

The Concession Residences

Design Standards Manual

The ARCHITECTURAL REVIEW COMMITTEE has the right to make changes the Design Standards Manual from time to time. Please check with the Architectural Review Committee (ARC) Administrator to verify the latest applicable Standards prior to purchasing any property or commencing the design process. All submissions will be reviewed by the ARC using the most current Design Standard Manual in effect at the time of submission.

NOTWITHSTANDING ANYTHING CONTAINED HEREIN TO THE CONTRARY, ALL IMPROVEMENTS WITHIN THE CONCESSION RESIDENCES SHALL MEET THE REQUIREMENTS OF MANATEE COUNTY, THE SOUTHWEST FLORIDA WATER MANAGEMENT DISTRICT AND ALL OTHER GOVERNMENTAL AGENCIES HAVING JURISDICTION.

Amended and Restated Effective October 5, 2015

THE CONCESSION – DESIGN GUIDELINES

TABLE OF CONTENTS

SECTION		PAGE
ONE:	ARCHITECTURAL STANDARDS	3
TWO:	SITE PLAN STANDARDS	6
THREE:	LANDSCAPE STANDARDS	8
FOUR:	DESIGN REVIEW AND PLAN SUBMITTAL PROCESS	18

THE CONCESSION – SECTION ONE: ARCHITECTURAL STANDARDS

ARCHITECTURAL REQUIREMENTS

A. GENERAL

Each residential design shall be reviewed by the ARC on its own merits. Any approvals or consents of the ARC which can be interpreted as a variance or deviation from these Standards, but which forms a unique feature of a particular design, will not be considered a precedent for any future designs and may be disapproved or rejected by the ARC when submitted on another submission.

B. ELEVATIONS

1. Maximum residential building height shall be 35 feet as measured from the crown of the road to the highest point of the roof as defined by local zoning ordinances.
2. All residences shall be constructed at a minimum finished floor elevation established by Manatee County Code. All lots with designated finished floor elevation must be built to that elevation. The finished floor elevation may be built to a higher elevation with ARC and governmental authority approval, as applicable.
3. Ceiling heights shall be a minimum of 9' - 4".
4. Examples of acceptable wall finishes may include wood, hardi board, stucco, brick and painted brick, and cast stone. Alternate materials can be submitted to the ARC for consideration at any time.
5. Exterior trim for windows, doors and garage doors shall consist of precast stone, foam or an alternative material. Foam or an alternative material shall achieve a similar look as precast stone and shall only be installed in locations 8 feet or higher above grade in areas that are not frequently traversed by residents or guests. No scored joint bands shall be permitted.

C. ROOFS

1. The pitch of the main roof of each residence shall be consistent with the architectural style of the residence, provided however, that the main roof shall have a minimum pitch of 4:12 and a maximum pitch of 6:12, unless otherwise approved by the ARC. Flat roofs are prohibited. Roofs over loggias, cloisters, breezeways, verandas, and porches will be considered at a lower pitch as long as they are not over 20% of the total roof area. Any other deviation must be approved by that ARC.
2. Examples of acceptable soffit materials include engineered woods, treated wood, composites, cementitious panels and aluminum.
3. Overhang depths shall be a minimum of 16" from the face of the wall unless otherwise approved by the ARC
4. The following materials will be acceptable roof finishes so long as consistent with the architectural style and design of the dwelling; any others must be approved by the ARC:
 - a. Clay Tile (color to be approved)
 - b. Cement Tile (color to be approved)
 - c. Metal (standing seam)
 - d. Slate (Color to be approved)

D. FLOOR PLAN

To establish and control the limits of development within each home site, the minimum air-conditioned square footage of a dwelling (as defined in the Declaration and/or herein) on each Lot shall be as set forth in the minimum square footage chart attached to the Declaration, Exhibit "J" as amended. Air-conditioned square footage, as defined in the Declaration and herein, must be shown on plans.

All residential dwellings shall include a private fully enclosed garage within the buildable area of the home site. Garages shall accommodate a minimum of two cars.

E. HURRICANE SHUTTERS

1. Impact Resistant Windows and Doors are approved.
2. The following are additional approved methods of protecting homes from hurricanes that can be installed no earlier than after a named storm event and removed no later than 7 days after the storm has passed:
 - a. Manufactured metal panel shutter with the panels, top and bottom rails
 - b. Plywood panels
 - c. Fabric hurricane screens
3. Alternatives not permitted:
 - a. Roll-up shutters
 - b. Accordion shutters

F. MATERIALS AND COMPONENTS

1. Approved exterior finish material selections:
 - a. Wood
 - b. Stucco
 - c. Brick or Painted Brick
 - d. Cast Stone or foam trim
 - e. Hardi Board
2. Additional approved exterior materials:
 - a. Cast, Wrought Iron or Aluminum Gates, Grilles, etc.
 - b. Natural Stone (ie: limestone, coral stone, etc.)
 - c. Any others must be approved by ARC
3. All exterior doors must be made of exterior grade wood, fiberglass or insulated metal. The front entry must have a minimum height of 8' -0".
4. Windows frames shall be constructed of wood, vinyl, or alternative materials such as high-quality aluminum. Alternative materials must be approved by the ARC.
5. Recommended window types include: casement, single or double hung, bay windows and pivoting. Jalousie windows will not be allowed.
6. No reflective glass will be allowed for the exterior facades.
7. Canvas awnings above windows, doors or other openings are allowed except on the front (street) elevation. Color must be approved by the ARC.

G. COLOR

1. All exterior paint colors must be submitted for approval to the ARC. Colors are submitted and reviewed initially along with the exterior building materials submission.
2. The ARC may from time to time have available palettes of approved paint colors.
3. All color selections both before initial construction and subsequent repainting are subject to approval of the ARC.

H. UTILITY EQUIPMENT

All exterior controls, electric boxes, panels, meters, and similar equipment shall be hidden by landscaping or wing walls. The location of these items shall be submitted for review and approval.

End of Section One: Architectural Guidelines

THE CONCESSION - SECTION TWO: SITE PLAN STANDARDS

A. DRAINAGE

1. All storm water from any lot shall drain in accordance with the Master Surface Water Management System for the development.
2. Grading around all utility company pull boxes, transformers etc., shall ensure proper drainage. Planting shall be done in a manner that reduces the visual impact of these structures.

B. COMBINING LOTS

1. When lots are combined to create a unified home site, easements on each side of the common boundary between combined lots may be realigned.
2. Lots may not be combined to create a unified home site if infrastructure has been constructed between the lots. Reconfiguring and combining lots is subject to the compliance with the terms and conditions of the Declaration and the discretion of the ARC.

C. BUILDING SETBACKS

1. Roofed Structures
 - a. Setback Requirements (minimum required) are as established in the Declaration, Exhibit I, as amended.
 - b. Roof overhang of an elevated building element more than two (2) feet above grade, exclusive of usable floor area, may extend into setbacks in accordance with applicable building codes and ordinances.
2. Non-structural, Non-roofed structures
 - a. Unscreened Pools, Patios and Decks are defined as non-structural, non-roofed structures.
 - b. Any portion of a non-roofed structure is permitted within 10'-0" of the rear lot line. In all cases of rear yard encroachment, existing trees will be taken into consideration. Existing trees 4" dbh or greater that are located within 25'-0" of the rear lot line are to be preserved, and can only be relocated per the instructions found in Amendment #1 to Declaration of Protective Covenants for The Concession Residence, dated February 8, 2005, for County notification prior to relocation.
 - c. Non-structural, non-roofed structures are not permitted in the side yard setbacks.
 - d. Variances can be requested, and should be done so in writing. Such requests will be reviewed on a lot specific basis, and will only be granted due to unique hardships inherent to that individual lot. Non-structural, Non-roofed landscape structures may be permitted in the front yard setback, but only in accordance with applicable codes and ordinances, and must also be approved by the ARC.
 - e. Applicable setback codes and ordinances take priority if code setbacks are greater than defined by these guidelines.

D. WALLS AND FENCES

1. No fences or walls shall be erected on a lot unless pre-approved in writing by the ARC.
2. The homeowner must submit the wall/fence design, materials and colors along with a site plan, landscape and drainage plan to receive ARC approval.

3. Landscaping shall be required to buffer fences and walls.
4. Perimeter fences and walls shall not interfere with overall drainage of a lot or the subdivision.
5. No fence or wall taller than eight (8) feet above finished grade shall be permitted.
6. Acceptable materials shall be brick, stucco, powder coated aluminum, wrought iron, wood and stone. All materials require ARC approval. No chain link fences shall be permitted.
7. Only picket style bronze aluminum or wrought iron fences (no walls) shall be permitted beyond the rear of the home structure and such fence shall not materially adversely impact a preserve or lake view of any neighboring lot.
8. Walls/fences shall be constructed no closer than 5 feet to the side and rear property lines. Details for the design are available through the ARC.
9. Homeowners are responsible for repairs, replacement and maintenance of fences, walls and landscaping within easements.

E. SIDEWALKS

Sidewalks shall be installed on each lot by the lot owner or builder in accordance with the approved site plan for the community and completed on or before the earlier of: (1) issuance of CO for the residence, or; (2) County completion date required by County Land Development Regulations or the Governmental Approvals for the community.

F. ANCILLARY EQUIPMENT

1. All mechanical equipment, such as air conditioning units, oil or fuel tanks, bottle gas tanks, and permanently affixed swimming pool equipment shall be placed underground, or placed in areas adjacent to structures which are visually screened.
2. Screening can be provided by landscaped masonry walls, decorative fencing, landscaping or a combination of these options.

G. MAIL BOXES

The Concession approved standard mail box is to be installed at each residence, along the street. Details for the design are available through the ARC.

H. ANTENNAS AND RECEIVERS

1. Receivers shall be located, installed and screened as approved by the ARC.
2. The location must minimize the visual impact as viewed from adjacent street, road, neighbor, and / or golf course.

I. WELLS

1. No wells for any purpose other than outside landscape irrigation shall be permitted.

J. SEPTIC TANKS

1. No septic tanks are allowed in the development.

K. SCREEN ENCLOSURES

1. Screen enclosures must be approved by the ARC. The screen enclosure frame shall be bronze in color. The screen mesh shall be black.

End of Section Two: Site Plan Guidelines

THE CONCESSION - SECTION THREE: LANDSCAPE STANDARDS

A. GENERAL

The ARC will review each landscape design on its own merits. Any approvals or consents by the ARC which can be interpreted as a variance or deviation from these Standards, but which forms a unique feature of a particular design, will not be considered a precedent for any future designs and may be disapproved or rejected by the ARC when submitted on another submission.

B. SUSTAINABLE DESIGN

Keeping within the guiding principles, the Applicant's proposed landscape design must work with existing natural ecological systems and respond to the regional and site influences of sun, wind and drainage patterns, soil quality, green space connectivity, etc. Materials must be selected to complement the architectural character of the house, respond to the regional influences noted above and adhere to principles of sustainable design.

C. LANDSCAPE IMPLEMENTATION

Notwithstanding anything to the contrary contained herein, the ARC retains the right to require additional landscaping material, as it deems necessary, in its sole discretion.

1. The following requirements are established to help ensure quality implementation procedures for landscape and irrigation:
 - a. All plants installed shall be Florida No. 1 quality or better in accordance with Grades and Standards for Nursery Plants, State of Florida, Second Edition.
 - b. The minimum number of canopy trees required per lot is as defined in Exhibit G, NOTICE TO BUYER, as amended.
 - c. Lots with existing Oak trees, or other native specie canopy trees may be used for credit, as approved by the ARC.
2. Grassing
 - a. Zoysia is required.
3. Berming
 - a. Where berming is designed into the project, a contour plan shall be submitted to ARC for approval.
 - b. Unacceptable Landscape and Hardscape Materials
 - c. The ARC shall have sole discretion to reject any proposed materials that are not listed on the preferred plant palette. Any and all plants considered to be an invasive
 - d. Exotic by the State of Florida are not permitted for use.
 - e. Mulches made from rubber, recycled palettes, and dyed materials (other than non-toxic coco colored mulch,) are not acceptable to any extent or use within The Concession.
4. Special Considerations
 - a. All Conservation Areas have been dedicated for protection, and the homeowners are prohibited from clearing any vegetation within this Conservation Easement. Each lot owner with wetland

frontage is advised of the existence of Conservation Areas and informed of the requirements to preserve the wetlands and minimize disturbance from development. Wetland clearing and alteration for residential use is to be limited in accordance with all applicable governmental authorities and the Declaration.

- b. Approval to clear existing vegetation in naturalized/common areas or conservations areas must be obtained by the Owner through the Manatee County Environmental Protection Department. The ARC is to be notified of such requests to the County and any resulting activity.
- c. No sand beaches, other than naturally occurring sand or other shoreline alterations shall be allowed.
- d. Tree Protection: Existing trees 4" dbh or greater that are located within 25'-0" of the rear lot line are to be preserved and not removed. Trees meeting this requirement may be relocated to another location on the lot, or they may be removed if replacement trees are planted in another location on the lot equal to the total caliper of the trees removed. See the detailed instructions found in Amendment #1 to Declaration of Protective Covenants for The Concession Residence, dated February 8, 2005, for County notification prior to relocation.
- e. Tree Installation Requirement: Each lot shall include a minimum of three (3) 3" caliper trees of the following specie: Oak, Magnolia, Elm, Maple, Loblolly Bay, Bald Cypress, Wax Myrtle and Holly Trees.

D. BUFFER PLANTING REQUIREMENTS

1. Front Yard

A front yard buffer is required at each residence to provide separation from the street zone to the less public front yard area. The intent is to diminish views into the property, to offer privacy while allowing selective views to the residence for street interest, and a feeling of community.

Additional requirements are as follows:

- a. No shrubs shall be planted in the right-of-way. No hardscape is permitted within the right-of-way. (A single walkway is permitted to extend from the residence to the community sidewalk.)
 - b. The space between the community sidewalk and the front property line, approximately 2 to 4 feet wide depending upon the lot, is to be filled with a continuous strip of sod and maintained by the property owner.
 - c. The front edge of the buffer is to align with the front property line.
 - d. Various heights of plant material may be used in the front buffer to achieve a tiered/layered effect.
 - e. 85% of plantings selected for the front yard buffer must be taken from the preferred plant palette. Supplemental plant material must be approved by the ARC.
 - f. Corner lots should be provided with two front yard buffers; one adjacent to each street face.
- ### **2. Side Yard**

A side yard buffer is to be provided along the entire property line from the front (street side) to fifteen (15) feet from the rear property line. Plantings may consist of trees and understory material along the shared property line.

Additional requirements are as follows:

- a. 85% of plantings selected for the side yard buffer must be taken from the preferred plant palette. Supplemental plant material must be approved by the ARC.
- b. Various heights of plant material may be used in the side buffer to achieve a tiered/layered effect.
- c. Plantings shall not negatively impact drainage swales, which may be located between properties. Drainage easements are to be planted with sod, as stipulated by Manatee County.

3. Rear Yard

The Rear yard buffer is to be provided no closer than 10' from the rear property line.

Additional requirements are as follows:

- a. General landscaping is allowed to within 10 feet of the rear property line. Existing foliage within the remaining 10'-0" should be maintained to provide a transition into the natural setting.
- b. 85% of plantings selected for the rear yard buffer must be taken from the preferred plant palette. Supplemental plant material must be approved by the ARC.
- c. Plantings shall not negatively impact drainage swales, which may be located at the rear of the lot.

4. Rear Yard with Lake Frontage

It is important for the rear yard of lots on lake frontage to have a unifying theme to their appearance. This enhances the views, for all, around the lake. In lieu of the rear yard requirements for a standard lot, the following is to be provided. (If a fence occurs along the rear of the property, the required rear buffer is to be located along the lake side of the fence.)

- A minimum of three Bald Cypress trees shall be installed in the area of top of bank.
- A minimum of three Cabbage Palms must be planted in the area of top of bank.
- A minimum of twenty-five Dwarf Fakahatchee Grass or Spartina must be installed in conjunction with the cypress trees, and located in the area of top of bank.

In addition:

- a. Landscaping is allowed to within 10'-0" of the rear property line. The remaining 10' -0" is to remain clear and only planted with sod. This area is required by the community to maintain the lake.
- b. 85% of plantings selected for the rear yard buffer must be taken from the preferred plant palette. Supplemental plant material must be approved by the ARC.
- c. Plantings shall not negatively impact drainage swales, which may be located at the rear of the lot.

5. Building Perimeter

More flexibility is given to the areas immediately adjacent to the residence with regard to material selection.

Specific requirements are as follows:

- a. In no case shall turf abut vertical walls or screen enclosures unless otherwise approved by the ARC.
- b. 75% of plantings selected for the building perimeter must be taken from the preferred plant palette. Supplemental plant material must be approved by the ARC.
- c. All mechanical, electrical and plumbing equipment must be screened from view by plant material.

- d. Sidewalks, patios, fountains, benches and other landscape amenities are required to be shown on plans for review by ARC, along with cut sheets of proposed landscape features.
- e. Additional landscaping is required along the outside perimeter of screen enclosures to reduce the visual impact. Plantings within screened pool patio areas are not subject to ARC review.

E. PLANT PALETTE

1. Unacceptable

Arbor Vitae (Thuja orientalis)
 Australian Pine (Casuarina spp.)
 Bamboo (Bambusa spp.)
 Brazilian Pepper (Schinus spp.)
 Chinaberry (Melia Azedarach)
 Date Palms (canariensis or dactylifera)
 Ear Tree (Enterolobium cyclocarpum)
 Eucalyptus (Eucalyptus spp.)
 French Mulberry (Morus alba)
 Mimosa (Albizia spp.)
 Nandina (Nandina domestica)
 Norfolk Island Pines (Araucaria heterophylla)
 Punk Trees (Melaleuca spp.)
 Queen Palm (Arecastrum romanzoffianum)
 (Notwithstanding the foregoing, non-invasive clumping types of Bamboo and Medjool Date Palms may be allowed at the discretion of the ARC.)

2. Acceptable

It is the responsibility of the individual designer to appropriately select materials which are suitable for use with respect to cold tolerance, soil conditions or other. Native plants which may not appear on the list below are generally acceptable provided they are not invasive or otherwise inappropriate or objectionable (i.e. Ficus Aerea, strangler fig is native but obviously unacceptable.) Tropical or exotic plants not shown on the list below and requested for use on plans are discouraged. Acceptability of plants not shown on the Preferred Plant Palette shall be at the sole discretion of ARC.

Acceptable Canopy Trees

Longleaf Pine (Pinus palustris)
 Live Oak (Quercus virginiana)
 Laurel Oak (Quercus laurifolia)
 Red Maple (Acer rubrum)
 River Birch (Betula nigra)
 Shumard Oak (Quercus shumardii)
 Slash Pine (Pinus elliotii)
 Southern Magnolia (Magnolia grandiflora)
 Southern Red Cedar (Juniperus virginiana)
 Sweetgum (Liquidambar styraciflua)
 Sycamore (Platanus occidentalis)

Acceptable Accent / Flowering Trees

Bald cypress (Taxodium distichum)
 Carolina Cherry Laurel (Prunus caroliniana)
 Crape-Myrtle (Lagerstromia indica)

Dahoon Holly (*Ilex cassine*)
East Palatka Holly (*Ilex x Attenuata*)
Florida Boxwood (*Schaefferia Fruitescens*)
Frangipani (*Plumeria rubra*)
Jacaranda (*Jacaranda mimosifolia*)
Loblolly Bay (*Gordonia lasianthus*)
Ligustrum (*Ligustrum japonica*)
Magnolia Spp.
Majestic Beauty (*Rhaphiopsis Majestic Beauty*)
Nellie Stevens Holly (*Ilex Nellie R.Stevens*)
Orchid Tree (*Bauhinia purpurea*)
Peltophorum (*Peltoforum pterocarpum*)
Red Bay (*Persea Borbonia*)
Savannah Holly (*Hex opaca*, "Savannah")
Simpson Stopper (*Myrcianthes Fragrans*)
Spanish Stopper (*Eugenia Foetida*)
Tabebuia varieties (*Tabebuiaspp.*)
Wax Myrtle (*Myrica cerifera*)
White Stopper (*Eugenia Axilaris*)
Walters Viburnum (*Viburnum Obovatum*)
Yaupon Holly (*Ilex Vomitoria*)

Acceptable Palms

Dwarf Palmetto (*Sabal Minor*)
Everglades Palm (*Paurotis wrightii*)
European Fan Palm (*Chamerops humilis*)
Lady Palm (*Rhapis excelsa*)
Needle Palm (*Rhapidophyllum Hystrix*)
Pygmy Date (*Phoenix roebelenii*)
Saw Palmetto (*Serenoa repens*)
Sabal / Cabbage Palm (*Sabal Palmetto*)
Wild Date Palm (*Phoenix Sylvertris*)
Windmill Palm (*Trachycarpus fortunei*)
Phoenix canariensis
Royal palm
Cuban royal palm

Acceptable Fruit Trees (in building parameter area only)

Citrus
Flatwoods Plum
Loquat
Guava

Acceptable Shrubs/Accent Plants

Allamanda (*Allamanda cathartica*)
Anise (*Illicium floridanum*)
Beauty Berry (*Callicarpa America*)
Bird of Paradise (*Strelitzia reginae*)
Blue Porterweed (*Stachytarpheta Tarnaicensis*)
Camelia (*Camelia japonica*)
Cardboard Plant (*Zarnia furfuracea*)

Coontie (*Zamia pumila*)
 Cast Iron Plant (*Aspidistra elatior*)
 Coral Bean (*Erythrina herbacea*)
 Crinum Lily (*Crinum asiaticum*)
 Coco Plum (*Chrysobalanus icaco*)
 Dwarf Horned Holly (*Ilex cornuta rotunda*)
 Dwarf Yaupon (*Ilex vomitoria nana*)
 Dwarf Schefflera (*Schefflera arboricola*) (Variegated species are not acceptable)
 Gardenia (*Gardenia* spp.)
 Glory Bush (*Tibochina*)
 Gold Mound Duranta (*Duranta Erecta*) native
 Indian Hawthorn (*Raphiolepis indica*)
 Inkberry (*Ilex Glabra*)
 Jasmine (*Jasminum multiflorum*)
 Pittosporum (*Pittosporum* spp.)
 Podocarpus macrophylla
 Loropetalum (*Loropetalum chinense*)
 Myrsine, Rapanea (*Myrsine Guianensis*)
 Plumbago (*Plumbago* spp.)
 Philodendron Spp.
 Privet Cassia (*Cassia Ligustrina*)
 Sandankwa (*Viburnum* spp.)
 Swamp Lily (*Crinum americanum*)
 Thryallis (*Galphimia gracillis*)
 Varnish Leaf (*Dodonaea Viscosa*)
 Walters Viburnum (*Viburnum obovatum*)
 Wax Myrtle (*Myrica Cerifera*)
 White Bird of Paradise (*Strelitzia*)
 Wild Coffee (*Psychotria Nervosa*)
 Yucca (*Yucca* spp.)
 Zz plant (*Zamiaoculcas zamiifolia*)
 Rosa "knock out"

Acceptable Grasses & Ground Cover

African Iris (*Moraea iridiodes*)
 Lily of the Nile (*Agapanthus african us*)
 Blue Daze (*Evolvulus glomeratus*)
 Boston Fern (*Nephrolepis Exalta 'Bostonienis'*)
 Carolina Jessamine (*Gelsemium sempervirens*)
 Coral Honeysuckle (*Lonicera sempervirens*)
 Cord Grass (*Spartina patens*)
 Coontie (*Zamia floridana*)
 Creeping Fig (*Ficus pumila*)
 Daylilies (*Hemerocallis* spp.)
 Dwarf Indian Hawthorn (*Rhaphiolepis indica*)
 Fakahatchee Grass (*Tripsacum dactyloides*)
 Florida Paintbrush (*carphophorus corymbosus*)
 Fishtail Fern (*Nephrolepis Biserata 'fureans'*)
 Fountain Grass (*Pennisetum* Spp.)
 Gaillardia / Blanket Flower (*Gaillardia pulchella*)

Honeysuckle (*Lonicera sempervirens*)
Holly Fern (*Cyrtomium falcatum*)
Iris (*Iris* spp.)
Ivy (*Hedra canariensis*)
Lantana (*Lantana involucrata*)
Leather Fern (*Acrostichum Danaeifolium*)
Liriope (*Liriope muscarii* "Evergreen Giant")
Macho Fern (*Nephrolepis Falcata*)
Mexican Blue Bells (*Ruellia macosperma*)
Mondo Grass (*Ophiopogon japonicum*)
Muhly Grass (*Muhlenbergia capillaris*)
Pentas (*Pentas lanceolata*)
Periwinkle (*Vinca major*)
Purple Queen (*Setcreasea*)
Society Garlic (*Tulbahgia fragrans*)
Spartina / Saltmeadow Cordgrass (*Spartina patens*)
Swamp Fern (*Blechnum Serulatum*)
Swamp Sunflower (*Helianthus angustifolius*)
Sword Fern (*Nephrolepis exaltata cordifolia*)
Tampa Verbena (*Verbena* spp.)
Trachelospermum jasminoides varieties
Yaupon Holly (*Ilex vomitoria*)
Xanadu (*Philodendrum 'Xanadu'*)
Wart Fern (*Microsorium Scolopendrium*)

Acceptable Sod

Zoysia

Acceptable Vines

Carolina Jessamine (*Gelsemium* spp.)
Confederate Jasmine (*Trachelospermumjaminsoides*)
Coral Honeysuckle (*Lonicera Sempervirens*)
Trumpet Vine (*Campis Radicans*)
Bougainvillea Spp.
Fig Vine (*Ficus Pumila*)

3. Lakefront Native Aquatic Vegetation

Trees

Bald Cypress (*Taxodium distichum*)
Common Willow (*Salix caroliniana*)
Dahoon Holly (*Ilex cassine*)
Hornbeam (*Carpinus carolianiana*)
Loblolly Bay (*Gordonia lasianthus*)
Pond Cypress (*Taxodium ascendens*)
Red Maple (*Acer rubrum*)
Sugar Berry (*Celtis laeuigata*)
Sweet Bay (*Magnolia virginiana*)
Sweet Gum (*Liquidambar styraciflua*)
Water Ash (*Fraxinus caroliniana*)

Water Locust (*Gleditsia aquatica*)

Shrubs

Buttonbush (*Cephalanthus occidentalis*)

Pond Apple (*Annona glabra*)

Spanish Stopper (*Eugenia foetida*)

Simpson Stoppel' (*Myricanthes fragrans*)

St. Johns Wart (*Hypericum fasciculatum*)

Swamp Dogwood (*Cornus stricta*)

Water Willow (*Justicia ovata*)

Wax Myrtle (*Myrica cerifera*)

Grasses/ Forbs

Alligator Weed (*Alternanthera philoxeroides*)

Arrow Arum (*Peltandra virginica*)

Arrowhead (*Sagittaria tracyi*)

Bulrush (*Scirpus* spp.)

Maidencane (*Panicum hemitomon*)

Narrowleaf Sawgrass (*Calidium mariscoides*)

Pickerelweed(*Pontederia lancolata*)

Swamp Fern (*Blechnum serrulatum*)

F. IRRIGATION

Since water is one of Florida's most valuable resources, irrigation means and methods are key components of sustainable design and environmental responsiveness.

1. Low volume irrigation including micro and drip irrigation techniques are encouraged for accurate water placement and minimal runoff, overspray and evaporation.
2. 100% coverage and overlap is essential to sustain plant material in the Florida environment to maintain health and viability.
3. All irrigation designs shall meet or exceed all applicable codes and ordinances requiring water wise irrigation techniques.
4. The use of cisterns to collect water from rain gutters and hardscape areas for use in irrigation is encouraged.
5. Retention pond water is not a source for irrigation water.
6. Wells for irrigation must be obtained from and approved by Manatee County. All current county codes and regulations are to be enforced.
7. Homeowners are prohibiting from utilizing the community's common area irrigation system to irrigate their home's landscaping.
8. The sod and oak trees within the right of way (between the road and sidewalk) directly in front of a homeowner's lot shall be removed from the community's common area irrigation system and irrigated through the homeowner's irrigation system once the homeowner's system is installed.
9. All low volume lateral lines shall be completely concealed below mulch and staked to keep from working up through the mulch.

G. CIRCULATION

Materials selected for the driveway, walkways, and sidewalks are to complement the architectural style and, generally, respond to roof material for color and texture. All driveways (ingress and egress areas) are required to have Belgian block, clay brick, tumbled concrete pavers, interlocking concrete pavers, Jerusalem stone, cobblestone or other approved paving material from the street's edge to the residence. Asphalt is prohibited.

Driveways will be a maximum of 16' -0" in width between the street curb and the front yard buffer. Paving materials shall be submitted to the ARC for approval. Acceptability of driveway materials and layout shall be at the sole discretion of ARC.

H. EXTERIOR LIGHTING

All lighting plans and visible exterior light fixtures shall be submitted to the ARC for approval. The lighting plan will provide, at minimum, fixture location, fixture type and material, type of lamp, lamp wattage, lamp beam spread and method of mounting fixture. Transformer locations or power sources to be shown. Method of control of lights to be stated on plans (e.g. timers and / or photocells). Location of building mounted fixtures shall be shown.

1. Overall principles for lot lighting will embody the following:
 - a. All landscape lighting shall be of a soft and diffused character used to illuminate landscape planting.
 - b. Illumination of building surfaces will be allowed if used to compliment the architecture of the house.
 - f. Light levels shall not vary greatly between separate illuminated areas, and areas not illuminated. Light pollution from atmospheric spill, excessive lighting sources, or other errors in design judgment or installation shall be subject to correction if deemed intrusive by the ARC upon final installation and inspection. Excessive light sources from Landscape Fixtures that are visible from the road will not be allowed.
 - g. Lighting shall generally not be conspicuous. When light from light fixtures is directly visible, the lamping shall be low wattage to prevent sharp contrasts from surrounding areas at night.
 - h. All lighting fixtures and installation shall meet state and locate electrical codes.
2. Light Sources
 - a. Halogen light sources, compact fluorescent or metal halides are allowed. b. High pressure sodium or mercury vapor light sources will not be allowed
 - b. No colored lamps will be allowed (e.g., red, blue, or amber.) (Temporary installations for holidays are acceptable).
3. Fixtures
 - a. All landscape lighting fixtures shall be of architectural grade.
4. Security Lighting
 - a. All security lighting must be approved by the ARC, and conform to the standards as noted above.
5. Energy Conservation
 - a. Photocells and timers will be used wherever possible to reduce energy consumption.

MAINTENANCE AND REVIEW PROCESS

I. MAINTENANCE

1. Overall Maintenance Program - Minimum Frequency

Lawn Service	Weekly
Tree and Shrub Service	Monthly

2. Tree Pruning

Tree pruning is to take into account past pruning, canopy trimming guidelines based on dbh and height, and provide root injections when needed. Pruning is for the health of the tree and is encouraged.

3. Trimming

Required front and side landscape buffers are intended to provide privacy for each home site. Severe pruning of landscape buffers is prohibited.

4. Replacing Plant Material

Homeowners will be responsible for replacement of dead, diseased or otherwise objectionable plant material within thirty days of plant material "diagnosis" or notice from ARC whichever comes first. Minimum replacement size of Required Lot Tree will comply with original installation specifications; minimum replacement size of ROW trees to match that being replaced.

J. DESIGN REVIEW PROCESS

1. Landscape Review

Landscape design plans are required to be submitted to the ARC for approval no later than at the time of 50% complete construction; specifically, after the roof is on and the exterior wall finish (including paint application) is complete.

ARC approval is required prior to commencement of any landscaping, which includes landscape site preparation and irrigation installation.

The ARC will review the property for final compliance approval. Noncompliance items have thirty (30) days to correct any issues.

End of Section Three: Landscape Standards

THE CONCESSION - SECTION FOUR: DESIGN REVIEW AND PLAN

SUBMITTAL PROCESS

A. DESIGN REVIEW PROCESS

1. A conceptual submittal is required by the ARC in order to avoid unnecessary time and expense associated with the preparation of Final plans.
2. All submittals whether conceptual or final must include two (2) sets of drawings for ARC review. Once reviewed, one (1) set of comments and redlined drawings will be returned to the Builder or Architect, with one kept at the ARC. It is the responsibility of the Builder or Architect to keep the Owner informed of the review comments and any subsequent design changes.
3. All Builders must be on the ARC approved builders list.
4. A design review application and a non-refundable application fee shall accompany the first submission. If a concerted effort in pursuit of final approval of any submission is interrupted by the owner for a period of more than six (6) months, or if the design solution is substantially modified as determined by the ARC, it shall be viewed as a new application requiring a new non-refundable application fee. Each submission shall include an information block containing:
 - a. North arrow and scales
 - b. Street names
 - c. Submission date
 - d. Date of each revision, change or plan reissue
 - e. Name of the lot owner and lot number
 - f. Name, address, telephone number and Florida license number of the design professionals

The Plan Review Fee will be used to compensate consultants, for professional services required by the ARC in the course of the review process, and to respond to violations of the "Declaration" or violations in the course of construction.

If the deposit is exhausted in the course of the review process, an additional deposit equal to one-half the original sum must be submitted for review to proceed. This procedure will be repeated until approval is obtained.

B. DESIGN REVIEW FEES

Design Review Fees shall be payable to the ARC.

1. New Homes (by square foot of living space):
 - a. Under 7,000 sq. ft.
Plan Review: \$1,200.00 non-refundable application fee
 - b. 7,000 sq. ft. to 12,000 sq. ft.
Plan Review: \$2,500.00 non-refundable application fee
 - c. Over 12,000 sq. ft.
The ARC reserves the right to establish the Plan Review Fee
2. Accessory Building (any free standing building other than residences or guest houses):
Plan Review: \$600.00 non-refundable application fee
3. Guest House

- Plan Review: \$1,200.00 non-refundable application fee
- 4. Building Changes affecting the Exterior of an existing Home
 - a. 25% or more added area to the existing home and related exterior alterations including landscape and hardscape:
Plan Review: \$1,000.00 non-refundable application fee
 - b. Less than 25% added area to the existing home and related exterior alterations including landscape and hardscape or renovation confined to the foot print of an existing residence:
Plan Review: \$600.00 non-refundable application fee
- 5. Minor Building Changes affecting the Exterior of the Home
Additions including swimming pools, patios, terraces and/or extensive re-landscaping / hardscape:
Plan Review: \$300.00 non-refundable application fee

The ARC reserves the right in its sole discretion to waive fees for selected Lots.

C. CONCEPT REVIEW

To ensure architectural consistency of The Concession, a concept review must be arranged with the ARC. Two (2) sets of the following materials will be submitted with the completed Design Review Application. If the concept review is for a "speculative" client, a design review fee is not required until the client contract is signed. If the client has signed with the builder, the Plan Review Fee is required at the time of concept review submission.

1. ARC Design Review Application - General Information Sheet and Review Form
2. ARC Design Review fee
3. Site plan indicating required setbacks, proposed building placement, hardscape, driveway, proposed pool (if any) and all potential auxiliary structures. In addition, locate all existing trees on the lot, and the proposed layout of all required trees.
4. Concept floor plan (1/8 inch minimum scale), and
5. All four concept exterior elevations drawn to scale (sketch form acceptable).

D. FINAL REVIEW

The Final Review is meant to provide the Owner and the ARC with drawings that illustrate and communicate a fully developed Final design that is well integrated with the site and surroundings. The drawing shall be hard line, to scale.

The ARC requires two (2) sets of the following Design Development Drawings:

1. ARC Design Review Application -Review Form
2. Certified Survey Showing grades with arrows depicting compliance with Master Drainage Plan.
3. Final Site Plan Showing (1/8" scale or 1"= 1'-0")
 - a. All easements and all applicable setbacks,
 - b. Pool, patio, hardscape, and driveway,
 - c. Slab elevations,
 - d. All service yards, mechanical equipment, trash areas, pool fences,
 - e. All utility service locations,
 - f. Existing trees, required trees and landscape buffers,
 - g. Required and actual building setbacks.
4. Final Floor Plans Showing (1/4" scale)

- a. Rooms designated by name and dimensions,
 - b. Locations of gas hook ups,
 - c. Door and window locations,
 - d. Square footage including all living, air-conditioned space
 - e. Square footage of covered outdoor areas,
 - f. Square footage of garage, mechanical and storage
5. Exterior Elevations Showing:
- a. All exterior elevations,
 - b. Exterior materials and finishes labeled (including light fixtures, etc.),
 - c. Profiles of all exterior trim, crowns, sills, etc.
6. Roof Plan Showing location(s) of roof vents.
7. Material Finish Specifications:
- 1. Windows (sample or product information must be submitted). Window approved by ARC must be installed in residence, and
 - 2. Samples of all proposed finishes showing exterior materials, textures (including stucco texture,) and colors of the building, trim, window, fascia, hardscape, and roof tile.

Portions 8 and 9 are part of the Final Review, however, they can be submitted at 50% construction completion (once roof installation is complete.)

8. On-site Color Review:

Paint color review samples shall be applied to two wall sections along a common front corner of the house. The painted area shall be a minimum of 4' -0" wide along each wall, and will encompass the roof fascia, wall, trim, shutters, etc. The roof material, window, shutters, trim and stem wall finish material shall be in place to compare paint colors with adjacent material colors.

9. Landscape Plan Showing the following at 1/8" scale:

- a. Landscape Review Application,
- b. items required for the Final Site Plan, plus
- c. Location of fencing, retaining walls and site lighting plan,
- d. Fence and hardscape details,
- e. Final drainage plan,
- f. Hardscape Plan,
- g. Proposed trees, shrubs, lawn, berming, and ground cover area,
- h. Plantings identified by name (botanical and common), size, and quantity,
- i. Irrigation Plan,
- j. Exterior lighting selection and locations.

E. COMPLIANCE

It shall be the Owner's obligation to comply with all covenants and restrictions set upon the parcel under review. Unless specifically identified as exception to the covenants or restrictions, no item contained within an approved plan which conflicts with those covenants or restrictions shall be deemed approved.

F. FINAL COMPLIANCE APPROVAL

Upon completion of construction, the ARC will review the property for final compliance approval.

G. SUMMARY OF DESIGN REVIEW PROCESS

1. Concept Review Submittal
2. ARC response to Concept Review
3. Final Review Submittal
4. ARC response to Final Review or Approval. If conditions for approval remain, revisions must be submitted prior to certification.
5. Building permit issued by Manatee County
6. Construction begins
7. Landscape Submittal and On-site Color Review must be submitted for review and approval no later than 50% construction completion.
8. Construction complete
9. ARC reviews property for final compliance approval. One weeks notice must be given to the ARC in order to schedule the final architectural and landscape review of property.
10. Manatee County certificate of occupancy issued. Copy provided to ARC.

End of Section Four: Design Review Process