~" or approved equivalent as solely determined by Committee.

(g) Samples of proposed exterior materials may be required by the Committee at the time of FINAL PLAN submission.

See
color palette ←

(h) Exterior colors that, in the opinion of the Committee would be inharmonious, discordant or incongruous for the NEIGHBORHOOD shall not be permitted. Samples of proposed exterior colors shall be required at the time of FINAL PLAN submission.

(i) The minimum roof pitch shall be 7:12. A flat roof shall be permitted only if approved in writing by the Committee.

- Borral Roofing (j)

Tile roofs shall be color impregnated. The color shall be "Putty" or approved equivalent as solely determined by Committee. The painting of roof tiles is not permitted.

- Plantation Slate Like ←

- Coconut w/ white
Antique

(k) All vents and flashings shall be painted to match the approved roof color. Roof stacks and vents shall be placed so as to not be clearly visible from a bordering street. Exposed metal caps for chimneys shall not be permitted.

(l) All appurtenances, including utility connections, shall be painted so as to blend with the exterior colors.

3. WINDOWS, DOORS, SCREENED PORCHES AND PATIOS.

(a) The use of dark color screening and dark color framing is required. White, bright-finished or bright plated metal exterior doors, windows, louvers, exterior trim or structural members shall not be permitted without written approval of the Committee.

3/28/91

- (b) Plans and specifications for proposed screen enclosures shall depict the proposed screen enclosure in place on the side and rear elevation views of the main structure.

4. GARAGES, DRIVEWAYS, WALKWAYS AND EXTERIOR LIGHTING.

- (a) All residences shall have a minimum of a two (2) car garage and a maximum of a three (3) car garage unless otherwise approved in writing by the Committee. Side entry garages are encouraged and automatic garage door operators are required.
- (b) Driveways and/or walkways shall be stamped concrete, inter-locking bricks or other material approved by Committee. No asphalt, plain concrete or loose chattahoochie is permitted.
- (c) Yard Lighting: Each residence shall have a lighting fixture mounted on a post set 1' onto the property with a photo electric cell mounted on the post and connected to the main electric service. The fixture shall be a "Williamsburg" Series 3000 manufactured by Dinico Products, Inc. or approved equivalent as solely determined by Committee. Pole shall be No. 5P manufactured by Dinico Products, Inc. or equivalent as solely determined by Committee. The color shall be Verdi Green or equivalent as solely determined by Committee.
- (d) All proposed exterior lighting shall be detailed on the FINAL PLANS.

5. AWNINGS, SHUTTERS, FENCES AND WALLS.

- (a) Awnings, canopies and shutters shall not be attached or affixed to the exterior of the residence without prior written approval of the Committee.
- (b) Hurricane or storm shutters, when not installed in place, shall not be stored on the exterior of the residence.
- (c) Perimeter fences or walls shall not be permitted. Privacy enclosures shall be of masonry construction. Wood fencing material shall not be permitted.

3/28/91

6. LANDSCAPING AND IRRIGATION.

- (a) The Applicant shall be required to plant a minimum of three (3) shade trees per plot, with a minimum height of fifteen (15) feet and a crown of six (6) feet for each tree. No palm trees shall be permitted without written approval of Committee. Street trees shall be Laurel Oak or approved equivalent as solely determined by Committee.
- (b) All landscaping shall be completed according to the approved landscape plan prior to final inspection of the residence by the City of Coral Springs Building Department for a Certificate of Occupancy.
- (c) A rust-free automatic underground irrigation system of sufficient size and capacity to irrigate all sodded and landscaped areas within the plot shall be installed and used to maintain such areas in good and living condition at all times. Filter devices to insure rust-free water may be required.

7. AIR CONDITIONERS, GARBAGE AND TRASH CONTAINERS.

- (a) All air conditioning units shall be shielded and hidden so that they shall not be visible from any street or adjacent property as determined by the Committee. Air conditioning equipment located in side yards shall be located no closer than five (5') feet to side property lines.
- (b) Window and wall air conditioning units shall not be permitted.
- (c) All garbage and trash containers shall be placed in an enclosed area and shielded and/or landscaped as approved in writing by the Committee.

8. MAILBOXES, ANTENNAS AND FLAGPOLES.

- (a) All mail boxes shall conform to the uniform style and color selected for the NEIGHBORHOOD by the DECLARANT.
- (b) Outside antennas (of any type) are not permitted.

3/28/91

(c) A flagpole for display of the American Flag only shall be permitted subject to Committee's written approval of placement and design. No flagpole shall be used as an antenna.

9. SWIMMING POOLS, GAME COURTS, ACCESSORY STRUCTURES, SOLAR EQUIPMENT, PLAY EQUIPMENT AND DECORATIVE OBJECTS.

(a) Above-ground swimming pools, spas and hot tubs are not permitted. Swimming pools are not permitted in the street side setback area of the residence. Pool screening must not be visible from the street in front of the residence unless approved by the Committee. Pool screening shall be required to have additional treatment by incorporating the architectural features of the elevation treatments and/or by landscape treatment, as solely determined by the Committee.

(b) Game courts are not permitted.

(c) Accessory structures, such as play equipment or doghouses shall not be permitted unless written approval of the Committee is obtained.

(d) Solar collectors shall be placed at only those locations as determined by the Committee. Detail plans and specifications shall be submitted for approval. Approved solar collectors may require shielding from off-site view.

(e) Decorative objects, such as sculptures, birdbaths and fountains shall not be placed or installed on any plot without prior written approval of the Committee.

10. SIGNS.

All signs, including without limitation, real estate and contractors' signs, shall be approved by the Committee in writing prior to installation.

3/28/91