

THE PLACE AT
CORKSCREW

**ARCHITECTURAL REVIEW
COMMITTEE (ARC)**

DESIGN REVIEW GUIDELINES (DRG)

Amended: May 1, 2023

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THE PLACE AT CORKSCREW DESIGN REVIEW GUIDELINES

Introduction

The Architectural Review Committee is a committee established in Section 6 of the Master Declaration of Covenants, Conditions, Easements, and Restrictions for The Place. The Architectural Review Committee members are appointed by the Board of Directors, and they serve at the pleasure of the Board. The mission of The Place at Corkscrew Architectural Review Committee is to promote and ensure a high level of quality, harmony, and conformity throughout the community. The Architectural Review Committee reviews the modification requests of homeowners and makes decisions by using the rules found in the Declaration and these Design Review Guidelines. The Architectural Review Committee reports directly to the Homeowners Association Board of Directors.

SECTION 1 - OVERVIEW

1.01 PURPOSE: The purpose of these Design Review Guidelines (DRG) for The Place at Corkscrew (The Place) is to allow the flexibility for individual identity while assuring the aesthetic integrity and uniform harmony for the entire community. These basic guidelines provide the overall framework for an Architectural Review Committee (ARC) review of an application but does not guarantee an approval. All ARC applicants will be reviewed on an individual basis using these guidelines. Under Section 6.3 of the Declaration, the ARC, on behalf of the Board of Directors (BOD), shall have sole and full authority to prepare and amend the DRG.

No exterior changes to a house or lot may occur prior to written approval from the ARC. The standards set forth criteria for residence/site modifications to include, but not be limited to, design, style, materials, colors and location of site improvements, landscaping, signage, and lighting. In addition, the guidelines establish a process for review of all proposed revisions to ensure that all sites within The Place maintain the high standard quality that was originally conceived for this development.

Unless otherwise specifically stated in these Guidelines, all plans and materials for exterior modifications or improvements of a property, or the exterior of a residence, must be approved before the start of that project.

The ARC has jurisdiction over all matters relating to architecture and landscaping within The Place at Corkscrew, with the exclusion of the common areas. The ARC shall review and evaluate all requests for any improvement of, or additions to, existing properties including and without limitation, any grading, building additions, screen enclosures, drainage projects, landscaping, shutters, or solar panels that are proposed for any parcel or property in The Place.

Decisions of the ARC are final; however, an appeal may be filed to the Board of Directors within 15 days of a denial by sending an email to the property manager. The ARC shall consist of a chair and the number of members as directed by the BOD. The chair and members may be removed and replaced at the BOD's discretion.

1.02 ENFORCEMENT: The Board of Directors, Master Association, Architectural Review Committee, and other parties having the right of enforcement, shall have the right to proceed at law or in equity to compel compliance and enforcement of the standards and provisions imposed. The costs and attorney fees incurred from such proceedings by the party having the right of enforcement who prevails in such action shall be borne by the person alleged to be in violation. Other remedies available to the enforcing party include, but are not limited to: (i) fines pursuant to foreclosure; (ii) petition to appropriate governmental agencies to issue a stop order on construction until the violation is corrected; (iii) revoking prior approvals, and; (iv) withholding additional approvals, variances, etc.

Section 6.6 of the Master Declaration dated March 2, 2017, reads as follows: **Removal of Non-Conforming Improvements.** The Association, upon request of the ARC and after reasonable notice to the offender and to the Owner, may remove any improvements constructed, reconstructed, refinished, altered, or maintained in violation of these covenants, and the Owner thereof shall forthwith reimburse the Association for all expenses incurred in connection therewith. Such expense until paid shall constitute a special Assessment against the Owner and the Owner's Unit or Parcel, as the case may be.

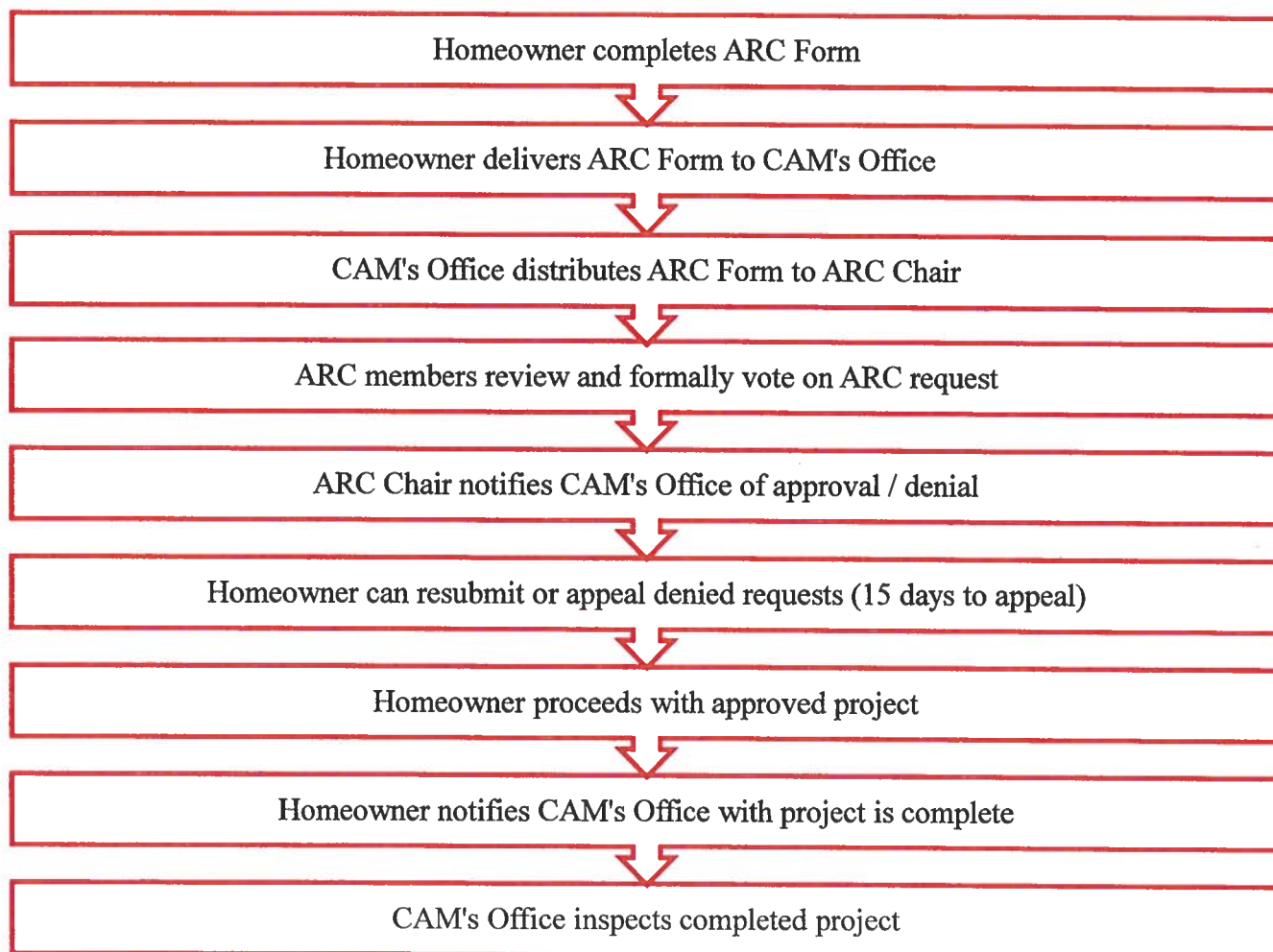
SECTION 2 – ARCHITECTURAL REVIEW COMMITTEE (ARC)

2.01 LIMITATIONS: Approval by the ARC of any submittal is limited to its

conformity with the standards and criteria set forth herein, and to the aesthetics of the improvements, and not to their sufficiency or adequacy. Approval shall not be construed or interpreted as a representation or determination that any governmental regulation, requirement, or code has been properly met. Each Applicant, their architect and/or engineer shall be solely responsible for the safety and adequacy of any structure and for obtaining the approval of all appropriate governmental agencies prior to and during the alteration.

2.02 NON-LIABILITY: The members of ARC are charged with the administration and enforcement of these standards to help safeguard and perpetuate the mutual investment values of all property owners and shall be indemnified and held harmless for their actions. Such actions include granting, denying, or withholding of their consent, permission, or approval in any instance and at their reasonable discretion.

SECTION 3 - PLAN REVIEW PROCEDURES



3.01 APPLICATION AND SUBMITTALS: The ARC shall commence the plan review process upon receipt of a **completed** application package from each Applicant which shall include the following documents:

- (a) The Alterations / Modifications Request Form (see example in attached Exhibit "A"). The form must list the lot number, name, addresses, email, and phone number of the homeowner.

The Applicant will submit the form with all proposed additions, changes, modifications, etc., along

with a sitemap marked to show the location of the proposed addition, changes, or modifications, including all setbacks and easements. The submissions should include pictures of proposed items, proposed colors, patterns, materials, and all additional information necessary for the ARC to make an informed decision. If all required information is not received with the application, the application will be deemed incomplete. The Committee will not review any application until all requested information is received.

(b) The site plan shall depict the placement of the addition, modification, or alterations, and appurtenances thereto showing driveways, walks, patios, pool, fences, screen enclosures, etc. on the lot, with setbacks and easements so noted. Landscape plans shall show all existing trees, size, type and location, plus the size, type, and location of new plant material, and irrigation plan. Material specifications and color palette for all changes to the exterior surfaces of the building, roof, or driveway, should be included, and shall be selected from the approved color palette attached as Exhibit B. Tile roof color samples (photos) are required along with 2 x 2-inch color samples of paint colors for stucco, fascia and doors.

(c) Any application that is rejected must be revised and resubmitted for the ARC's review. No application that has been rejected or was submitted without the required deposit and/or documentation will be deemed accepted.

(d) If the application is approved by the ARC, the homeowner will receive an email from the CAM's office, with a scanned copy of their approved application, along with any conditions imposed upon the application.

(e) If the application is denied by the ARC, the homeowner will receive an email from the CAM's office, with a scanned copy of their denied application, along with committee notes as to the reason for the denial.

(f) The Homeowner has forty-five (45) days from the date of approval to start the project and one hundred twenty (120) days to complete the same unless additional time is requested and approved by the ARC.

(g) The ARC reserves the right to perform a final inspection to ensure that all conditions have been met and the project has been completed satisfactorily per the approved plans.

3.02 NO WAIVER OF FUTURE APPROVALS: Pursuant to Section 6.3.1 of the Declaration, as amended on March 3, 2021, each Owner acknowledges that the persons reviewing applications under this Section will change from time to time and that opinions on aesthetic matters, as well as interpretation and application of the Design Review Guidelines, may vary accordingly. In addition, each Owner acknowledges that it may not always be feasible to identify objectionable features until work is completed, at which time, it may or may not be unreasonable to require that such objectionable features be changed. However, the ARC may refuse to approve similar proposals in the future. Approval of applications or plans shall not constitute a waiver of the right to withhold approval of similar applications, plans, or other matters subsequently or additionally submitted for approval.

3.03 FEE SCHEDULE: Presently, as long as a homeowner submits an application prior to the commencement of the work, the ARC shall not charge a fee. The BOD may revise the Review Fee Schedule at any time. If an application is filed after the commencement of the work, the applicant may be subject to a one-hundred-dollar (\$100.00) fee, at the discretion of the BOD, payable to The Place at Corkscrew Master Association, Inc. ("Homeowners Association").

3.04 VARIANCES: In those instances, where strict compliance with a specific term, condition or criteria would create an undue hardship by depriving the owner the reasonable use of his site or where, in the opinion of ARC, there are unusual characteristics which affect the property or use in question and which would make strict compliance with the standards unfeasible, the ARC may grant a variance from the standards as long as the general purpose and intent of the standard is maintained. All variance requests and approvals shall be in writing. Variances shall be considered unique to the specific site and conditions for which it was granted and shall not set a precedent for future decisions.

3.05 COMMITTEE MEETINGS: To hold an ARC meeting, 25% of the committee members must be in attendance (quorum). The committee Chair can delegate their responsibility to another committee member if he or she cannot attend the meeting. The Committee meets on the First and Third Thursday of every month.

3.06 AGENDA – The ARC is required to publish an agenda ahead of every meeting. The ARC has developed a standard agenda; however, minor additions to the agenda may be addressed during a meeting. The agenda has been permanently posted at the mailboxes and outside of the conference room in the amenity center. A sample agenda is attached as Exhibit C.

3.07 MINUTES – The ARC is required to publish minutes of all meetings. During a meeting, a designated Committee member will record the minutes. Prior to the next meeting, the Chair will publish a draft of the Minutes to all members. During the next meeting, the Minutes are reviewed, updated (if necessary), and approved. Following that, the Minutes are distributed to the CAM for inclusion on the HOA Website. A sample of the Minutes is included in the Appendix as Exhibit D.

3.08 REVIEW PERIOD: A written response to the homeowner's application shall be made within 30 days of receipt of all required documents by the ARC. The ARC's decision shall be rendered in one of the following forms:

1. "Approved" - The application submitted is stamped approved, with possible stipulations.
2. "Tabled" -Application is tabled pending further information or investigation.
3. "Approved With Stipulation" - The application is approved as submitted, but the ARC's stipulation(s) for correcting objectionable features or segments are noted. The homeowner must correct the plan's objectionable features or segments, and the homeowner may be required to submit in writing, agreement with conditions to receive approval prior to the commencement of the project.
4. "Denied" - The application submitted is rejected in total. The ARC may provide comments but is not required to do so.

If the ARC does not respond to the applicant within the 30-day period, the submission shall be deemed approved. THIS ONLY APPLIES WHEN A COMPLETED APPLICATION HAS BEEN SUBMITTED TO THE ARC. The applicant may request a written approval from the ARC at that time.

3.09 FINAL INSPECTION: The homeowner must notify the property manager within seven (7) days of completion of the project as approved. The property manager or a

member of the ARC Committee may conduct a final inspection to ensure completion as approved. The property manager will notify The Place ARC of any discrepancies or changes after approval.

SECTION 4 - ARCHITECTURAL STANDARDS AND CRITERIA

4.01 GRADING AND DRAINAGE: Existing drainage structures, including swales, berms, lake banks and lakes, shall not be altered or affected in any way.

Flow of water shall be directed to existing drainage structures in such a manner as not to allow runoff onto adjacent property nor allow puddles or ponding in paved or swale areas.

4.02 EXTERIOR COLORS:

Exterior colors and textures that, in the opinion of the ARC would be inharmonious, discordant, or incongruous shall not be permitted. The colors of roofs, exterior walls, banding, doors, and trims shall be integral to, and harmonious with, the exterior color scheme of the residence. Color and material selections must be varied with no more than one on every third (3rd) lot duplication.

See Exhibit B for the approved Exterior Color Palette.

4.03 ROOFS: Roof tiles shall be per the approved Exterior Color Palette (Exhibit B). Metal roofs are permitted, and metal roof color is to match fascia or to be consistent with the approved tile roof color. The proportions of roofs shall be consistent with the architectural style of the residence and generally shall consist of at least two distinct levels. A minimum 6/12 roof pitch is desired, except when approved by ARC.

Gutters, downspouts, soffits, and metal roofing accents shall be bronze. All roof stacks, vents, flashing, and chimney caps shall be painted to match the approved roof colors. Roof stacks and vents shall be placed on side and rear slopes of the roofs and shall not be visible from the street unless determined to be absolutely necessary.

Flat roofs and tar and gravel surfaces are prohibited, except when approved by the ARC.

Storm water flow must be directed to, and conform to, the approved drainage plan requirements.

4.04 WINDOWS, DOORS, AWNINGS, AND SHUTTERS: Unfinished aluminum, bright-finished, or bright-plated metal on exterior doors, windows, frames, screens, louvers, exterior trim or structural members shall not be permitted. Metal frames shall be either anodized or electro statically painted, and per the approved Exterior Color Palette (Exhibit B). Wood frames must be painted, sealed, or stained. Dominant awning windows are not allowed. Window mullions to match window frame color and are permitted without ARC approval.

Retractable type awnings made of canvas with aluminum frame may be permitted on the rear of the home only. They must be secured to the home and capable of withstanding a storm event per Lee County Building Code standards. See the definition of "storm event" later under "Hurricane and Storm Shutters." The frame must be bronze, beige, ivory, or painted to match the body of the home, and no more than two colors on the canvas which complement the home.

Permanent awnings of any type are not permitted. No awnings are permitted on the front of a home or over side windows. Canopies and shutters shall not be permitted or affixed to the exterior of the residence, except where it is an integrated and architectural design feature and only when approved by ARC.

Glass inserts for entry doors are permitted with ARC Approval. Glass must be clear or frosted, i.e. no colored glass is permitted, and must comply with hurricane/wind codes.

4.05 GARAGES, DRIVEWAYS, AND SIDEWALKS: The approved garage door is manufactured by Clopay and door style GD5S. All other garage doors require ARC approval. The ARC shall approve a front entry garage, or fully enclosed side entry garage for not less than two (2) or no more than three (3) cars. A four (4) car garage may be allowed if at least one stall is stacked behind another, or a garage is constructed on both sides of the residence. Garages shall be attached and part of the main dwelling and in keeping with the architectural style of the residence. Double garage doors shall be a minimum of sixteen (16) feet in width; doors for individual stalls shall be a minimum of eight (8) feet in width. In order to allow safe ingress and egress onto and from the lot with a side entry garage, no more than a twenty-four (24) foot turning radius is recommended on the indirect access driveway. Any approved front entry garage shall conform to the following minimum criteria unless the ARC shall have determined as part of such approval that such conformance constitutes a hardship upon the Owner: (1) the driveway at street intersection, before flares, is not wider than 16 ft.; (2) there are incorporated in the garage design architectural details which minimize the effect of the garage door, including but not limited to, paint color, columns, arches, recessed door, glass insert within door, banding, roof lines; (3) there shall be a minimum seven (7) foot high garage door.

All residences shall have a driveway width not to exceed more than 12-inches past the width of the garage doors. Only driveways constructed of brick or interlocking pavers are permitted and must be of stable and permanent construction. Poured in place concrete, asphalt, blacktop, and painted concrete are prohibited. Driveway stains or surface coatings are not permitted unless such stains are clear. Homeowner's may not change the actual driveway surface from what the builder installed.

Concrete Sidewalks are required. The concrete sidewalk shall NOT extend through the driveway for the residence. The installation and all associated costs including future maintenance shall be the responsibility of the lot owner. Placement of all sidewalks will match that of the Development Order plans. The approved sidewalk plan is attached hereto as "Exhibit B".

4.06 POOLS, SCREEN ENCLOSURES, AND FENCES:

ARC approval is required for the construction or installation of pools, screen enclosures, extended lanais, and fences. All swimming pools must be in ground and screen enclosed or fence enclosed. Pools and Spas shall be located in the rear yard and must be an integral part of the enclosed residence. Landscaping shall be installed around the pool cage or fence. All mechanical equipment necessary for the operation of the pool and/or spa must be located in the rear or side yard and shall be screened from the street and neighboring residences with landscaping, such screening to be in accordance with these ARC Guidelines and approved by the ARC. Pools and spas shall not be permitted on the street side of the residence except on a corner lot whereas additional landscape screening will be required. No portion of any pool, decking, fence, or enclosure shall be permitted to extend outside the home's setback lines. All screen framing, doors, doorframes, and structural members of enclosures shall be anodized, or electro statically painted, dark bronze.

Please refer to Exhibit E for approved fencing options and fencing layout and/or screen enclosure layout. Exhibits E are listed as follows: Typical Fence Options (E), Typical Fence Layout (E1), Typical Fence Layout on Cul De Sac with applicable addresses listed (E2). Electric fences are prohibited.

Setback Requirements

- Fences must be extended in line with the building envelope. Nothing in between.
- No screen enclosure can extend past the building envelope without ARC approval. Approvals may differ based on lot size and home orientation and in all cases will not encroach the 5' side yard setback.
- No fence shall encroach upon any easements or setback line. It is the homeowners' sole responsibility to know and determine any easements.
- The larger of a 5' setback from the rear lot line or easement limit is required for both fences and screen enclosures. A 10' rear setback is required for all lake lots.

Relocation of irrigation lines, heads, valves, etc. shall be at the Homeowners cost.

All required permits must be obtained and displayed onsite by Homeowner prior to work beginning.

Homeowner is responsible for notifying Association Manager prior to commencing any lot excavation to identify irrigation or other utility lines in the path of excavation. Homeowner must contact Association's irrigation contractor for coordination and cap approval before construction begins.

Homeowner or Homeowner's agents or builder/contractor shall not use any portion of the Association property, other than roads, for obtaining access to the owner's lot and home to construct any improvements approved by the Association.

No common ground area, including roadways, may be used for long term or short term (temporary) material storage. No excavation materials shall be placed on a roadway surface or any other common area or neighboring property. All waste, excess materials, fill, etc. must be removed from the property daily.

Use of any property other than the home where the work is being completed is prohibited without permission granted from Association.

All construction shall be performed by licensed builder/contractor who is insured. All applicable code and regulations will be followed, and all necessary permits will be obtained at Homeowner's expense.

All maintenance of the alteration/modification will be performed at the Homeowner's expense. Homeowner is responsible for bringing all areas used for construction traffic back to original condition.

Should any legal, regulatory agency require, at any time in the future, modifications to this Architectural Modification, will need to be done at the Homeowner's expense.

A Five Hundred Dollar (\$500.00) deposit will be required for fences that are installed by homeowner after home is completed. Deposit is refundable when the property manager or a member of the ARC Committee has completed a final inspection and has authorized the release of the deposit.

A Five Thousand Dollar (\$5,000) deposit will be required for pools, spas, screen enclosure, or a lanai extension that is installed by homeowner after home is completed. A copy of the contractor's certificate of insurance will be required from any party doing concrete work, installing, or constructing, a swimming pool, patio, or pool screen enclosures, and pool heaters. Deposit is refundable when the property manager or a member of the ARC Committee has completed a final inspection and has authorized the release of the deposit.

Front entry or front door screening may be approved on a case-by-case basis by the ARC. Front entry screening shall be installed on aluminum that are dark bronze in color to match window frames and the screen material must be charcoal in color.

No garage door screening is permitted.

Decks/lanais/patios cannot be installed over a drainage swale. In the event the alternation/modification does interfere with the surface drainage, the Homeowner will be required, at their own expense, to correct the drainage to the Association's satisfaction. Any maintenance costs incurred by the Association, because of this Architectural Modification will be at the owner's expense.

Raised concrete decks require ARC approval and may be approved on a case-by-case basis by the ARC.

Prior to submitting a drawing of any modification or alteration that may disrupt the existing irrigation system; the Homeowner will need to coordinate receiving the current irrigation design. This will be done exclusively at the Homeowner's expense. Homeowner is required to contract with the Association's existing irrigation contractor to make any changes to the existing irrigation system.

NOTE: The procedure for draining of swimming pools falls under the responsibility of the property Homeowner and is regulated by the State of Florida. If you drain your pool into the storm water sewer system, the water drains back into our lakes. Therefore, to make our lakes environmentally safe, all pool water has to be dechlorinated. Using a product called Thiosulfate which will remove all chlorine from the water. Also, Thiosulfate is environmentally safe and approved by the State.

4.07 MECHANICAL, ELECTRICAL, ELECTRONIC EQUIPMENT; GARBAGE AND TRASH CONTAINERS; ANTENNAS:

All mechanical, electrical, and electronic equipment, including air conditioning compressors and condensers, swimming pool equipment, transformers and meters, and sprinkler controls shall be properly housed within an enclosure constructed with the residence or permanently mounted on a slab adjoining the residence and landscaped in a manner that will blend with the site. No window air conditioning or heating units shall be permitted. Through-wall AC units, wall-mounted within the garage are permitted subject to ARC review and approval before installation. Mechanical equipment and structural items must not be sited on easements of the lots, unless approved by ARC.

Exhaust fans installed within the garage are permitted. Exhaust ports shall be covered and covered painted to match the body color of the residence. Roof ports shall be covered, painted to blend with roof tile color and positioned on the roof in a location which minimizes visibility from the street.

Compressors shall be mounted on a ground level slab or attached to the side of the residence. For

attached installations, the bottom of the compressor shall be no higher than two (2) feet from ground level. All compressors shall be landscaped, to shield view from street level and from adjoining residences. Lines from the compressor on the face of the residence shall be covered with conduit and painted to match the body color of the residence. Owner shall be responsible for providing insurance and liability documentation for the installing contractor and compliance with all state/local ordinances.

All trash, garbage and other waste shall be kept in sanitary containers and, except during pickup, kept within an enclosure constructed with the residence unless an application for storage of refuse containers in a location outside of the residence has received ARC approval. Refuse containers stored outside the residence require either a cement or paver slab, specified details on plans for installation of pathways leading to the slab, and a landscape plan to shield the containers from street and adjoining residence view.

Antennas of any type must be installed in or on a concealed area of the lot or residence.

1. Satellite dish antennae must not exceed one meter in diameter (FCC regulation). Satellite dishes may not be mounted on the zero-lot setback side of a home, shall be installed at ground level and properly landscaped, to shield from view from street level and adjoining residences. Ground mounted satellite dishes should not exceed 40 inches above ground as measured to the highest point of the ground mounted dish.
2. If the homeowner cannot comply with this policy, it is the responsibility of the homeowner to provide the evidence that compliance is not achievable without a degradation of reception. Evidence must be in the form of a written document from an authorized installer of satellite equipment.

4.08

PLAY EQUIPMENT AND ACCESSORY STRUCTURES:

1. Permanent basketball hoops are not permitted. One portable basketball hoop is permitted in the driveway but must be a minimum of six (6) feet from the edge of the sidewalk and shall be stored out of sight or within an enclosed garage after sunset on Sunday through Thursday.
2. No structure of a temporary or permanent character, including, but not limited to sheds, garages, storage facilities, canopies, or other improvements shall be used or erected within the Community without the prior approval of the ARC which approval shall require specification of the location, size, color, and provision of necessary landscaping or other permissible screening means to hide such structure from view from the street or adjoining Lot.
3. No doghouse, tool shed, or other structure of a similar kind or nature shall be constructed on any part of a lot.
4. Landscaping screening may be required.

Swing Sets

- No swing set, other fixed game or play structures, shall be erected or maintained on any lot without the approval of the ARC. Approval shall require specification of location and provision of necessary landscaping or other permissible screening means to hide such

structure from view from street or adjoining Lot.

- Any request for installation of a swing set shall not include a fixed or hard roof top on the swing set
- Swing sets may only be placed in the back of the home and must be placed within the boundaries of the home, as defined in the survey

4.09

DECORATIONS:

1. Flowerpots, statues, benches and wall hangings may be approved on an individual basis and a picture must accompany request. Wall hangings are not allowed in the front of homes. Approved items must be placed more than 6 inches from the end of the sod line, cannot be placed in any lawn, and are solely at the risk of the homeowner regarding damage from any maintenance provider contracted by the HOA to provide service.
2. Christmas/holiday decorations are permitted from the Saturday after Thanksgiving until January 15th only. Other holiday decorations may be displayed 14 days prior to and 7 days after said holiday.

4.10

FLAGPOLE, FLAGS, AND BANNERS:

1. Any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard, POW-MIA flag, or one foreign flag. Such additional flag must be equal in size to or smaller than the United States flag.
2. Portable flags displayed on the front of residences shall be attached to a wooden or metal flagpole and mounted on the face of the garage, above or below a garage light fixture.
3. Permanent flag poles shall require ARC review and approval and be no greater than twenty (20) feet in height. Installation in the rear of residences equally positioned from side lot lines and no greater than ten (10) feet from any appurtenant structure of the residence, except approved fences, is preferred. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected.
4. One portable banner/pennant representing a school or sports team, not larger than 4 feet by 6 feet may be displayed for a 24-hour period surrounding a sporting or school event.
5. One small portable banner/pennant 12 x 18 inches may be displayed within the mulched area of the yard.

4.11

FOUNTAINS: Fountains are permitted on a case-by-case basis but must be approved by the ARC.

1. Homeowner must submit an ARC form with a photo of the fountain to be

installed, including the height, width, depth of the fountain, color and location where the fountain is to be installed, clearly marked on a plan of the Unit with detailed information regarding the power and water source of the fountain.

2. If the fountain is to be located on the front of the property, i.e. on the entryway or in a front landscaped bed, or at the side of the home, a plan of the exact location must be clearly marked and submitted with the ARC request.
3. If the power and water source is to be buried wires and/or piping, location of wires and pipes must also be clearly marked on the plan.
4. If the fountain is to be installed in a landscaped bed, the Homeowners is responsible for restoring the landscaped bed to the original condition.
5. Homeowner is responsible for locating and identifying any irrigation or utility lines in the path of the excavation and installation prior to installation and shall be held responsible for any damage occurring to such lines due to a fountain installation.
6. Fountains installed at the front of the property may not exceed 60" in height and may not exceed 48" in width or circumference.
7. All fountains must be earth tone in color, unless otherwise approved by the ARC.
8. All fountains must be removable. No fountains may be permanent installations anywhere on the Unit exterior.
9. Fountains intended to be centered on the lanai may not exceed 60" in height and may not exceed 48" in circumference. Power and water sources must be clearly marked on a plan of the unit with the exact location of installation.
10. Certain fountains may require that they be screened from view with landscaping as a condition to their approval. Homeowner is responsible for maintaining and trimming all landscape material approved by the ARC. No landscape materials may encroach on neighboring properties.

4.12 GENERATORS:

Generators are permitted on a case-by-case basis by the ARC.

1. Homeowner must submit an ARC form with a photo of the generator, including the generating capacity (i.e. 15KW), dimensions, color and location where generator will be placed, clearly marked on a plan of the Unit and detailed information regarding the power source of the generator.
2. If power source is to be an underground tank, the tank must be located on the owner's property, a plan of the exact location must be clearly marked and submitted with the ARC request. Underground tanks shall be no larger than 500 gallons.
3. Underground tank placement and proximity to existing structures must comply with all County Code Regulations, and the Homeowner is responsible for

making sure the proposed plan and installment is in compliance with County Code regulations. Current Code Regulations state underground tanks can be no closer than ten (10) feet to the nearest structure.

4. Underground tank must be buried so that the fill lid is flush with the ground, and it must be black or green.

5. If generator is to be installed on the exterior of the Unit on a concrete slab, a Five Hundred Dollar (\$500.00) deposit for common area damage will be required before any work may begin. Deposit is refundable when the property manager or a member of the ARC Committee has completed a final inspection and has authorized the release of the deposit.

6. Homeowner is responsible for notifying the Association Manager prior to commencing any lot excavation in order to identify any irrigation or utility lines in the path of excavation.

7. If approved, the generator must be screened from view from the streets, common areas and other Units with hedge plantings (i.e. Hibiscus, Eugenia or Viburnum) planted 30" high and 18" on center at installation and maintained at 42" high thereafter.

8. Homeowner is responsible for maintaining and trimming all landscape materials approved by the ARC. No landscaping materials may encroach on neighboring properties or common areas.

9. If generator is to be a portable generator with a portable power source, the owner must submit the ARC form with photo of generator and all information relating to the generator, such as generating capacity, dimensions, color and location where generator and power source will be stored for approval.

10. Portable generators, as well as any fuel tank, may not be stored on any portion of the exterior wall of the Unit

4.13 HOSE CADDIES:

1. Portable hose caddies are permitted without ARC approval as they are essential for home maintenance. Portable hose caddies are preferred over hose holders which attach to the home.

2. Attached hose holders will be permitted without ARC approval if it is mounted at the side of the home

3. Attached hose holders will be permitted without ARC approval on the front of the Unit if the Unit has a side load garage, if the color is an earthy tone color, and if it is mounted no higher than three (3) feet so it is not readily visible from the streets and other Units.

4. Mounting the hose holder at a height of three (3) feet to the front of a Unit will require additional plantings to be installed at the Homeowners' expense to screen it from view of the streets and other Units.

5. Hoses not stored within a caddie or coiled in an attached hose holder are not

permitted to be left out on any part of the unit property except when in use. Hoses shall be stored out of sight of the streets and other Units when not in use.

6. Neither the maintenance vendors nor the Homeowners Association shall be held responsible for any damage to the hose that is left on the Unit property, regardless of how they are stored.

4.14 HURRICANE AND STORM SHUTTERS:

1. Permanently installed hurricane shutters and brackets are to be beige, bronze, ivory, or match the body of the home. White is prohibited. Screen colors for rolldown hurricane screens are to be beige, bronze, grey, black, or two-toned black and grey. White is prohibited.

2. For any hurricane shutter system which requires a center bar, the center bar may not be permanently installed and must be removed along with the storm shutters after the storm event.

3. Hurricane shutters may only be closed during a storm event or when a storm event is imminent. A "Storm Event" is defined as a meteorological event in which winds in excess of 50 mph and rainfall has occurred or is expected to occur within five (5) days.

4. If the Homeowner lives out of state during the official Hurricane Season (June 1st through November 30th), the hurricane shutters may be closed/put over the windows from June 1st through November 30th. THIS ONLY APPLIES IF THE HOMEOWNER IS NOT A FULL-TIME RESIDENT.

5. A Five Hundred Dollar (\$500.0) deposit will be required for common area damages. Deposit is refundable when the property manager or a member of the ARC Committee has completed a final inspection and has authorized the release of the deposit.

4.15 MAILBOXES: A mailbox kiosk center is required in the development. Individual lot mailboxes are NOT permitted.

4.16 POST LIGHT AND COACH LIGHT: A post light shall be required for each lot and shall be located in a landscaped area on the house side of the driveway and the sidewalk. The post light style and coach light shall be similar in position, size, style, and color as depicted on Exhibit "F". Landscaping is required around the base of post light as per attached Exhibit "F". Coach lights may be replaced with lights that are black with clear glass to maintain a consistent color scheme.

4.17 LANDSCAPE LIGHTING: Supplemental lighting can be used to accent architectural elements and specimen landscape materials. Wide coverage supplemental lighting for security purposes is prohibited. Lighting fixtures should be concealed in shrub beds and lighting wells. Lighting layout and product specifications must be submitted to ARC for approval. All lighting must be directed within the parcel, with no spillover onto adjacent lots or conservation areas. The use of colored lenses is prohibited, except as noted below. Landscape lighting must be low voltage with individual bulbs not to exceed eighty (80) lumens. All wiring must be buried to protect it from mowers and trimming/edging equipment. Solar lights are permitted, with ARC approval. The Association will accept no liability for any such damage to lighting placed in areas which are maintained by the Association. Homeowner is responsible for

all maintenance cost and/or repair costs associated with landscape lights.

Resident front yard landscape lighting approved fixtures include spotlights and ground-level up-lights. Lighting coverage of individual fixtures shall be limited to forty-five (45) degrees. Light fixtures shall be directed solely at the front of the residence and positioned to avoid any spillover to adjoining residences. Total lumen output shall be limited to no greater than one thousand eight hundred (1800) lumens.

Residence rear yard landscape lighting approved fixtures include spotlights and ground-level up-lights. Lighting coverage of individual fixtures shall be limited to forty-five (45) degrees. Light fixtures shall be positioned to avoid any spillover to adjoining residences. Total lumen output shall be limited to no greater than one thousand two hundred (1200) lumens. Resident side yard landscape lighting is prohibited.

Use of colored lenses in landscape lighting are required to be enabled and disabled, either manually or electronically. Phasing of lighting with colored lenses is allowed; pulsing of lighting is prohibited. Use of colored lenses shall be allowed 14 days prior to and 7 days after all federally recognized holidays, St. Valentine's Day, and Halloween, with seasonal decorative lighting from the Saturday after Thanksgiving to January 15.

Supplemental lighting in rear lanais and pool cages require ARC approval for all proposed installations. Light fixtures shall be permanently attached to the rear wall of the residence or to screen frames. Colored lights and phasing are allowed; pulsing light are prohibited. String lights are allowed, but they shall be sufficiently attached so as not to create a safety hazard.

4.18 SOLAR HEATING:

1. Solar water heating panels on the roof shall be reviewed on an individual basis, and if approved by the ARC, shall not be visible from the development streets. All solar panels shall be parallel to the roofline on which they are installed and shall not protrude beyond the roofline.
2. All framework panels must be black or painted to match the color of the roof tiles, and the piping must be painted to match the surface to which it is attached, i.e. the roof, soffit and wall.
3. Any owner who installs a solar panel is advised that his/her roof warranty may be voided or adversely affected because of the installation of solar panels on the roof.
4. A Five Hundred Dollar (\$500.00) damage deposit for common area damage will be required from anyone installing solar roof panels. Deposit is refundable when the property manager or a member of the ARC Committee has completed a final inspection and has authorized the release of the deposit.

4.19 WINDOW TREATMENTS:

1. All draperies, curtains, shades, or other window coverings installed in a home, and which are visible from the exterior of the home, shall have an earth tone color backing.
2. Window tinting with solar guard SS-175, SS-165, OSW, SS-165 Llumar N-1020, and 3M NV-25, have been approved. In addition, other tinting with a

maximum of 66% of solar energy rejected and a minimum of 24% visible light transmittance have been approved. Highly reflective, dark, or mirror-like tinting will not be approved. Tinting must be consistently applied on any one side of a home.

SIGNS:

1. Security Signs - One security sign is permitted in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the residence.
2. Open House Signs - Open House signs may be displayed only between the hours of 11:00AM and 5:00PM, on Saturday and Sunday, and only on the available property, and not on the street corners leading to the property. Realtors and homeowners planning Open Houses on either Saturday, Sunday, or both days, must provide the HOA with the addresses of the Open Houses by 3:00 PM on the prior Thursday. Gate House staff will be provided with a list of Open Houses to distribute to inquiring visitors. All Open House signs must be removed by 5:00 PM. One Open House sign, supplied by the HOA, will be permitted to be displayed at the entrance to the Community, in closest proximity to Corkscrew Road. No individual realtor Open House signs will be permitted at the entrance to The Place, in accordance with Lee County Land Development Code Section 30 and The Place Signage Guidelines.
3. Home For Sale or For Lease Signs - The placement of a "Home For Sale" or "Home For Lease" sign is permitted. The design of the sign must be as provided by the HOA. All Real Estate Companies are required to provide their own signs, too exact HOA specifications, as will residents that are selling By Owner. The signs may only be placed in the planting beds in the front of the property, and only on the property for sale or lease, in a manner so as not to interfere with lawn maintenance.

4.20 GAZEBOS AND GREENHOUSES ARE PROHIBITED:

Gazebos, greenhouses, and any such similar structures are prohibited. Pergolas are permitted within enclosed lanais.

4.21 FIRE PITS:

All fire pits must be submitted to ARC for approval.

- Wood burning fire pits are prohibited.
- Fire pits must be Propane gas.
- Fire pits must be located a minimum distance of ten feet from your home or other structure.
- Fire pits must not be located above any underground piping or utility or placed under any overhead wires.
- Keep foliage and trees a safe distance away from fire pit.
- Keep the area around the fire pit free of clutter.
- Never keep combustible substances or liquids in the vicinity of the fire pit.
- Never leave children unattended in the vicinity of the fire pit.
- Keep a water hose and shovel nearby.
- Shut off gas supply after use.

- Burning yard waste, wood, paper, etc. are prohibited.
- Fire pit must not be left un-attended while in operation.

4.22 IRRIGATION:

No alteration of the irrigation system shall be performed without the written consent of the ARC. Homeowners are responsible to hire the Homeowners Association Irrigation Maintenance Company to make all necessary adjustments to the irrigation system after enhancements have been installed.

The Association shall be responsible for operation of the central irrigation system. Individual Owners shall have no control over the central irrigation system. Tampering with the central irrigation system will result in a \$100 fine. The homeowner is responsible for all irrigation of landscaped areas within the unit that are not irrigated by the central irrigation system.

Landscape alterations can impact the appropriate coverage amounts to the other areas of the property. All landscape enhancements must include appropriate irrigation changes to ensure proper coverage for the surrounding areas.

Individual irrigation wells are not permitted.

Irrigation Guidelines

- The appropriate design and installation of irrigation systems is key to successfully establishing and maintaining the landscape quality. Avoiding or minimizing unsightly conditions is of primary concern.
- Master Irrigation System allows for (1) zone of Spray Heads per lot to water landscape & smaller turf areas in front yards and around the house and (1) Rotor Zone to be shared by 4 to 6 lots to water larger turf areas in the back of the house and lake banks. All zones should be 60 GPM +/-.
- All Lots must be connected to the Master Irrigation System.

Criteria for Material

- Irrigation heads in turf areas are to be pop-ups either gear drive or spray type. Pop-up spray heads are to have a minimum 6" pop-up height.
- PVC pipe is to be of a class no less than 160 PVC. Guidelines for Design and Installation
- Label zones on plan for reference purposes.
- System must be designed to be fully automatic.
- Sprinkler heads with widely different precipitation rates are not to be mixed on the same zone (i.e. spray and rotors).
- Overspray on roadway pavement and sidewalks is not allowed.

4.23 GRILLS, SMOKERS, AND FRYERS:

Cooking grills (Charcoal or propane), smokers, and fryers may not be stored in areas other than the rear of the residence. Portable propane grills are limited to twenty (20) pound cylinders. (Storage of propane tanks inside garages or the home is not safe practice and is strongly discouraged).

4.24 SATELLITE DISHES:

Arc Approval is not required for the installation of small inconspicuous satellite dish antennas and customer end antennas having a diameter of 39.37 inches (1 meter) or less. Such dishes must be

installed on the side or rear of the home (no roof mountings) and not visible from the street unless such installation:

- Unreasonably delays or prevents use of;
- Unreasonably increases the cost of; or
- Precludes a person from receiving or transmitting an acceptable quality signal from an antenna covered under the rule.

All communications devices must be securely installed, under the roof line, and integrated with the residential structure and surrounding landscape as much as practical. Antennas improperly installed or installed to an inadequate structure are very susceptible to wind damage. This damage can be very serious or even life threatening. The owner and installer assume full responsibility that the installation is structurally able to support all loads (weight and wind) and properly sealed against leaks. ARC review and approval is required for homeowners wishing to install an antenna on the front of the property that is visible from the street.

ARC review and approval is required for all antennas and dishes with a diameter of more than 39.37 inches (1 meter) including video programming, wireless cable, television broadcasting antennas, and all other microwave dish antenna, exterior radio antenna, or other electronic signal-receiving or transmitting equipment to be located on the exterior of the home.

SECTION 5 - LANDSCAPE STANDARDS AND CRITERIA

5.01 OVERVIEW:

One of the objectives of the development is establishing a visual sense of community as a whole, while allowing for the expression of individual taste and style. The landscape Design Criteria provides the framework for this type of development to occur.

The landscape guideline to be used is one in which a single-family ambience is established. By maintaining open views of natural areas, landscape, and water, through the use of large canopy trees in a uniform planting palette, the desired landscape character will be created by using the Florida yards and neighborhoods practice. The front yard area is to be designed with beds of layered plant materials. Large and medium shrubs and ground covers will be incorporated in the design with particular emphasis at corners of the residence to soften the architectural transition to the landscape. Specimen materials and clusters of palms should be used as accent elements. Landscape beds with shrubs, ground covers, and trees are to be planted along the side elevation of residences located on corner lots. Additionally, the rear yard environments must include shrubs, ground covers and trees.

Treatment of the rear yards of the Dwellings will vary somewhat depending on the location of the Dwelling. Dwellings with Lake Frontage will have different requirements than those without; and Dwellings that border open space are different again. In the former case, it is necessary to concentrate on enhancing or screening the foundation and patio area of the Dwelling, while keeping the rear perimeters of the property open so as not to interfere with an adjoining neighbor's view of the lake, if possible. In the situations where the backyard abuts another yard, consideration of the homeowner's privacy is the primary concern, if the backyard is adjacent to a community's open space, or the Lot's rear can be viewed from a major thoroughfare, the landscape design requires greater sensitivity to the public landscape. In summary, how these different types of Lots are handled balances the individual property owner's preference with the interests of the overall community.

A request for additional landscaping to be placed in the areas maintained by the Homeowners'

Association will contain a condition that the additional landscaping be solely maintained by the Homeowner and not the Homeowners' Association. The Association will not be responsible for any damage to these items.

Prohibited species include any and all species prohibited by Lee County, as amended from time to time. Additional species may be prohibited based on size, appearance, invasiveness, or maintenance requirements. Per Lee County Land Development Code, Section 10-420(h), highly invasive exotic plants and trees may not be planted and must be removed. For a list, please visit <https://www.leegov.com/dcd/es/land/invasive> . This is not a complete list, and the ARC reserves the right to add invasive plants and trees to the prohibited list. A partial list of prohibited trees and/or plants is attached as Exhibit G and listed in Section 5.10 of the DRG.

Only live plants are permissible on the exterior of the homes, no artificial plants. Trellises and arbors are not permitted.

All landscaping additions, deletions, and revisions shall be permitted on a case-by-case basis by the ARC.

5.02 TREES

Existing trees should be retained to the greatest extent possible. Removal of an existing tree must be approved by the ARC. If a tree is removed, one must be planted in its place, and approved by the ARC. A tree may be relocated from one area of the property to another (example – from front yard to the back yard), with approval from the ARC. You may also add additional trees to your yard with ARC approval.

A hardwood or canopy tree is preferred in the front yard of each home. All hardwood / canopy trees must be six (6") inches caliper or greater. Palm trees may be substituted for a hardwood / canopy tree at a rate of three (3) palms trees per required hardwood /canopy tree (a triple Christmas palm is an example of this). The minimum palm tree height shall be sixteen (16') feet or ten (10') feet clear trunk. Lee County code requirements regarding root barrier should be followed for all trees near a structure, driveway, sidewalk, roadway, etc. ARC has the discretion to approve a different tree in place of the hardwood / canopy tree.

A list of Florida Native Hardwood trees can be found <https://gardeningsolutions.ifas.ufl.edu/plants/trees-and-shrubs/trees/native-trees.html> and also <https://www.leegov.com/dcd/es/land/native> .

A partial list of acceptable trees, for additional landscaping, is attached as Exhibit G. You can also visit the University of Florida, Gardening Solutions webpage for more suggestions. <https://gardeningsolutions.ifas.ufl.edu/plants/trees-and-shrubs/trees/>

5.03 SHRUBS

Shrubs and accent plants should also be used to soften the transition of screen enclosure to the landscape. Required landscaping shall be planted such that 60% of the landscape materials shall be allocated for plantings along the front elevation, with 15% along the side elevations (7.5% along each side elevation) and 25% along the rear elevation.

Planted shrubs and bushes to have a maximum height of six (6) feet except those planted adjacent to a pool cage or lanai screen. Enhanced trimming or landscaping requested by the homeowner may be at owner's expense.

Every home must maintain a minimum of 75% Florida Native landscaping. This includes trees, bushes, and plants. For suggestions, please visit <https://www.leegov.com/dcd/es/land/native> . You can also visit the University of Florida, Gardening Solutions webpage for more suggestions. <https://gardeningsolutions.ifas.ufl.edu/plants/trees-and-shrubs/trees/>

5.04 ROCK AND LANDSCAPE EDGING

Large scale and extensive stone or marble chip ground cover is not permitted in the yards. Board edging cannot consist of gravel, rock, or other “loose” material. Stone or marble chip ground cover is permitted subject to ARC approval in landscaped areas consisting of planting beds or mulch areas in front or rear yards, and shall be limited to the following:

- The cover shall be no less than 1.5 inches in diameter.
- Permitted colors are brown, gray, or white.
- All areas containing stone or marble chip ground cover shall have sufficient hard curbing of a minimum of 4 inches to prevent migration of cover into the lawn, and the homeowner shall be responsible for keeping said cover within the permitted areas.

5.05 LANDSCAPE PLANS FOR SUBMITTAL TO ARC:

Landscape plans must show all natural areas, proposed planting beds, sodded lawn, and all tree locations. Shrub masses should be located so that the abutting lot's views of water or preserves are not inhibited, unless otherwise approved by the ARC. Native plant species must be preserved in the sections of the community that abut natural preserve areas. Owners are responsible for protecting and not disturbing protected areas. Under no circumstance is a homeowner to touch any plants, trees, or grasses located in the common areas, around the lakes, or around the preserve areas. Doing so will result in a fine, plus the cost to replace or repair the damages.

5.06 ACCEPTABLE LANDSCAPE MATERIALS AND PRACTICE:

The following plant quality standards shall apply to landscape plans.

All trees and shrubs shall be Florida No. 1 or better as defined in “Grades and Standards for Nursery Plants,” Part I and Part II, State of Florida, Department of Agriculture in the most current edition.

Lots require grass sod St. Augustine “Floritam,” and shall be free of weeds, diseases, fungus and vermin.

Swales require grass sod “Bahia” and shall be free of weeds, diseases, fungus and vermin.

All landscaped areas, including grassed areas, shall be irrigated by an automatic irrigation system. The irrigation system must be connected to the master irrigation system for The Place.

Existing trees may be substituted for required trees at the discretion of the ARC.

Planting and mounding is to be executed in such a manner as to provide positive drainage of all areas.

5.07 DROUGHT TOLERANT AND NATIVE PLANT MATERIALS:

Each Landscape plan must utilize xeriscape principles.

Design: — Plants must be grouped in large, mulched planting beds. Existing beds may not be reduced. Native plant materials should be incorporated into the design.

Plant Material selection: Plant material should be predominantly native and or drought /cold tolerant species consistent with Exhibit G, and also

<https://www.leegov.com/dcd/es/land/native> . You can also visit the University of Florida, Gardening Solutions webpage for more suggestions.

<https://gardeningsolutions.ifas.ufl.edu/plants/trees-and-shrubs/trees/>

Planting Palette: Plant selection should minimize the use of sub- tropical water dependent /cold sensitive material and be place them where they will have most visual impact.

Lawn Area: Artificial Turf in the lawn or yard is prohibited.

Irrigation: Irrigation systems are zoned so that turf and shrubs beds are on separate zones. Drip irrigation is encouraged for shrubs beds.

Mulch: A three (3”) inch layer of organic mulch is required in all planting beds and around free-standing trees and shrubs to reduce water loss, control weeds and prevent runoff. Acceptable mulch materials include pine, bark, and shredded hardwood mulch products. Mulch color is to be coco brown (No red).

Sodding shall extend to the pavement edge of all streets, driveways, walks, the water line of any retention/detention area, lakes, canal, swales, easements, common side lot lines, the edge of any community wall, fence or common area. All areas which are not sodded, paved or left in natural vegetation, must be covered with three (3) inches of mulch or pine straw. Gravel rocks and artificial turf may not be substituted for lawns. The maintenance of all sodded and landscaped areas shall be the responsibility of the Homeowner’s Association unless otherwise approved and established by the ARC or the HOA.

5.08 STREETSCAPE REQUIREMENTS:

- Considering the variety in residential architectural style, it is highly desirable to create a cohesive and unifying street landscape.
- When trees are planted in grassed areas, a minimum three (3’) foot diameter circle with mulch should be maintained around the tree. Circular cutouts with small ornamental planting at the base of the trunk are discouraged.
- The air conditioning units, trash storage areas, pool equipment, generators, and any other unsightly elements are required to be landscaped screened from public view.
- Electric company transformers, telephone and cable junction boxes and any other visually unattractive elements that is within the Lot shall be landscaped screened from public view. This screening will be accomplished utilizing medium shrubs spaced three (3’) feet apart.

5.09 CORNER LOT REQUIREMENTS:

Corner Lots, Back-to-Back Lots, Back to Side Lots shall require additional landscaping buffering.

5.10**PLANT PALETTE AND SIZES:**

For consistency in the landscape design, plant materials should be selected from the approved Planting Palette, Exhibit G. All landscape changes, regardless of whether they are from the Approved Planting Palette or not, require ARC approval. Under no circumstances are any plant materials to consist of plantings that are prohibited by Lee County (<https://www.leegov.com/dcd/es/land/invasive>), and/or listed below. **This is not a complete list.** You must list the names of the plants and trees that you wish to install on your ARC application.

Prohibited Plant Materials

<u>Common Name</u>	<u>Botanical Name</u>
Arbor Vitae	Thuja orientalis
Australian Pine	Casuarina spp.
Brazilian Pepper	Schinus spp.
Chinaberry	Meloa acedarach
Eucalyptus Species	Eucalyptus species
French Mulberry	Morus alba
Jacaranda	Jacaranda mimosifolia
Mimosa	Albiza spp.
Peltophorum	Peltophorum pierocarpum
Punk Trees	Melaleuca spp.
Sycamore	Plantus occidentalis
air potato	Dioscorea alata
Australian pines	Casuarina species
bishopwood	Bischofia javanica
Brazilian pepper, Florida holly	Schinus terebinthifolius
carrotwood	Cupianopsis anacardioides
Chinese tallow	Sapium sebiferum
cork tree	Thespesia populnea
Cuban laurel fig	Ficus retusa

downy rose myrtle	<i>Rhodomyrtus tomentosa</i>
earleaf acacia	<i>Acacia auriculiformis</i>
Japanese climbing fern	<i>Lygodium japonicum</i>
Java plum	<i>Syzygium cumini</i>
Melaleuca, paper tree	<i>Melaleuca quinquenervia</i>
murray red gum	<i>Eucalyptus camaldulensis</i>
Old World climbing fern	<i>Lygodium microphyllum</i>
rose apple	<i>Syzygium jambos</i>
rosewood	<i>Dalbergia sissoo</i>
tropical soda apple	<i>Solanum viarum</i>
Wedelia	<i>Wedelia trilobata</i>
weeping fig	<i>Ficus benjamina</i>
woman's tongue	<i>Albizia lebbek</i>
Jatropha	<i>Jatropha gossypifolia</i>
Jatropha	<i>Jatropha curcas</i>

5.11 MAINTENANCE REQUIREMENTS:

- Any plant material which dies shall be replaced by Owner with plant material of the same variety and minimum size within 30 days.
- All paper, trash, debris, and unsightly items shall be picked up and disposed of from all areas of the Lot.
- Topsoil, mulch, etc., lost from washouts shall be replenished.
- All weeds within planted areas and lawns shall be removed or controlled always.
- Lawn mowing shall be performed as required to keep lawns at a suitable height and in a neat and attractive condition.
- Grass shall be trimmed around all trees, shrubs, plant beds, curbs, buildings, poles, fixed objects, etc., using hand or other tools, to present a neat appearance in all areas. Tree trunk protection from weed eater wires with cleared mulch area rings or a protective collar is required.
- A hard edge is required with each mowing event, soft edge required with each

second mowing event.

- Grass shall be removed from pavements and roads after mowing. Grass clippings must not be thrown onto adjacent properties. Grass clippings which might cake or pile up on live grass, causing heating or rotting shall be removed.
- Pavement/hard surface weeds to be removed immediately.
- Landscaping shall be watered, fertilized and treated for insect infestation as required to maintain a vigorous and healthy condition.
- Swales and water flow areas shall be maintained to minimize erosion.
- Ground cover shall be pruned as necessary to prevent its overtaking shrub plantings.
- Trees shall be pruned in accordance with standard practices of the American Association of Nurserymen (AAN). All trees and palms shall be maintained in an upright, plumb position.

Violations

Once a landscape plan has been approved by the ARC, the Owner shall develop and improve the Lot in strict accordance with the approved landscape plan. The Owner will not change or modify the installed Lot landscaping without the prior written approval of the ARC. Violations will result in a 30-day warning to correct the issue. Thereafter, a \$100 fine and may be assessed at \$100 per week until the violation is cured, for a maximum fine of \$1,000.00. The ARC reserves the right to remove and replace any landscape violations at the owner's expense.

SECTION 6 - RULES AND REGULATIONS FOR CONTRACTORS / INSTALLERS

6.01 COMPLIANCE: Each lot owner shall be responsible for the actions of its contractors and subcontractors.

6.02 REFUSE: Each owner is responsible to ensure that their Contractor / Installer shall keep the site clear of trash, debris, and overgrowth at all times. Silt fence shall be utilized to prevent dirt, debris and runoff from entering any roadway, lake, storm water system or adjacent properties. Excess debris, dirt or mud shall be cleaned out of roadways on a regular basis. Care should be taken to ensure that the pavement, curb and sidewalks fronting each job site are not damaged from oil spills, concrete drips or machinery. Each owner shall be responsible for any such damage and the cost of subsequent repairs. The ARC reserves the right to assess each contractor for job site cleanup costs on a regular basis should such problems persist.

6.03 CONSTRUCTION HOURS: Designated work time is from 7:00AM to 7:00PM Monday through Friday, and 8:00AM to 5:00PM on Saturday. Without prior approval by ARC, no work may be scheduled on Sundays or holidays. There are no restrictions for emergency access needs.

6.10 VEGETATION PROTECTION AND BARRICADING:

Prior to any construction or clearing activities, the contractor shall protect existing vegetation by barricading those areas with woven fabric or silt barriers. In addition, the following actions are prohibited:

- Dumping backfill into an area containing protected vegetation
- Dumping backfill into a Protected Area
- Excavating soil from a protected area
- Falling trees into a protected area
- Parking in or driving through a protected area
- Stacking or storing supplies or equipment in a protected area
- Locating temporary construction buildings in a protected area, or
- Disposing of toxic materials into a protected area.

6.11 CONSTRUCTION DAMAGE:

All damage to vegetation, common areas facilities, neighboring properties caused by the contractors, sub- contractors, agents, or employees must be corrected immediately to the satisfaction of the BOD or ARC and the homeowner of the damaged property. If the damage is not corrected, the ARC or the Association may repair such damage and assess the costs of the repair to the homeowner.

6.12 CONDUCT:

The owner must control the conduct of their contractor or their employees while working in the development. Loud music, profanity, and other behavior, which is unbecoming of a quality operation, and a nuisance to the neighbors, will not be tolerated. Employees, agents, and suppliers shall comply with all traffic and parking rules within the community. Employees, agents or others, violating these policies may be removed from the premises and may be denied access at the construction entrance.

SECTION 7 – MISCELLANEOUS

- Moving pods shall not be left in a driveway for more than 14 days.
- Moving trucks may not be kept in driveway overnight without prior written approval from the Property Manager.
- Campers may not be left in the driveway overnight.
- Golf carts may not be parked on, or driven on, the lawn of any property.

SECTION 8 - EXHIBIT INDEX

EXHIBIT A	ARC APPLICATION & HOMEOWNER'S AFFIDAVIT
EXHIBIT B	APPROVED EXTERIOR COLOR PALETTE
EXHIBIT C	SAMPLE AGENDA
EXHIBIT D	SAMPLE MEETING MINUTES
EXHIBIT E	FENCE OPTIONS
EXHIBIT E1	TYPICAL SCREEN ENCLOSURE / FENCE LAYOUT
EXHIBIT E2	CUL-DE-SAC FENCE LAYOUT
EXHIBIT F	APPROVED POST LIST AND COACH LIGHT
EXHIBIT G	PLANT MATERIAL AND TREE PALETTE LIST

THE PLACE AT CORKSCREW ARCHITECTURAL REVIEW COMMITTEE

Alterations / Modifications Request Form

This form is to be completed by the homeowner and submitted to the ARC and approved BEFORE any work commences. Please refer to your Governing Documents for information on the ARC. Committee has 30 days to review, comment or approve from date of receipt of a **completed** application.

***All applications must have the Homeowners affidavit disclaimer/release PLUS vendor license and insurance attached.**

If you would like notification sent to alternate address please list here: _____

THIS SECTION TO BE COMPLETED BY HOMEOWNER

ASSOCIATION NAME: **THE PLACE MASTER ASSOCIATION, INC.**

DATE: ____ / ____ / 20__

Name: _____

Property Address: _____

Lot Number: _____

Phone: _____ Email Address: _____

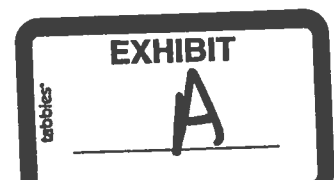
DETAILED DESCRIPTION OF PROPOSED ALTERATION/MODIFICATION BEING REQUESTED:

Please provide all information needed to review the proposed modifications or alterations, including a detailed description of materials, colors being used, as well as dimensions of proposed materials.

<input type="checkbox"/> Copy of survey map, site plan, with a suitable diagram showing where the modification/alteration is located (include dimensions/measurements) and dimensions from the modification/alteration to lot lines.
<input type="checkbox"/> Completed Specifications and Materials Submittal including colors.
<input type="checkbox"/> Copy of County/Approvals/Permit(s) (if required)
<input type="checkbox"/> Certificate of Insurance – MUST be in the Association's and name The Place Master Association, Inc. as additionally insured.

CERTIFICATE HOLDER:
The Place Master Association, Inc.
c/o Icon Management
19900 The Place Blvd.
Estero, FL 33928

<input type="checkbox"/> Signed and sealed engineering or architectural drawings (as required for structural modifications or alterations)
<input type="checkbox"/> Other detailed drawings by landscape designer or other professional, including proposed plant types, size, quantity, and dimensioned location from lot lines and structures.
<input type="checkbox"/> Cut sheets, paint samples, etc.
<input type="checkbox"/> Copy of original hardscape/paving/site survey/location plan showing proposed alterations (structural additions, modifications, or alterations)
<input type="checkbox"/> Copy of planting/landscaping plan OR photos of existing showing proposed alterations (landscaping alterations)
<input type="checkbox"/> Homeowner will be completing the modification / alterations
<input type="checkbox"/> Homeowner has hired Contractor(s) to complete the modification / alterations



Applications submitted without all of the information needed to review the proposed modifications or alterations will not be reviewed.

All requests must conform to all local zoning and building regulations and include all necessary permits. The ARC takes no responsibility in verifying zoning or building codes.

Denials must be appealed to the Board within 15 days.

Landscaping approvals - Per Section 6.9 of our Recorded Declaration, every homeowner must maintain 75% Florida native vegetation on their lot. It is the homeowner's responsibility to make sure they are in compliance with this requirement. Approval by the ARC or the Board of Directors does not in any way mean that the ARC verified the percentage of native vegetation on your lot. That is your responsibility do so to before any work is started.

THIS SECTION TO BE COMPLETED BY ARCHITECTURAL REVIEW COMMITTEE

☐ **REQUEST APPROVED:** **DATE APPROVED:** _____

ARC BOARD MEMBER/DEVELOPER SIGNATURE: _____

APPROVED WITH THE FOLLOWING CONDITIONS: _____

☐ **REQUEST DENIED:** **DATE DENIED:** _____

ARC BOARD MEMBER/DEVELOPER SIGNATURE: _____

REASON(S) FOR DENIAL: _____

Please Return Completed Form To:
The Place Master Association, Inc.
19900 The Place Blvd.
Estero, FL 33928
(Management Office)

**THE PLACE MASTER ASSOCIATION, INC.
HOMEOWNER'S AFFIDAVIT
DISCLAIMER/RELEASE**

I have read, understand, and agree to abide by the Governing Documents of the Association and the Architectural Review Committee Guidelines. In return for approval, I agree to be responsible for the following:

- All losses caused to others, including common areas, as a result of this undertaking, whether caused by me or others;
 - To comply with all state and local building codes;
 - Any encroachment(s);
 - To comply with the conditions of acceptance (if any);
 - To complete the project according to the approved plans. If the modification is not completed as approved, said approval will be revoked and the modification shall be removed by the owner at the owner's expense.
 - Homeowner further acknowledges that drainage swales have been designed and established between homes (side yards) to carry storm water off the lot and to maintain positive drainage away from the home. The Association, Board of Directors, CDD, and/or Developer shall not be responsible for any adverse effect that any proposed landscaping installation or construction may have on drainage. The Homeowner shall be responsible for all associated costs to restore drainage per original site survey.
 - The Homeowner is responsible for any costs associated with irrigation modifications as a result of this alteration.
 - The Homeowner is responsible for any maintenance costs associated with the modification / alteration.
 - **The Homeowner is responsible for ensuring that all areas affected by the project construction (i.e. landscaping, irrigation, common areas, etc.) are restored to their original condition. The Homeowner will be notified of any deficiencies in writing and will be required to correct any damages. Failing that, the Homeowner is responsible for all costs necessary for the HOA to properly restore the area.**
- All applications must also include a signed copy of this affidavit disclaimer/release PLUS vendor license and insurance attached.**

Additional Notes:

For Pool Construction, Lanai Extensions, Patio Construction, and Screen Enclosures:

- **A Five Thousand Dollar (\$5,000) deposit for damage is required.** Deposit is refundable when the Association Manager or the ARC confirms that all roadways, sidewalk, curbing, landscaping, irrigation and other common areas, or neighboring lots, are restored to their original state.
- All required permits must be obtained and displayed by Homeowner prior to work beginning.
- Homeowner is responsible for notifying Association Manager prior to commencing any lot excavation in order to identify irrigation or other utility lines in the path of excavation. Homeowner must contact Association's irrigation contractor for coordination and approval before construction begins.
- Homeowner or Homeowner's agents or builder/contractor shall not use any portion of the Association property, other than roads, for the purpose of obtaining access to the owner's lot and home to construct any improvements approved by the Association.
- No common ground area, including roadways, may be used for long term or short term (temporary) material storage. No excavation materials shall be placed on a roadway surface or any other common area or neighboring property. All waste, excess materials, fill, etc. must be removed from the property daily. Use of any property other than the home where the work is being completed is prohibited without permission granted from Association.
- All construction shall be performed by licensed builder/contractor who is insured. All applicable code and regulations will be followed and all necessary permits will be obtained at Homeowner's expense.

- Landscaping shall be installed around the pool cage, lanai, pool heater / equipment, air conditioning equipment, standby generator, garbage can pad, fence, or any other structure deemed necessary by the ARC. A detailed drawing by homeowner, landscape designer, landscape contractor, or other professional, including proposed plant types, size, quantity, and dimensioned location from lot lines and structures.
- Homeowners may be charged extra by the Association to maintain any new landscaping that was added as an alteration/modification. Homeowners may also be charged extra for additional trimming and/or mulch that is required from the new landscaping. Planted shrubs and bushes to have a maximum height of six (6) feet, except those planted around a pool cage.
- Homeowner is responsible for bringing all areas used for construction traffic back to original condition.
- Should any legal, regulatory agency require, at any time in the future, modifications to this Architectural Modification, will need to be done at the Homeowner's expense.
- Decks/lanais/patios/pools cannot be installed over a drainage swale. In the event the alternation/ modification does interfere with the surface drainage, the Homeowner will be required, at their own expense, to correct the drainage to the Association's satisfaction. Any maintenance costs incurred by the Association, as a result of this Architectural Modification will be at the owner's expense.
- Raised concrete decks must be finished and painted the same color as the body of home.
- Prior to submitting a drawing of any modification or alteration that may disrupt the existing irrigation system; the Homeowner will need to coordinate the review of the current irrigation design. This will be done exclusively at the Homeowner's expense. Homeowner is required to contract with the Association's existing irrigation contractor to make any changes to the existing irrigation system.
- Silt fence is required to be installed and maintained around the construction limits during pool construction.
- A dewatering sock is required to minimize turbid/silt discharges when dewatering.

Other Alterations:

- A **Five Hundred Dollar (\$500) deposit** will be required for fence installation, generator installations, or other material changes at the ARC Board's discretion. The deposit is refundable when Association Manager or the ARC confirms that all roadways, landscaping, and other common areas are restored to the original state.
- All required permits must be obtained and displayed by the Homeowner prior to work beginning.
- Homeowner is responsible for notifying Association Manager prior to commencing any lot excavation in order to identify any irrigation or utility lines in the path or excavation. Homeowner must use Association's irrigation contractor for any needed relocation or capping.
- Homeowner or homeowner's agents or builder/contractor shall not use any portion of the Association property or neighboring lot, other than roads, for the purpose of obtaining access to the owner's lot and home to construct any improvements approved by the Association without written approval.
- All construction will be performed by a licensed builder/contractor who is insured. All applicable codes and regulations will be followed and all necessary permits will be obtained by the Homeowner.
- Homeowner is responsible for bringing all areas used for construction traffic back to original condition.
- Should any legal, regulatory agency require, at any time in the future, modifications to this architectural modification, will need to be done at the Homeowner's expense.
- Decks/lanais/patios/pools cannot be installed over drainage swale. In the event the alteration/ modification does interfere with the surface drainage, Homeowner will be required, at their own expense, to correct the drainage to the Association's satisfaction. Any maintenance costs incurred by the Association, as a result of the architectural modification, will be at the Homeowner's expense.
- Refer to Exhibit H for Fencing Options and typical Fence Layout and/or Screen Enclosure Layout.
- Prior to submitting a drawing of any modification or alteration that may disrupt the existing irrigation system, the Homeowner will need to obtain a letter from the existing Association irrigation contractor stating that the proposed modification will not interfere with the irrigation system. Should any irrigation lines, sprinkler heads or other irrigation equipment need to be relocated or capped, this will be done exclusively at the Homeowner's expense. Homeowner is required to contract with the Association's existing irrigation contractor to make any changes to the existing irrigation system.

- For hurricane shutter installations, Homeowner is solely responsible for ensuring shutter meets county code requirement. Permanently attached portions of the shutter must be Beige, Bronze, Ivory, or match the body color of the home. White is prohibited.
- All alterations/modifications are subject to requirements of the Governing Documents, Architectural Review Committee Guidelines, and any other applicable regulations at the Association's discretion.

I also understand that the ARC does not review, and assumes no responsibility for, the structural adequacy, capacity or safety features of the proposed construction, alteration or addition; or for performance, workmanship or quality of work of any contractor or of the completed alteration.

I agree to abide by the decision of the Architectural Review Committee or Board of Directors. If the modification is not completed as approved per the specifications submitted in this application and I refuse to correct or remove the modification, I may be subject to court action by the Association. In such event, I shall be responsible for all reasonable attorney's fees.

I understand that Per Section 6.9 of our Recorded Declaration, every homeowner must maintain 75% Florida native vegetation on their lot. It is the homeowner's responsibility to make sure they are in compliance with this requirement. Approval by the ARC or the Board of Directors does not in any way mean that the ARC verified the percentage of native vegetation on my lot. That is my responsibility do so to before any work is started.

Property Address of Homeowner: _____

Name of Homeowner (Print)

Signature of Homeowner **Date**



Playgrounds and Trampolines

ARC Requirements

Age of equipment? New _____ Used _____

Photos of equipment required, if used

Site Plan of your property showing approximate location of equipment.

A product description of the equipment including [cut sheets] size, dimensions, and method of support

Number of ground anchors to be used, including length, diameter, how being attached and in the soil or cement must be included. Consult a qualified contractor to determine what type of anchor works best in your location.

A separate sheet with dimensions showing the play area.

A PDF file showing its construction and description of parts being used.

Construction

- Irrigation pipes relocated and/or irrigation heads adjusted in the play area.
- The trampoline or play equipment must be anchored in dirt or cement (four places minimum and to manufacturer instructions and quantity.)
- Must agree when a hurricane or named storm approaches, the equipment must be stripped down as much as possible, and the bounce covering for the trampolines must be removed and stored inside.

As the owner of the equipment, I take responsibility for any and all damage caused by said equipment in a wind, hurricane or named storm.

(Owner Signature)

(Date)

Owner suggested readings:

Florida Homeowners Insurance for Trampolines; March 9, 2015 in Home Insurance 7 Terrifying Statistics about Trampoline Safety; July 7, 2016 by Shaw Cowart Trampoline Safety in your Florida HOA; February 29, 2016; by William Campbell How to Keep a Trampoline from Blowing Away; www.gettrampoline.com

**THE PLACE AT CORKSCREW - ARC
APPROVED EXTERIOR COLOR PALETTE**

[illegible]**EXHIBIT**

B

ambobles®



**The Place Master Association, Inc.
Architectural Review Committee Meeting**

To All Members:

A meeting of the Architectural Review Committee of The Place Master Association, Inc. will be held for the purpose of conducting business as lawfully may be conducted.

When: First and Third Thursday of every month @ 4:30PM

Where: Conference Room, 19900 The Place Boulevard, Estero, Florida 33928

AGENDA

1. Call to order
2. Certify quorum
3. Proof of Meeting Notice
4. Review and confirm Minutes from previous week
5. Review and vote on completed ARC applications
6. Open Discussion
7. Adjournment

Respectfully,
Sheri Malcolm, ARC Chair



Architectural Review Committee Meeting Minutes

Date: February 16, 2023

Location: Conference Room

Time: 4:30pm

- ARC members present: Sheri Malcolm (Chair); Susan Davis; Janet Shanely; Eric LoVerde; Mark Zurbrick; Nick Mangopoulos
 - ARC members excused: Don Howard
1. Call to Order – The meeting was called to order at 4:30pm
 2. Establish a quorum
 3. Review and acceptance of Minutes
 4. Review of pending Homeowner ARC Change Requests; voting on approval / denial. All results are unanimous unless otherwise noted.
 - a. Reviewed 50 applications.
 - b. 30 approved; 9 approved with stip; 11 denied.
 6. Next meeting: March 2, 2023
 7. Meeting adjourned at 6:28pm



THE PLACE AT CORKSCREW - ARC
EXHIBIT "H"
Typical Fence Options

Option #1

Fences shall be constructed of aluminum material, dark bronze in color, and 48" high with pickets spaced 4" apart and a 2" vertical separation from the ground for maintenance purposes. 60" wide gates are required. placement of a fence may require the addition of a continuous hedge spaced at three (3') feet on center outside the sides of the fence. Also, additional trees may be required or relocated depending on the location of the original trees installed (before the fence is constructed).

Specs:

Grade: Commercial

Style: Ascot

Rails: 2-Rail

Color: Florida Bronze

Picket Size: 3/4"

Spacing between each picket: 3 7/8"

Post Size: 2" x 2"

Panel Width: 6' Wide

Bottom: Flush



Option #2

Fences shall be constructed of aluminum material, dark bronze in color, and 48" high with pickets above 12" spaced 3.75" apart and bottom 12" pickets are spaced 1.25" apart. 60" wide gates are required. The placement of a fence may require the addition of a continuous hedge spaced at three (3') feet on center outside the side of the fence. Also, additional trees may be required or relocated depending on the location of the original trees installed (before the fence is constructed).

Specs:

Grade: Commercial

Style: Ascot Royale Picket Spacing

Rails: 2-Rail

Color: Florida Bronze

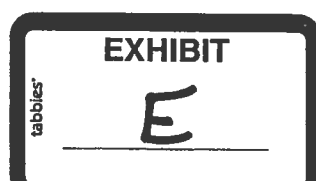
Picket Size: 3/4"

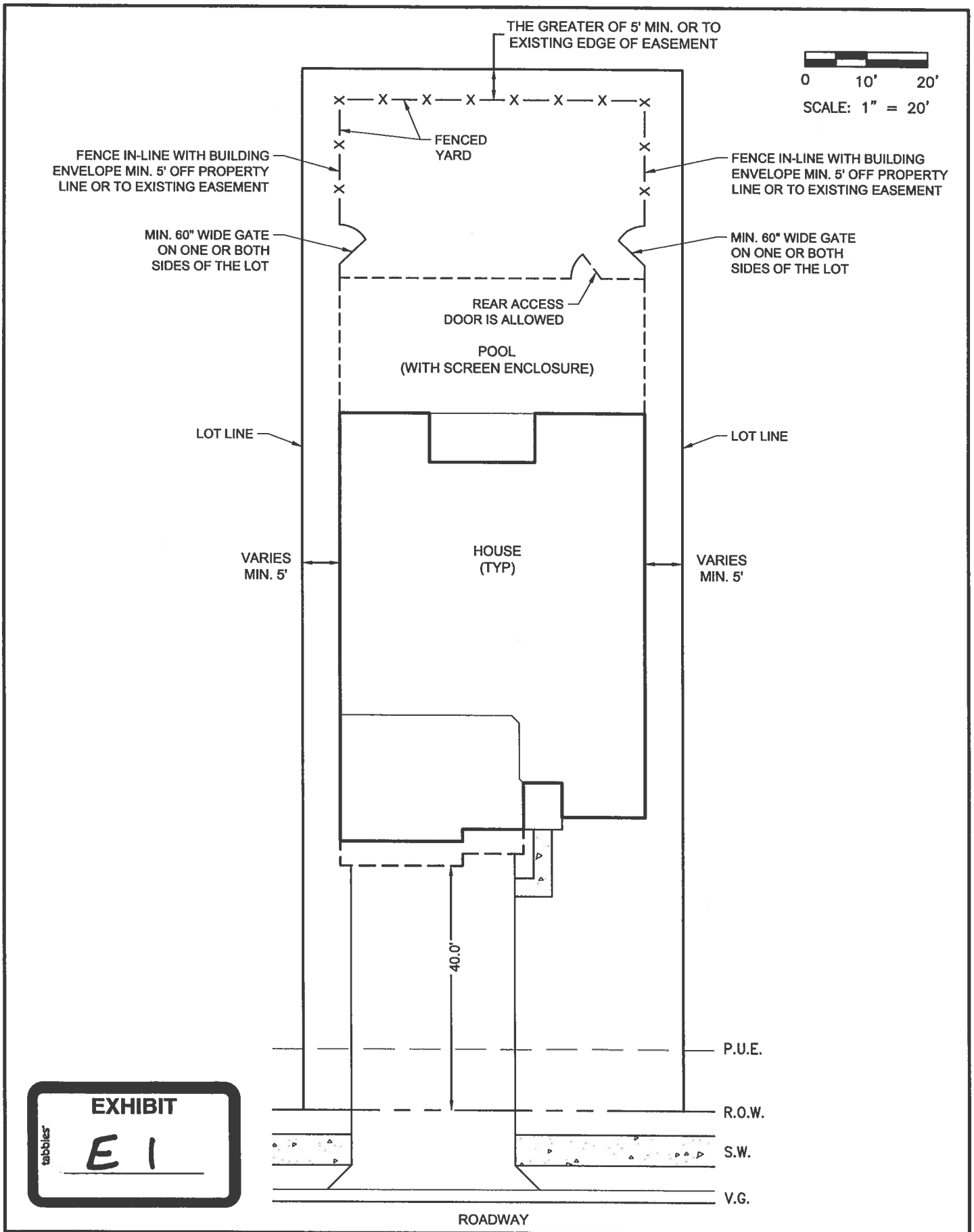
Spacing between each picket: 1 5/8"

Post Size: 2" x 2"

Panel Width: 6' Wide

Bottom: Flush





EXHIBIT

E2

0 10' 20'
SCALE: 1" = 20'

THE GREATER OF
5' MIN. OR TO EXISTING
EDGE OF EASEMENT

THE GREATER OF 5' MIN.-
OR TO EXISTING EDGE
OF EASEMENT

THE GREATER OF
5' MIN. OR TO
EXISTING EDGE
OF EASEMENT

FENCED
YARD

REAR ACCESS
DOOR IS ALLOWED

POOL
(WITH SCREEN ENCLOSURE)

MIN. 60" WIDE GATE
ON ONE OR BOTH
SIDES OF THE LOT

MIN. 60" WIDE GATE
ON ONE OR BOTH
SIDES OF THE LOT

LOT LINE

FENCE MUST CONNECT TO
HOUSE CORNER AND BE
INSTALLED IN LINE WITH
REAR OF HOUSE STRUCTURE

HOUSE
(TYP)

FENCE DETAIL ALLOWED ON THE
FOLLOWING CUL-DE-SAC LOTS

LOT No.	STREET NAME
479	ZEPHYR LILY COURT
480	ZEPHYR LILY COURT
481	ZEPHYR LILY COURT
482	ZEPHYR LILY COURT
483	ZEPHYR LILY COURT
484	ZEPHYR LILY COURT
551	CORBINA COURT
735	ROSEHILL COURT
736	ROSEHILL COURT
737	ROSEHILL COURT
738	ROSEHILL COURT
947	PRATT COURT
948	PRATT COURT
949	PRATT COURT
950	PRATT COURT
951	PRATT COURT
966	BLOSSOM HILL COURT
967	BLOSSOM HILL COURT
968	BLOSSOM HILL COURT
969	BLOSSOM HILL COURT
1024	BROOKSIN COURT
1025	BROOKSIN COURT
1026	BROOKSIN COURT
1027	BROOKSIN COURT
1165	CORTLAND COURT

VARIES
MIN. 5'

VARIES
MIN. 5'

ROADWAY

V.G.

S.W.

R.O.W.

10' PUE

THE PLACE AT CORKSCREW - ARC

POST LIGHT & COACH LIGHT

Sea Gull 82200-12 Wynfield 2 Light 23 inch Black Outdoor Post Lantern



Brand Information

- Brand: Sea Gull
- Collection: [Wynfield](#)
- SKU: 82200-12
- UPC: 785652822001

Dimensions and Weight

- Height: 23.00 in.
- Diameter: 7.75 in.

Design Information

- Category: [Post Lights & Accessories](#)
- Finish: [Black](#)
- Glass: Clear Beveled
- Material: Die Cast Aluminum

Bulb Information

- Primary Bulb(s): 2 x 60 watts Candelabra Torpedo

Product Rating

- Safety Rating: UL cUL Wet



Sea Gull 8102-12
Signature 84 inch Black Post Accessory



Brand Information

- Brand: Sea Gull
- Collection: **Signature**
- SKU: 8102-12
- UPC: 785652810213

Dimensions and Weight

- Height: 84.00 in.
- Diameter: 3.00 in.

Design Information

- Category: **Post Lights & Accessories**
- Finish: **Black**
- Material: Steel

Product Rating

- Safety Rating: UL

**THE PLACE AT CORKSCREW
PLANT MATERIAL AND TREE PALETTE LIST**

Below are partial lists. Please visit <https://gardeningsolutions.ifas.ufl.edu/plants/trees-and-shrubs/trees/> or <https://www.leegov.com/dcd/es/land/native> for ideas.

Trees (N = Florida Native)

(N) Bald Cypress
Bougainvillea
(N) Cabbage Palm (Sable Palm)
Canary Island Date Palm
Cassia
Christmas Palm
Crape Myrtle
(N) Dahoon Holly
Jacaranda
(N) Live Oak
(N) Laurel Oak
Linguistum
(N) Mahogany
Pink Powder Puff
Ponytail Palm
(N) Pond Cypress
Queen Palm
(N) Red Maple
(N) Royal Palm
(N) Southern or Magnolia Pines
(N) Southern Red Cedar
(N) Sweet Gum "Palo Alto"
(N) Sweetbay Magnolia
Washington Palm
(N) Wax Myrtle
(N) Winged Elm
(N) Yaupon Holly

Shrubs – All Florida Native

Beautybush
Coontie
Clusia rosea
Cocoplum
Dwarf Palmetto
Dwarf Yaupon
Firebush
Florida Privet
Leather Fern
Saw Palmetto
Simpson Stopper
Spanish Stopper
Wax Myrtle



We are in Planting Zone 9B. You should research the soil and maintenance requirements of the specific plants and trees that you wish to have. Our soil has a high PH, and plantings that thrive in those conditions would do well here!

Plants in our zone include:

- Firebush
- Lantanas
- Blanket Flowers
- Coral Honeysuckle
- Bougainvillea
- American Beautyberry
- Tickseed
- Yellow Jessamine
- Hibiscus
- Pentas
- Azaleas
- Muhly grass
- Bromeliad
- Black-eyed Susan
- Canna