

THE PLACE

ARCHITECTURAL STANDARDS AND CRITERIA FOR NEW CONSTRUCTION

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THE PLACE
ARCHITECTURAL STANDARDS AND CRITERIA FOR NEW CONSTRUCTION

SECTION 1 - OVERVIEW

1.01 PURPOSE: The purpose of these Architectural Review Committee (ARC) Guidelines 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. 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 Board of Directors (BOD) reserves the right to alter, add or delete guidelines at their discretion.

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, evaluate and when appropriate make recommendations to the BOD concerning 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 Place ARC Committee may be subject to final review by The Place Board of Directors.

The ARC shall consist of a chairman, co-chairman, secretary and the number of members as directed by the BOD who shall serve and may be removed and replaced at the BOD's discretion.

1.02 APPLICABILITY: These Standards and Criteria are adopted pursuant to the Declaration of Covenants, Conditions and Restrictions for The Place and apply to all homes on every Lot within The Place. No construction, improvement, or alteration shall commence on any lot in any manner or respect until approval by The Place Architectural Review Committee (ARC) has been granted.

1.03 ENFORCEMENT: The Declarant, Master Association, Neighborhood Association 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 2 – ARCHITECTURAL REVIEW COMMITTEE (ARC)

2.01 ESTABLISHMENT: The Developer has created the Architectural Review Committee (ARC) to enforce these Building and Planning Standards and Criteria and to approve all improvements on Lots within the development.

2.02 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, his 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 construction.

2.03 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.

2.04 DELEGATION: The power and authority to enforce these Standards and Criteria set forth herein and to approve all plans for new construction will be done by the Developer and/or ARC. At the time of substantial completion or after BOD turnover the new BOD may be required to take on this responsibility.

SECTION 3 - PLAN REVIEW PROCEDURES

3.01 IN GENERAL: The ARC has established plan review procedures to formalize and equitably administer the plan review process. The ARC shall act on all submittals in a timely manner. The ARC shall not arbitrarily or unreasonably withhold approval of plan submittals. The ARC intends to be completely fair and objective in its review process and maintain sensitivity to the individual aspects of design.

3.02 APPLICATION AND SUBMITTALS: The ARC shall commence the plan review process upon receipt of a complete application package (ARC application & Homeowner's Affidavit — Exhibit "A") from each Applicant and review fee which shall include the following documents:

(a) The application process begins by contacting The Place Master Association for a copy of the ARCHITECTURAL CHANGE FORM. The form must list the lot number and the name, addresses and phone number of both the lot owner and builder/contractor. The Design Review Fee must be paid at time of submittal.

(b) The Applicant will submit three (3) copies of the form and all proposed additions, changes, modifications, etc., along with a lot survey marked to show the location of the proposed addition, change or modification. Additional information such as product specification sheets, floor plans, exterior elevations (all views), and site plans (showing applicable setbacks, dimensions from property lines to proposed structures, etc.) should also be included when appropriate.

(c) The submissions should include pictures of proposed items, proposed colors, and patterns, materials and all additional information necessary for the ARC to make an informed decision. If all required information is not received with this completed application, the Committee will automatically reject the application until all requested information is received.

(d) The site plan shall depict the placement of the residence and appurtenances thereto showing driveways, walks, patios, pool, privacy walls, fences, screen enclosures, etc. on the lot, with utilities, setbacks and easements so noted. The orientation of the house on the lot must match the orientation of the architectural plans. Landscape plans shall show all existing trees, size, type and location of new plant material, and irrigation plan.

(e) Material specifications and color palette for all exterior surfaces of the building, driveway, and paved surfaces of the lot. The color of all exterior surfaces, proposed roof tiles and driveway

shall be selected from the development approved color palette. Tile roof color samples (photos) are required along with 2 x 2-inch color samples of paint colors for stucco, fascia and doors.

(f) The ARC shall return one full set of plans to Applicant noting its actions and comments, and retain one set for its files. Plans, which are rejected, must be revised and resubmitted for the ARC's review. No plans shall be approved or construed submitted, until Owner or Builder/Contractor has remitted all required fees.

(g) If approved by the ARC, the homeowner and/or builder will receive an approval letter from the property manager along with any conditions imposed upon the application.

(h) 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 deemed necessary by the ARC. Time limitations do not apply to builder approvals.

(i) 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.

3.03 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 ARC 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) fine 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 REVIEW PERIOD: A written response to the homeowner application shall be made within 30 days of receipt of all documents required 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 Conditions" - The application is approved as submitted, but the ARC's conditions 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. "Disapproved" - 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 time period, the submission shall be

deemed approved. The applicant may request a written approval from the ARC at that time.

3.06 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 TYPE OF LOT: The development has typical lot sizes of: 52' W x 170' D; 62' W x 170'D; and 75' W x 170' D within the master site plan. Lot widths are held relatively consistent for varying products, however due to the nature of the site layout, lot depths may vary substantially from the typical values provided. The Standards and Criteria contained herein shall apply equally to all lots unless so noted.

4.02 SIZE OF RESIDENCE: The minimum and maximum living area of each residence is measured by calculating the total air-conditioned square footage of the residence, exclusive of garages, porches, patios and terraces. The size limitations for a residence are:

<u>LOT WIDTH</u>	<u>MINIMUM</u>	<u>MAXIMUM</u>
52'	1,600sq. ft.	Pending Approval from ARC
62'	1,800 sq. ft.	Pending Approval from ARC
75'	2,200 sq. ft.	Pending Approval from ARC

Residences shall be limited to a maximum of two stories, and the maximum height of any structure may not exceed thirty-five (35').

4.03 BUILDING ENVELOPE, SETBACK AND PLACEMENT OF RESIDENCE: Because lots vary in size, shape, easement locations, and interface with Neighborhood Common Area(s), the ARC has established both a standard building envelope and specific setback criteria to which each residence must conform. Such information shall be provided to each builder, consistent with the example attached hereto as Exhibit "C".

The majority of lots accommodate the standard building envelope and, so long as the residence is constructed within the building envelope, a variance shall not be required. Because lot sizes vary as described above, certain lots within the development may not accommodate the standard building envelope as described below, and may require restrictions as to product type, configuration (right-hand garage or left-hand garage), pool availability, etc. The standard building envelope for each type home (including a 22' standard pool depth) within the development is as follows:

<u>STANDARD BUILDING ENVELOPE (at a 5' side yard setback)</u>	
52' wide lot:	42' wide x 115' deep envelope
62' wide lot:	52' wide x 115' deep envelope
75' wide lot:	65' wide x 115' deep envelope

Setbacks establish the maximum outer boundaries within which the residence must be constructed. No variances shall be granted allowing a structure to extend beyond the setback line. No structure shall be allowed to encroach into any utility, drainage or any other easement. For a typical standard lot, the minimum building setback requirements are as follows:

STREET RIGHT OF WAY:

From Internal Roads: 40' for front load garages
30' for side load garages

SIDE: 5' for detached
0' for attached or zero lot line (minimum 10' between buildings)

REAR: 10'
0' for accessory structures on lots abutting lake maintenance easement
5' for accessory structures on lots not abutting lake maintenance easement

WATER BODY: 20'

NOTE: The ARC may reduce the minimum front setback in certain areas of development. It is the intent of ARC that the structure be centered on and constructed within the standard building envelope. Portions of the structure extending outside the building envelope (but always contained within the building setbacks) shall be kept to a minimum. Where there is a conflict between the established building envelope and the above setback criteria, the setback criteria shall prevail.

Whenever possible, placement of the residence within the building envelope shall be in the most advantageous position to ensure that no trees are unnecessarily disturbed and that the views and privacies of surrounding residences are not adversely affected.

It is the intention of these documents to prevent identical/similar elevations and colors on adjacent lots or on lots across the street from each other. Any variances to this policy must be approved by the ARC. If in doubt as to whether colors or elevations will be approved, owners and builders are encouraged to submit plans before final contract for preliminary approval of elevation and colors.

4.04 GRADING AND DRAINAGE: All residences shall be constructed at a minimum finished floor elevation established by the Development Order plans, attached hereto as Exhibit "D". All lots with a designated finished floor elevation must be built to that elevation. Lot finished floor elevations listed in Exhibit "D" may be built to a higher elevation with ARC and county approval.

Existing trees and vegetation shall be spared whenever possible. Cuts and fills should be designed to complement the natural topography of the site. 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.

4.05 DESIGN AND ELEVATIONS: Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. Similar front elevations on adjacent or abutting lots will not be permitted. Color and material selections must be varied with no more than one on every third (3rd) lot duplication.

Elevation approval shall consist of a review of front, side, and rear elevations. All elevation treatments shall follow the common architectural design theme of the residence as closely as possible.

4.06 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.

See EXHIBIT “G” for the approved Exterior Color Palette.

4.07 ROOFS: Roof tiles shall be per the approved Exterior Color Palette EXHIBIT “G”. 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.

4.08 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 “G”. 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 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.

4.09 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.

Sidewalks, are required, and are to be constructed of concrete and installed and completed on or before the issuance of Certificate of Occupancy for the residence. 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".

4.10 POOLS, SCREEN ENCLOSURES, AND FENCES: ARC approval is required for the construction or installation of pools, screen enclosures, 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 homes setback lines. All screen framing; doors, doorframes, and structural members of enclosures shall be anodized or electro statically painted a dark bronze tone.

Please refer to "Exhibit H" attached hereto for approved fencing options and fencing layout and/or screen enclosure layout. Exhibit H is listed as Typical Fence Options (H1), Typical Fence Layout (H2), Typical Fence Layout on Cul De Sacs Lots with applicable addresses listed (H3).

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.

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 Developer dumpsters will result in loss of deposit. 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. No deposit is required by Builder if work is complete at time of home construction. 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. No deposit is required by Builder if work is complete at time of home construction. 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.

4.11 MECHANICAL, ELECTRICAL, AND ELECTRONIC EQUIPMENT; GARBAGE AND TRASH CONTAINERS; AND 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.

4.12 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 swing set, other fixed game or play structures shall be erected or maintained on any lot without the

approval of the ARC which approval shall require, where appropriate, specification of location and provision of necessary landscaping or other permissible screening means to hide such structure from view from street or adjoining Lot.

3. 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. No doghouse, tool shed, or other structure of a similar kind or nature shall be constructed on any part of a lot.

4. Any request for installation of a swing set in the rear yard shall not include a fixed or hard roof top on the swing set.

5. Landscaping screening may be required.

6. Swing sets must be placed within the boundaries of the home, as defined in the survey.

7. Swing sets may only be placed in the back of the home.

4.13 DECORATIONS:

1. Flower pots, 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.

4.14 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.

4.15 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 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. Fountains installed on the lanai along the privacy wall may not be attached to the privacy wall. A photo of the fountain must be submitted with the ARC request along with the dimensions, color, exact location or power and water source, clearly marked on a plan of the Unit.
9. All fountains must be removable. No fountains may be permanent installations anywhere on the Unit exterior.
10. 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.
11. 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.

4.16 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 painted 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.

4.17 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.

4.18 HURRICANE AND STORM SHUTTERS:

1. Permanently installed brackets for hurricane shutters are to be beige, bronze, or Ivory. 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. If approved, exterior shutters may only be closed during a storm event or when a storm event is imminent, unless the Homeowner lives out of state for the official Hurricane Season. In this case, only hurricane shutters may be installed from Jun 1st- November 30th. Shutters may ONLY be installed IF THE HOMEOWNER IS NOT A FULL TIME RESIDENT. 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. Accordion shutters and roll down shutters are permitted with ARC approval.

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.

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

4.20 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.

4.21 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.

4.22 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 frame work 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.

4.23 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 Llumiar 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.

4.24 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.

4.25 GAZEBOS AND GREENHOUSES ARE PROHIBITED:

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

4.26 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.

4.27 IRRIGATION:

No alteration of the irrigation system shall be performed without the written consent of the ARC.

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.

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.

All homeowners must use the Master Irrigation System for irrigation water supply. Individual irrigation wells are not permitted on lots.

Builders are required to install an automatic underground irrigation system for lawn and plant material on each lot. Irrigation coverage is required from the back of the curb at the street to the property line. Areas of native vegetation should not be irrigated. Irrigation heads should be placed to prevent spraying onto walks, driveways and the wall of the residence.

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.

4.28 LANDSCAPING:

A complete landscape plan must be submitted to and approved by the ARC prior to commencement of construction which addresses all elevations of the residence. A minimum investment of \$10,000.00 per lot for the initial landscaping (plants, trees, shrubs) plus sod and irrigation is required.

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. Particular attention should be given to the rear yard with consideration given to line of sight vision of lake views on Lake Front property and/or back-to-back lots. 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.

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

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.

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.

Only live plants are permissible on the exterior of the homes; no artificial plants.

Trellises and arbors are not permitted.

4.29 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).

4.30 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.

Establishment of a strong community landscape image is critical to the successful marketing of The Place. This requires specific elements in the landscape design of the individual Dwellings. With respect to the Street scape, it is the responsibility of the Builder to provide plantings that enclose and help define the street as a public space.

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. 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.

The Builder is to install canopy trees of a variety approved by the ARC which shall be incorporated with the dwelling landscaping package to be approved by the ARC. Canopy tree(s) located within the front yard setback shall be required for each Lot.

Each canopy tree must have a minimum height of twelve (12) feet with a 2 ½ - 3-inch caliper. The canopy trees are to be planted within the property line, and within the front/forward corners of the house. Homes on corner lots must have the canopy trees planted on both of the street frontages.

Existing trees should be retained to the greatest extent possible. The landscape plans submitted for a lot must show existing trees of six (6") inches caliper or greater and whether the trees will be preserved or removed. Removing any existing trees must be approved by the ARC, and the necessary tree removal permits must be obtained from Lee County. Copies of tree removal permits are to be provided if requested by the ARC.

A minimum of four (4) trees must be included in the landscape design of each residence of a variety approved by the ARC. Palm trees may be substituted for a canopy tree at a rate of three (3) palm trees per required canopy tree. 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.

5.02 LANDSCAPE PLANS FOR SUBMITTAL TO ARC:

- All Lots require individual landscape and irrigation site plans. The landscape site plan is to be minimum scale of 1"= 20'. Components of the landscaping submittal can be found in the chapter, Design Approval Process.
- Existing easements, existing trees (over six (6") inches in caliper, measured three (3')

from the ground), rights-of-way and utilities must be shown on the plan.

- Landscape plant materials are to be identified as to quantity, quality, and specific size to be planted, common and botanical name, and variety of material.
- All surface materials are to be clearly noted as to their type and composition.
- The location of the irrigation system point of connection to the master irrigation system with specifications of the irrigation components must be noted (i.e. location and type of heads etc.)

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. Native plant species must be preserved in the sections of the community that abut natural preserve areas. Owners and builders are responsible for protecting and not disturbing protected areas.

Each lot is required to provide a minimum of 75% native plant material. A list of suggested plant material is included as Exhibit "E".

5.03 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.
- All Lots must be completely sodded prior to Certificate of Occupancy of the home.

5.04 DROUGHT TOLERANT AND NATIVE PLANT MATERIALS:

Each Landscape plan should seek to utilize xeriscape principles wherever feasible. The following xeriscape guidelines are encouraged.

- **Design:** — Plants should be grouped in large mulched planting beds. Sodded lawn areas should be minimized where feasible. Existing native plant materials should be incorporated

into the design as required.

- **Plant Material selection:** Plant material should be predominantly native and or drought /cold tolerant species consistent with “Exhibit E”,
- **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:** Turf should be used wisely and sparingly where feasible. Turf areas should be utilized for high use areas such as lawn play area, etc.
- **Irrigation:** Irrigation systems should be 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, 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 Association unless otherwise approved and established by the ARC or the HOA.

5.05 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.

5.06 CORNER LOT REQUIREMENTS:

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

5.07 PLANT PALETTE AND SIZES:

For consistency in the landscape design plant materials shall be selected from the approved Planting Palette, “Exhibit E”, unless otherwise approved by the ARC. Sizes described in the Planting Palette are minimum sizes.

Undesirable 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

5.08 MINIMUM LANDSCAPING MAINTENANCE REQUIREMENTS:

- The Builder is responsible for maintaining all landscape areas prior to the sale of the Dwelling in a neat and orderly appearance at all times and landscaped areas shall be kept free from refuse and debris. If the ARC judges the Builder maintenance to be insufficient or below acceptable standards, after notifying the Builder, the HOA has the authority to assume the maintenance and forward all necessary costs to the Builder.
- Any plant material which dies shall be replaced 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.
- Slumped or settled areas on sloping berms shall be reconstructed.
- All weeds within planted areas and lawns shall be removed or controlled always. This pertains to all building areas, sales models and parking and the sales area. If a general application of weed control chemical will not totally satisfy the control of weeds, then human or mechanical measures shall be taken for removal of these weeds.
- 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.
- Parking lots and roadways shall be maintained in a clean, swept condition. Moving pods shall be not be left in a driveway for more than 14 days.
- 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 Builder or Owner shall develop and improve the Lot in strict accordance with the approved landscape plan. Subsequent to approval by the ARC of the landscape plans and the construction plans, the Builder or Owner will not change or modify the plan or the Lot landscaping installed without the prior written approval of the ARC.

SECTION 6 - CONSTRUCTION RULES AND REGULATIONS

6.01 COMPLIANCE: Each lot owner, builder and contractor shall be responsible for the actions of its employees, agents and subcontractors. To assure compliance with the Construction and Landscape Standards, a compliance deposit of One Thousand Dollars (\$1,000.00) per lot shall be required by ARC. The compliance fee shall be refunded upon final inspection and acceptance by ARC.

6.02 ACCESS AND PARKING: Construction access to the job site shall be designated, and from time to time may be modified.

6.03 CONSTRUCTION TRAILERS: The ARC shall designate, and from time to time relocate, an area for job trailers as may be required by each Builder or Contractor. Except for such designated area, no office, storage or other job related trailer shall be allowed on any lot or anywhere within the Community unless approved in writing by ARC.

6.04 CONSTRUCTION REFUSE: Each Builder, Contractor shall maintain a dumpster on each job site under construction and 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 Builder, Contractor shall be responsible for any such damage and the cost of subsequent repairs. Once construction is complete, all trash must be kept in residential cans and stored out of site. The ARC reserves the right to assess each builder, contractor for job site cleanup costs on a regular basis should such problems persist.

6.05 SIGNAGE: No signage shall be allowed on any lot prior to commencement of construction. Upon construction commencement, a builder sign, of a size and design approved by the ARC, may be placed on the lot being constructed for identification purposes only and must be removed immediately upon obtaining a Certificate of Occupancy.

6.06 PROHIBITIONS AND NUISANCES: No pets, guns, alcoholic beverages or controlled substances are allowed on the Property. No open fires of any kind are permitted. Profanity, loud music or other blatant noises are prohibited. No hunting is allowed.

6.07 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. These hours are for general site access. There are no restrictions for emergency access needs.

The Standards and Criteria for New Construction contained herein may be amended at any time and from time to time by Board of Directors (BOD).

6.08 PRE-CONSTRUCTION CLEARING WORK:

Prior to site preparation, the homeowner shall schedule and coordinate a field review of existing vegetation to be saved. The ARC may also perform additional periodic informal inspections to ensure that the work is being performed in conformance with approved plans. All inspections are observations only and will not relieve the obligation to obtain inspection approvals from Lee County and other organizations having jurisdiction.

6.09 SITE MAINTENANCE:

All sites must be maintained in a clean and orderly manner at all times. A commercial dumpster or containment area is required for each site under construction. All trash and construction debris shall be properly disposed of at the end of each day. Contractors are responsible for ensuring that construction material and debris does not blow off of the job site through the installation of silt fencing and shall be responsible for picking up trash on a daily basis. Streets must be swept on a weekly basis in construction areas or as necessary. Lanai paver or concrete work must have a plastic sheeting installed inside the pool cage to prevent dust and debris from invading neighboring properties. The homeowner is responsible for all damage to, and cleaning of, adjacent properties, street and common areas. All construction equipment including dumpsters and portable toilets must be maintained on property under construction.

Job sites not in compliance with the Declaration, these Architectural & Landscape Guidelines, or approved plans will be issued a Notice of Violation and a punch list of items needed to bring the construction and/or job site into compliance. Further construction may be postponed until such punch-list items have been corrected.

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 ("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 contractor must control the conduct of their employees while working in the development. Loud music, profanity, and other behavior, which is unbecoming of a quality operation 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 - EXHIBIT INDEX

EXHIBIT A	ARC Application & Homeowner's Affidavit
EXHIBIT B	Approved Sidewalk Plan
EXIUBIT C	Building Envelope, Setback and Criteria Site Plan
EXHIBIT D	Minimum Finished Floor Elevations
EXHIBIT E	Plant Material and Tree Palette list
EXHIBIT F	Approved Light Post & Coach Light
EXHIBIT G	Approved Exterior Color Palette
EXHIBIT H	Fence Options & Typical Screen Enclosure / Fence Layout (H1, H2, H3)

**THE PLACE AT CORKSCREW - ARC
EXHIBIT "A"**

ARC APPLICATION & HOMEOWNER'S AFFIDAVIT

THE PLACE AT CORKSCREW ARCHITECTURAL REVIEW COMMITTEE

Alterations / Modifications Request Form

This request 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.

***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 name 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.

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: _____

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:

- A **Five Thousand Dollar (\$5,000)** deposit for damage and 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 Association Manager 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 Home Builder dumpsters will result in loss of deposit. 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 or fence. 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.
- 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 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 or other material changes at the ARC Board's discretion. The deposit is refundable when Association Manager 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.
- 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 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, 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 white or match the body color of the home.
- 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.
- 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.

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.

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)

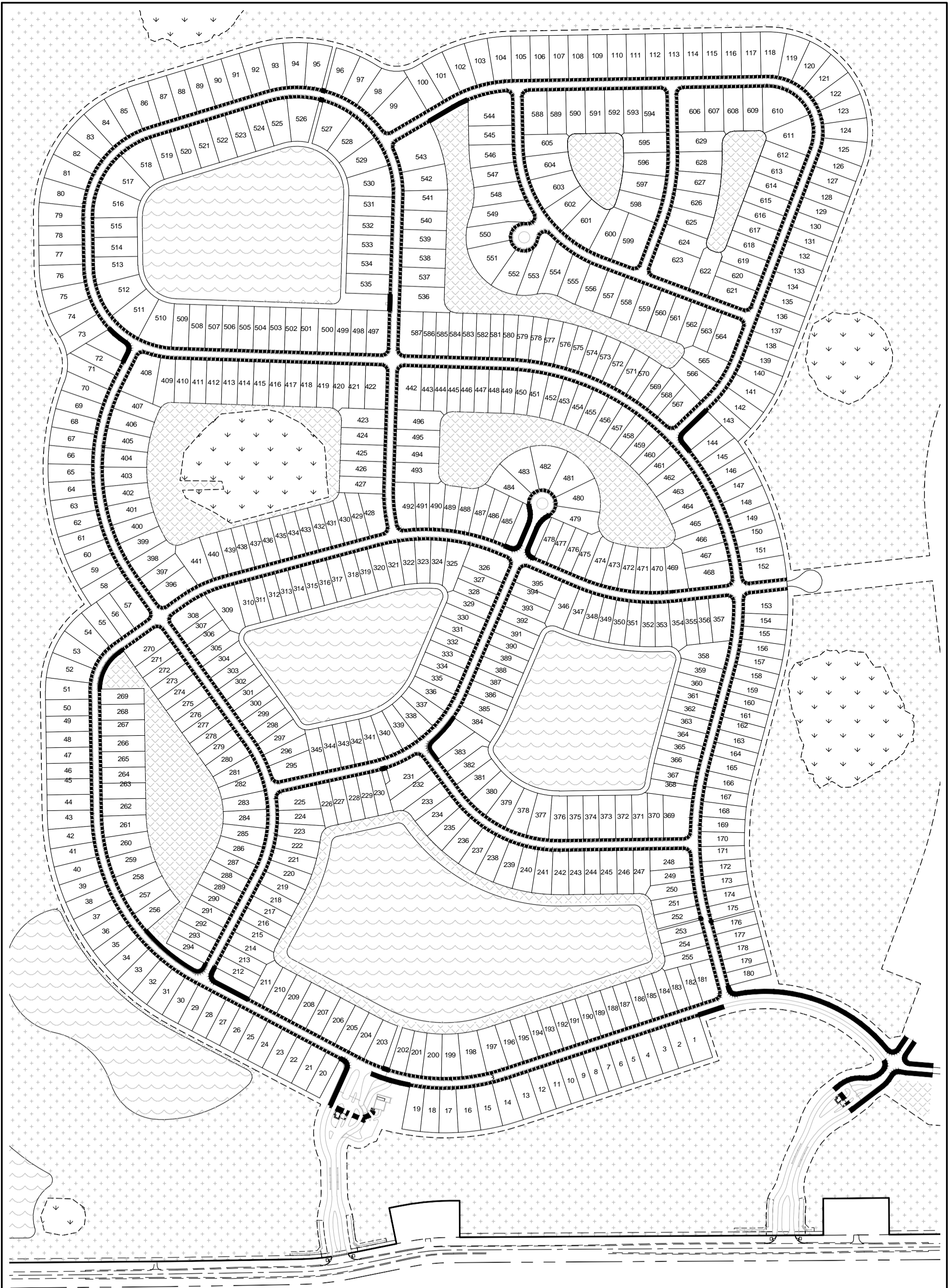
(Date)

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 CORSCREW - ARC
EXHIBIT "B"**

SIDEWALK PLAN ATTACHED



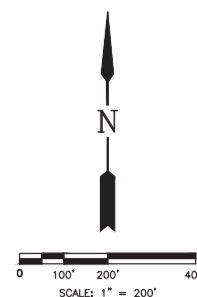
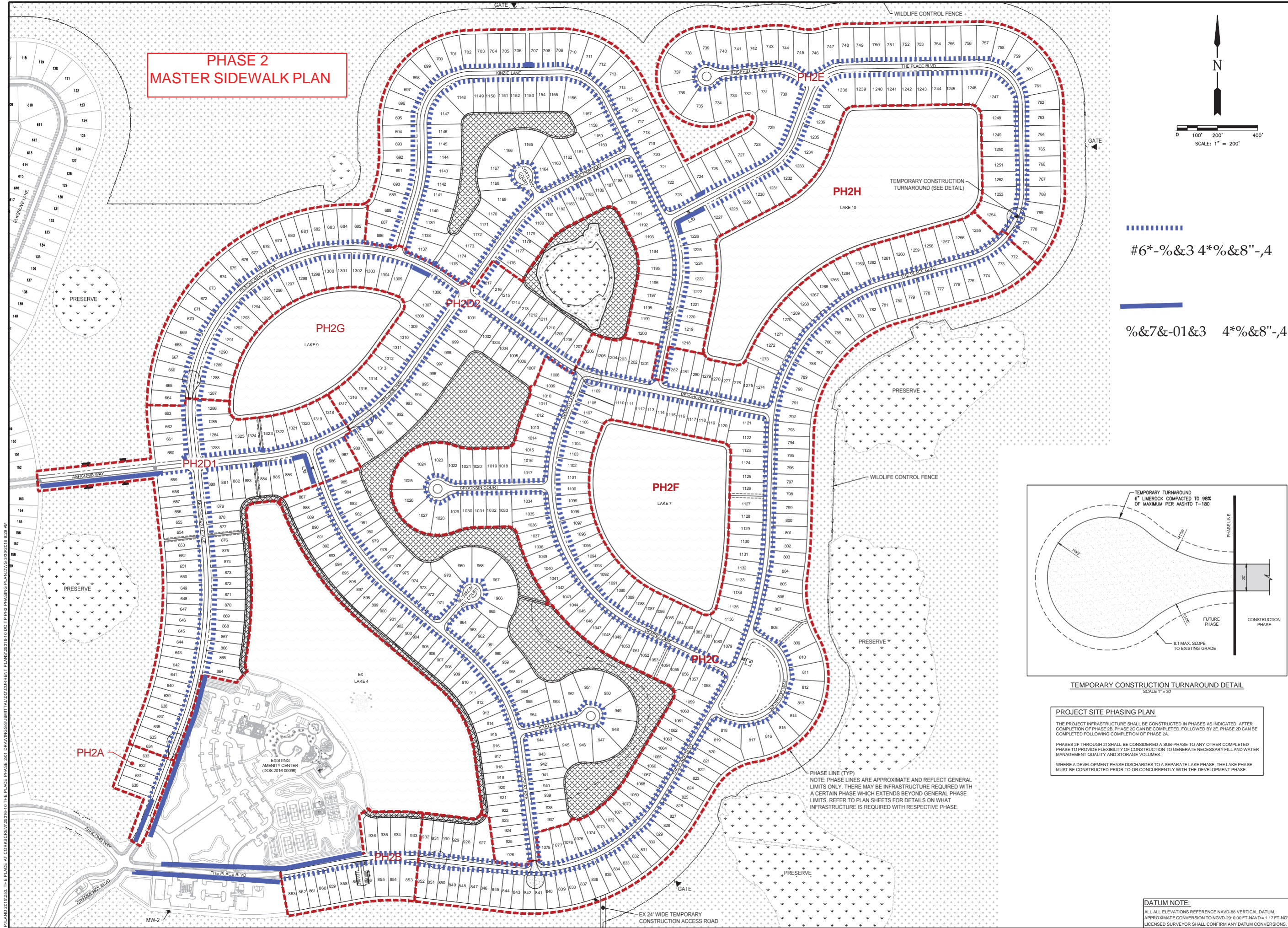
— INSTALLED BY DEVELOPER
- - - - - INSTALLED BY BUILDER



J.R. EVANS ENGINEERING
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVANSENGINEERING.COM

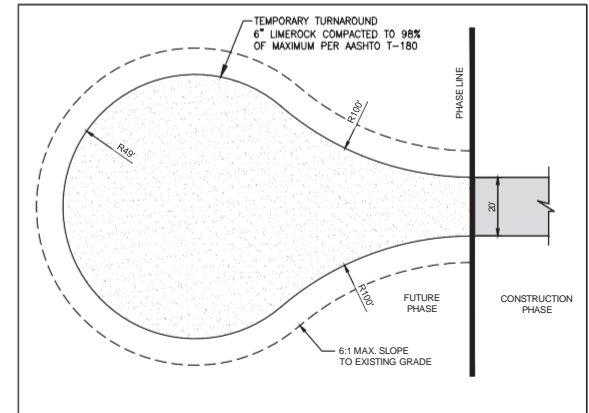
THE PLACE
PHASE 1

MASTER SIDEWALK PLAN	
FILE DATE: 02/21/2017	SHEET: 1



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TEMPORARY CONSTRUCTION TURNAROUND DETAIL
SCALE 1" = 30'

PROJECT SITE PHASING PLAN

THE PROJECT INFRASTRUCTURE SHALL BE CONSTRUCTED IN PHASES AS INDICATED. AFTER COMPLETION OF PHASE 2B, PHASE 2C CAN BE COMPLETED, FOLLOWED BY 2E. PHASE 2D CAN BE COMPLETED FOLLOWING COMPLETION OF PHASE 2A.

PHASES 2F THROUGH 2I SHALL BE CONSIDERED A SUB-PHASE TO ANY OTHER COMPLETED PHASE TO PROVIDE FLEXIBILITY OF CONSTRUCTION TO GENERATE NECESSARY FILL AND WATER MANAGEMENT QUALITY AND STORAGE VOLUMES.

WHERE A DEVELOPMENT PHASE DISCHARGES TO A SEPARATE LAKE PHASE, THE LAKE PHASE MUST BE CONSTRUCTED PRIOR TO OR CONCURRENTLY WITH THE DEVELOPMENT PHASE.

PHASE LINE (TYP)
NOTE: PHASE LINES ARE APPROXIMATE AND REFLECT GENERAL LIMITS ONLY. THERE MAY BE INFRASTRUCTURE REQUIRED WITH A CERTAIN PHASE WHICH EXTENDS BEYOND GENERAL PHASE LIMITS. REFER TO PLAN SHEETS FOR DETAILS ON WHAT INFRASTRUCTURE IS REQUIRED WITH RESPECTIVE PHASE.

DATUM NOTE:
ALL ALL ELEVATIONS REFERENCE NAVD-88 VERTICAL DATUM.
APPROXIMATE CONVERSION TO NGVD-29: 0.00 FT-NAVD = 1.17 FT-NGVD.
LICENSED SURVEYOR SHALL CONFIRM ANY DATUM CONVERSIONS.

J.R. EVANS ENGINEERING
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ESTERO, FLORIDA 33928
PHONE: (239) 405-9148
FAX: (239) 288-2537
WWW.JREVAENGINEERING.COM

THE PLACE - PHASE 2

PHASING PLAN

#	DATE	REVISIONS	1st SUBMITTAL (10-2017)
1	11/17/17	REVISED PER COUNTY COMMENTS	
2	03/18	REVISED PER CLIENT COMMENTS (DOA)	

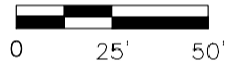
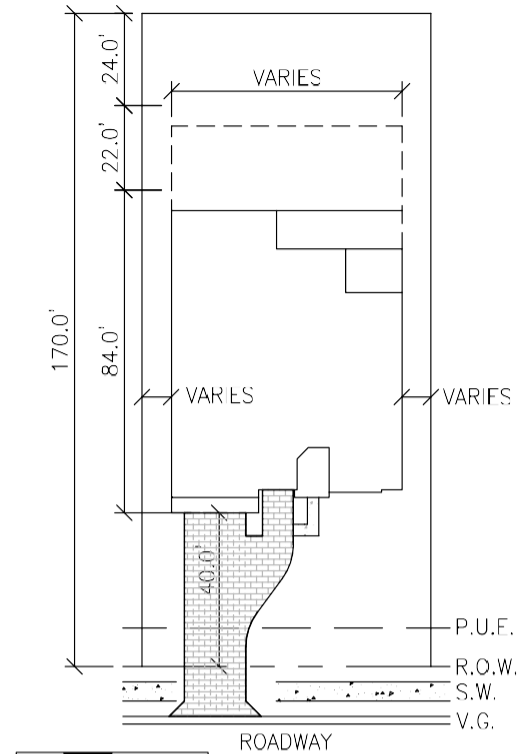
JOSHUA R. EVANS P.E. FL.
LICENSE No. 57436
FL COA # 29226

PROJECT #: 25316-10 DO
SHEET: 4

**THE PLACE AT CORKSCREW - ARC
EXHIBIT "C"**

BUILDING ENVELOPE, SETBACK AND CRITERIA SITE PLAN ATTACHED

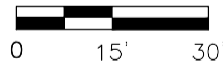
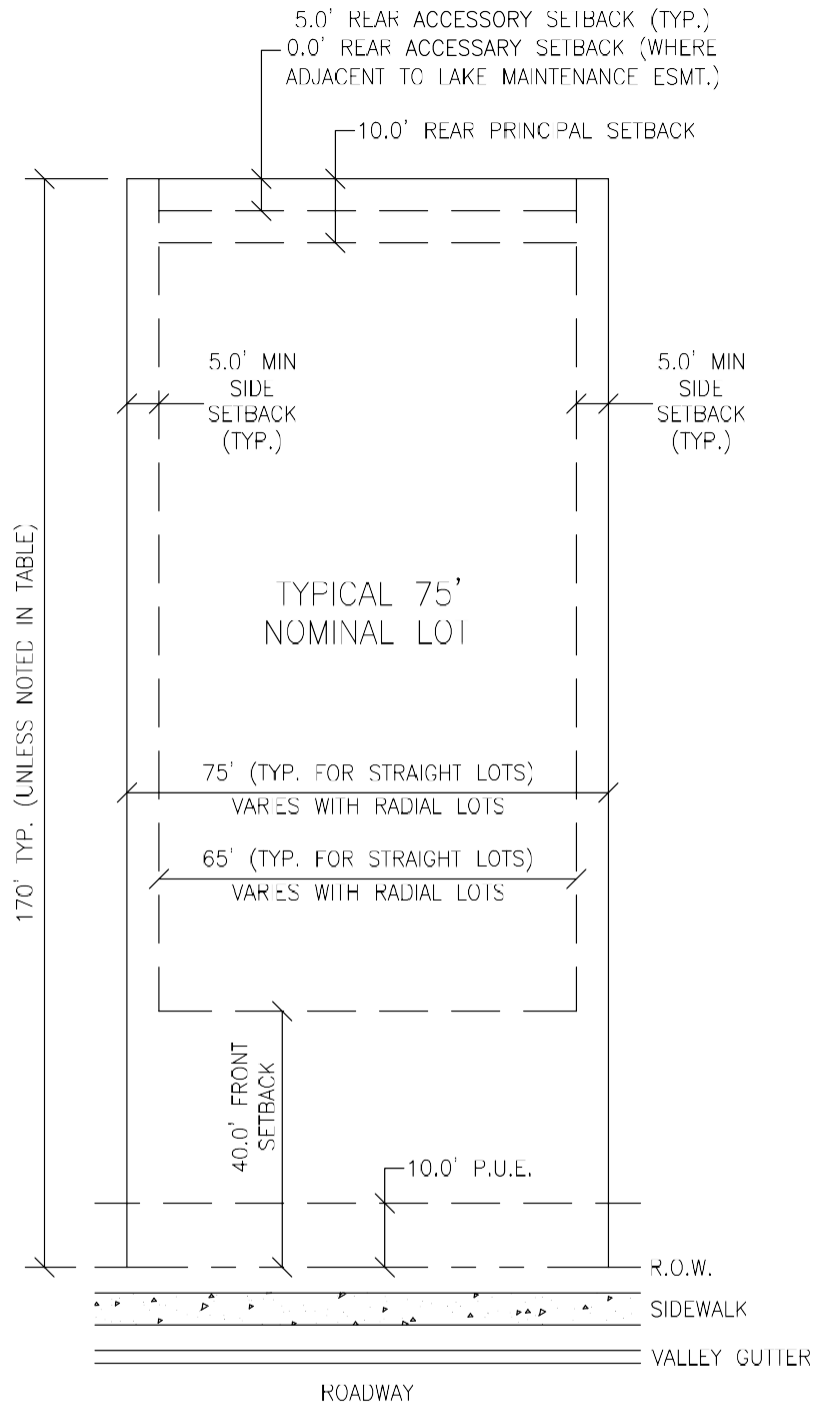
EXAMPLE: TYP. 75' LOI



SCALE: 1" = 50'

LOIS NOT MEETING 170' DEPTH		
# OF 52's < 170'		14
# OF 62's < 170'		6
# OF 75's < 170'		0
LOT #	NOMINAL LOT SIZE	AVG. DEPTH
56	62'	169'
57	62'	169'
144	62'	161'
181	52'	156'
182	52'	160'
183	52'	163'
225	52'	162'
248	52'	156'
249	52'	161'
250	52'	167'
295	52'	164'
326	52'	168'
327	52'	166'
328	52'	165'
369	62'	163'
428	52'	161'
563	62'	160'
564	62'	164'
567	52'	162'
568	52'	168'

TYP. 75' LOI LAYOUT



SCALE: 1" = 30'

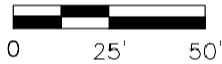
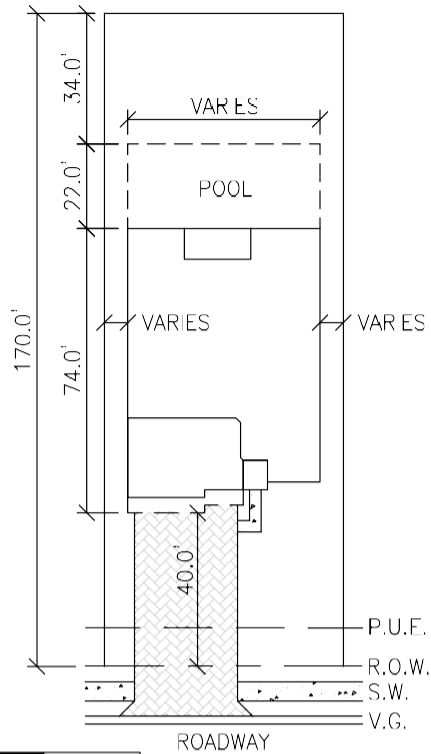
FILE DATE: 5/2017



J.R. EVANS ENGINEERING, P.A.
 9351 CORKSCREW ROAD, SUITE 102
 ESTERO, FLORIDA 33928
 PHONE: (239) 405-9148
 FAX: (239) 288-2537
 WWW.JREVAENGINEERING.COM
 FL. COA # 29226

THE PLACE
TYPICAL 75' LOT LAYOUT

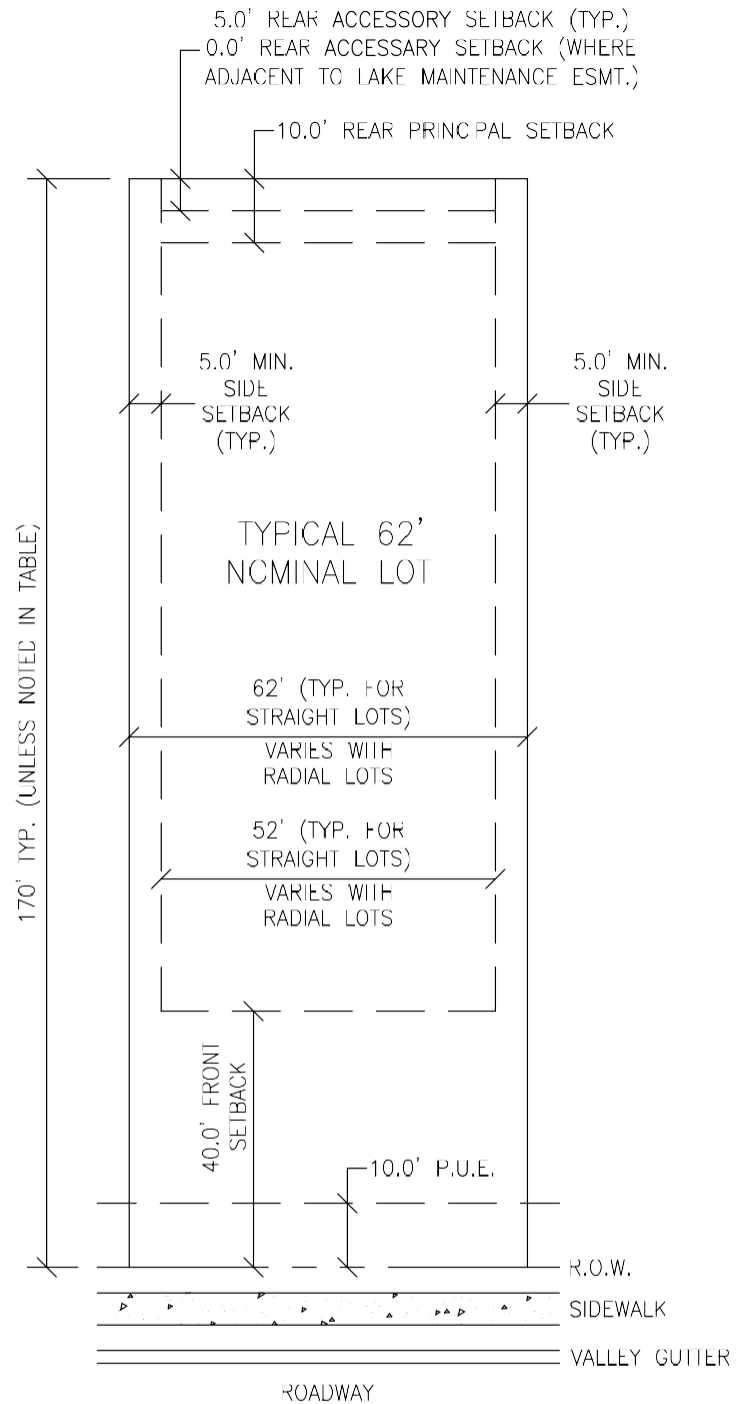
EXAMPLE: TYP. 62' LOT



SCALE: 1" = 50'

LOTS NOT MEETING 170' DEPTH		
# OF 52's < 170'		14
# OF 62's < 170'		6
# OF 75's < 170'		0
LOT #	NOMINAL LOT SIZE	AVG. DEPTH
56	62'	169'
57	62'	169'
144	62'	161'
181	52'	156'
182	52'	160'
183	52'	163'
225	52'	162'
248	52'	156'
249	52'	161'
250	52'	167'
295	52'	164'
326	52'	168'
327	52'	166'
328	52'	165'
369	62'	163'
428	52'	161'
563	62'	160'
564	62'	164'
567	52'	162'
568	52'	168'

TYP. 62' LOT LAYOUT



SCALE: 1" = 30'

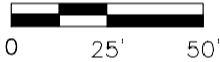
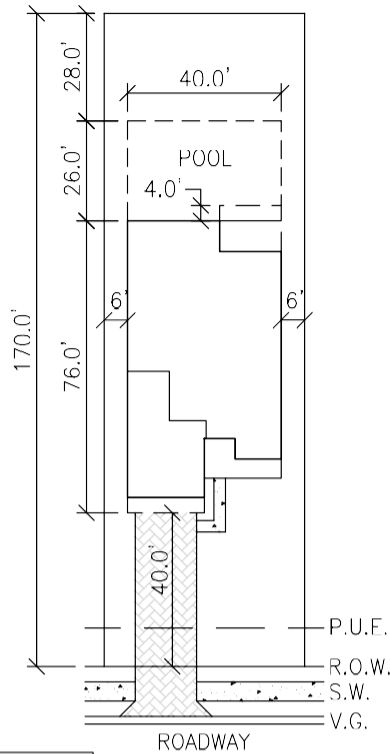
FILE DATE: 5/2017



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 FL. COA # 29226

THE PLACE
TYPICAL 62' LOT LAYOUT

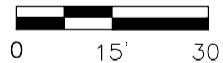
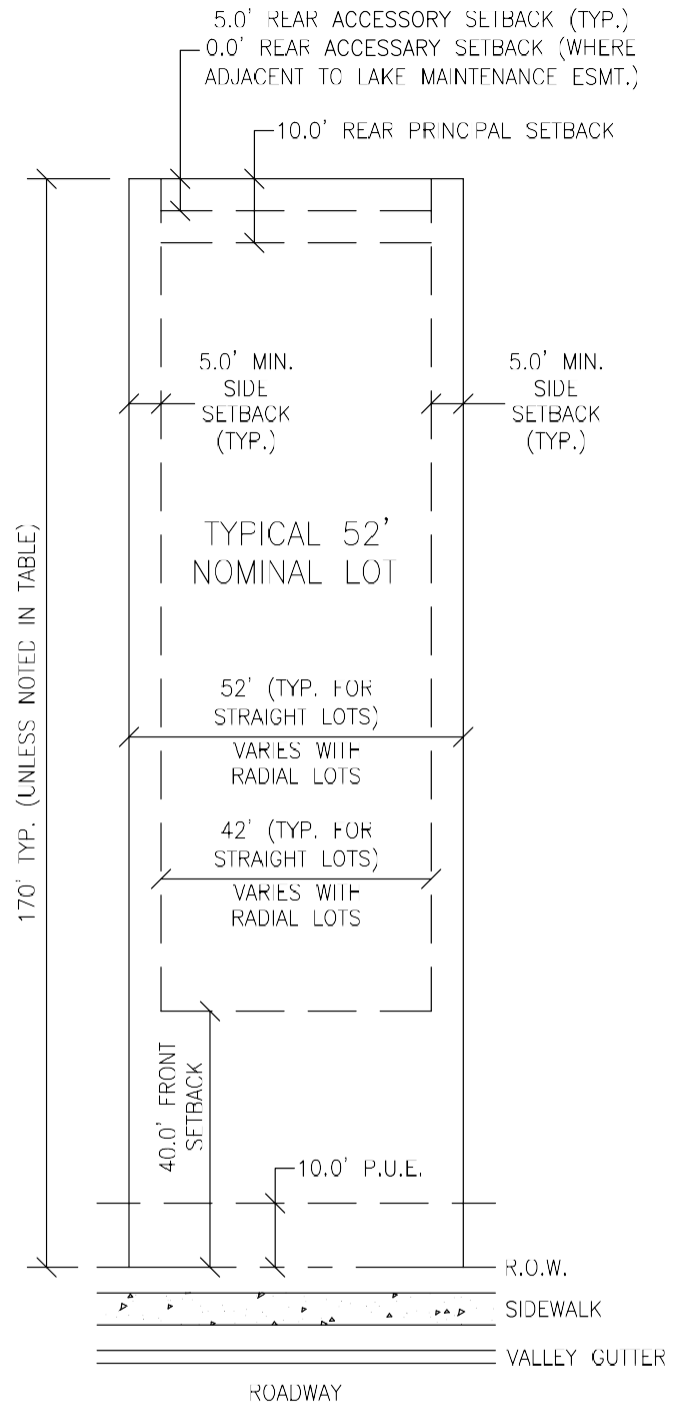
EXAMPLE: TYP. 52' LOT



SCALE: 1" = 50'

LOTS NOT MEETING 170' DEPTH		
# OF 52's < 170'		14
# OF 62's < 170'		6
# OF 75's < 170'		0
LOT #	NOMINAL LOT SIZE	AVG. DEPTH
56	62'	169'
57	62'	169'
144	62'	161'
181	52'	156'
182	52'	160'
183	52'	163'
225	52'	162'
248	52'	156'
249	52'	161'
250	52'	167'
295	52'	164'
326	52'	168'
327	52'	166'
328	52'	165'
369	62'	163'
428	52'	161'
563	62'	160'
564	62'	164'
567	52'	162'
568	52'	168'

TYP. 52' LOT LAYOUT



SCALE: 1" = 30'

FILE DATE: 05/2017



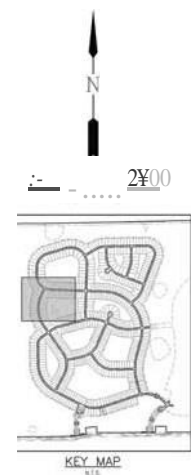
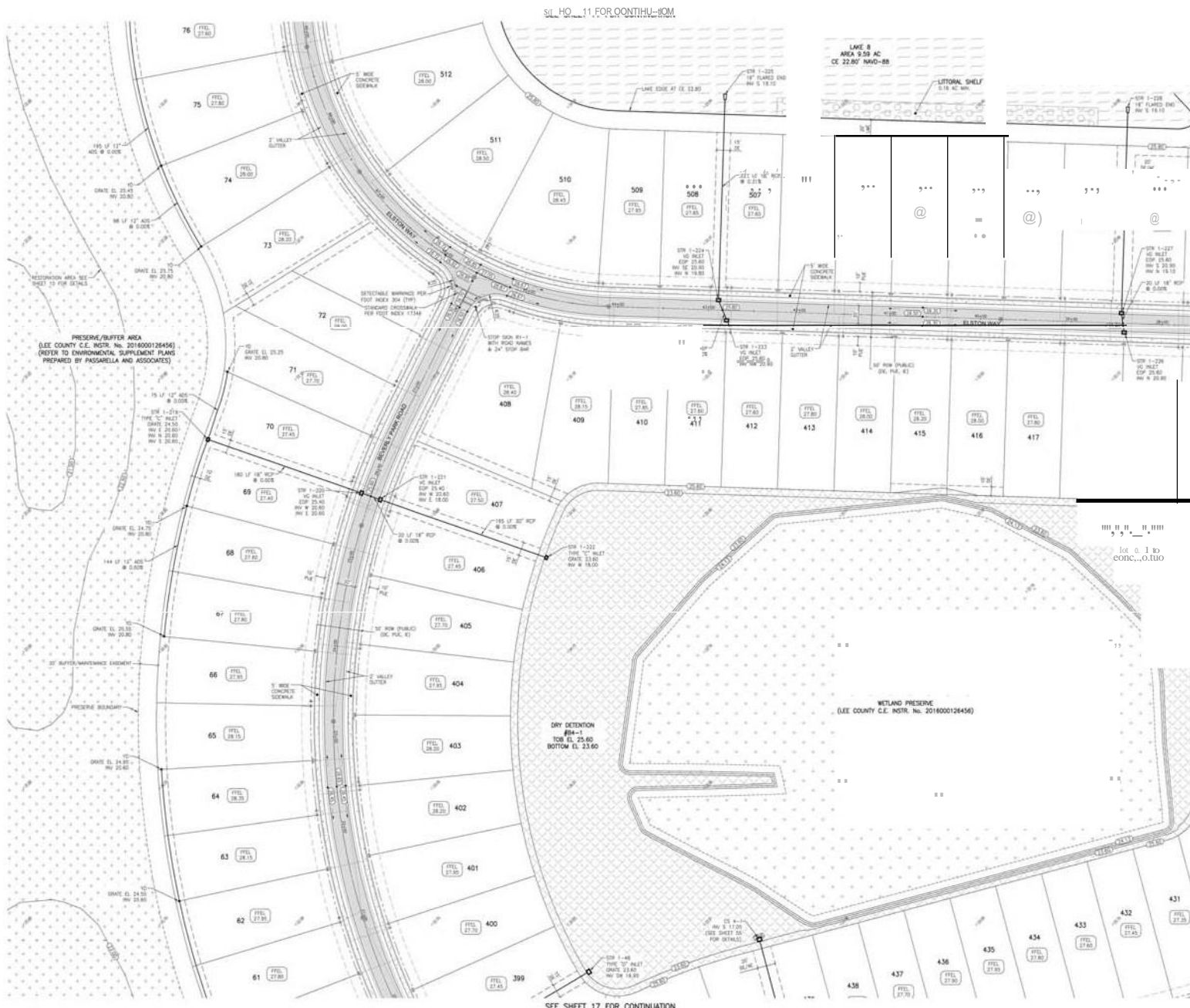
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 9351 CORKSCREW ROAD, SUITE 102
 ESTERO, FLORIDA 33928
 PHONE: (239) 405-9148
 FAX: (239) 288-2537
 WWW.JREVANSENGINEERING.COM
 FL. COA # 29226

THE PLACE
TYPICAL 52' LOT LAYOUT

**THE PLACE AT CORKSCREW - ARC
EXHIBIT "D"**

MINIMUM FINISHED FLOOR ELEVATION ATTACHED





P.W.M.F./O.O.I.	LITTORAL SHELF
WETLAND PRESERVE	PRESERVE/BUFFER
CONCRETE	CONCRETE
ASPHALT	ASPHALT
DRY DETENTION AREA	DRY DETENTION AREA
LAKE	LAKE

DATE: 12/2/2016
PROJECT: 2016000126456
CLIENT: J.R. EVANS ENGINEERING, P.A.
DESIGNER: J.R. EVANS ENGINEERING, P.A.
SCALE: 1"=40'

DATUM NOTE:
 ALL ELEVATIONS REFERENCED TO NGVD-83 VERTICAL DATUM
 APPROXIMATE CONVERSION TO NGVD-83: 0.00 FT-NGVD = 1.17 FT-1985
 LICENSED SURVEYOR SHALL CONFIRM ANY DATUM CONVERSIONS

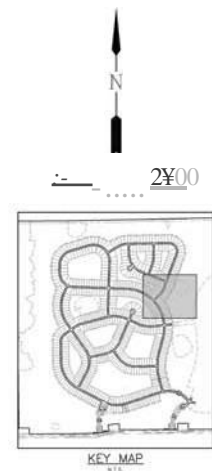
RIPRAP NOTE:
 ALL RIPRAP SHALL BE IN ACCORDANCE WITH FOOT SPECIFICATION
 SECTION 5.35. PROVIDE MINIMUM 18" THICK BLANKET OF RIPRAP
 PER FOOT SECTION 5.35-2.1.3.2 RUMBLE (DITCH LINING)

LOT GRADING NOTE:
 REFER TO SHEETS 8 AND 9 FOR LOT GRADING DETAILS

ROADWAY NOTE:
 ROADS ARE OWNED/MANTAINED BY A CDD
 AND ARE NOT MAINTAINED BY COUNTY

Amendment #1

APPROVED
 DOS2016-00013
 Tom Sawdell, Development Review Representative
 Lee County Development Services
 12/2/2016



LEGEND

	FINISHED FLOOR ELEVATION		LITTORAL SHELF
	FINISHED DUNE		PRESLOPE/BUFFER
	EXISTING DUNE		WETLAND PRESLOPE
	ROAD		CONCRETE
	ASPHALT		DRY EXTENSION AREA
	LAKE		

[illegible]

LOT GRADING NOTE
REFER TO SHEETS 6 AND 9 FOR LOT GRADING DETAILS

ROADWAY NOTE
SHOULDER ARE GRADINGS/PAVEMENTED BY A C&G
AND ARE NOT MAINTAINED BY C&G

Amendment #1

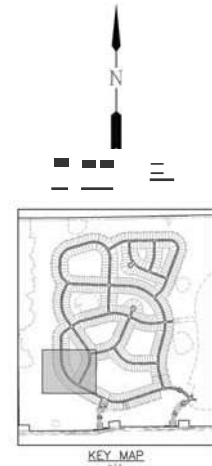
APPROVED
DOS2016-00013
Tom Sawtell, Development Review Representative
Lee County Development Services
12/2/2016



J.R. EVANS ENGINEERING, P.A.
9351 CORKSCREW ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE: (239) 405-9146
FAX: (239) 268-2537
WWW.JREVAENGINEERING.COM

SECTION 17 FOR CONTINUATION

SEE SHEETS 23 & 24 FOR CONTINUATION



LEGEND	
	FINISHED FLOOR ELEVATION
	FINISHED SPACE
	EXISTING SPACE
	DRAINAGE FLIN
	STRUCTURE NUMBER
.....	
	OIL, GAS, W
	UTILITY C/F
	LAKE

NOTES
1. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS OF THE FDOT STANDARD SPECIFICATIONS FOR WATERWAY CONSTRUCTION, AND THE LATEST EDITIONS OF THE FDOT STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.
2. ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE FDOT STANDARD SPECIFICATIONS FOR ROAD AND BRIDGE CONSTRUCTION, LATEST EDITIONS OF THE FDOT STANDARD SPECIFICATIONS FOR WATERWAY CONSTRUCTION, AND THE LATEST EDITIONS OF THE FDOT STANDARD SPECIFICATIONS FOR AIRPORT CONSTRUCTION.

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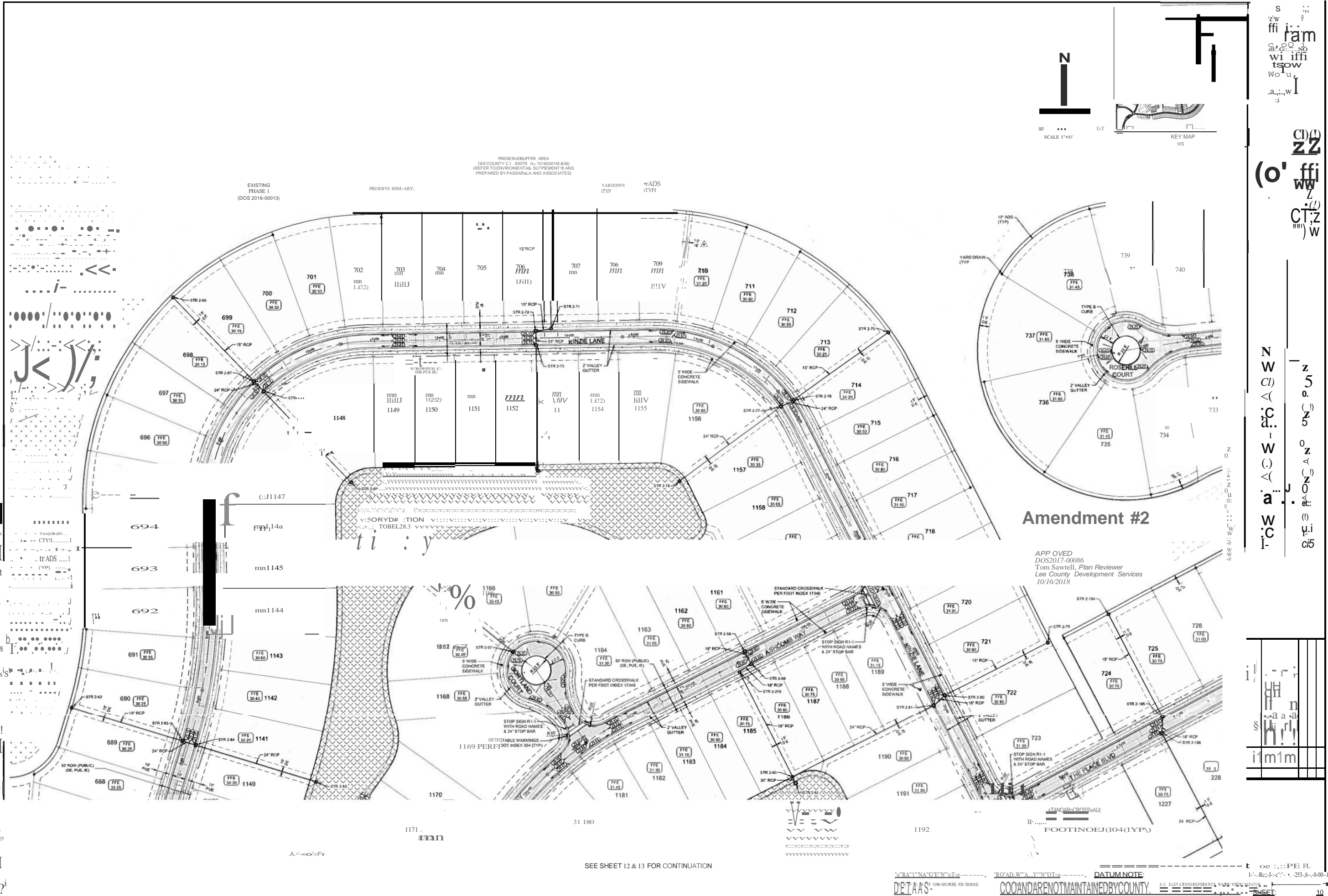
Amendment #1

APPROVED
0032016-00013
Tom Sawtell, Development Review Representative
Lee County Development Services
12/2/2016

J.R. EVANS ENGINEERING, P.A.
9351 CORNWELL ROAD, SUITE 102
ESTERO, FLORIDA 33928
PHONE (239) 405-9148
FAX (239) 405-9149
WWW.JREVENENGINEERING.COM



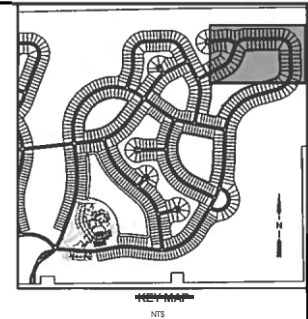
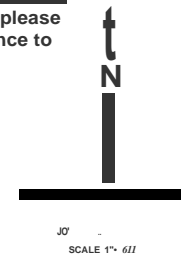
DATE: 12/2/2016
REVISION: PER COUNTY COMMENTS, DEVELOPER AND ENGINEER
SHEET: 20 OF 64



.....FINAL INSPECTION REQUIRED.....
At the completion of the Improvements, please submit a Letter of Substantial Compliance to schedule a Final Inspection.

Amendment #1

APPROVED
DOS2017-00086
Tom Sawtell, Plan Reviewer
Lee County Development Services
4/19/2018



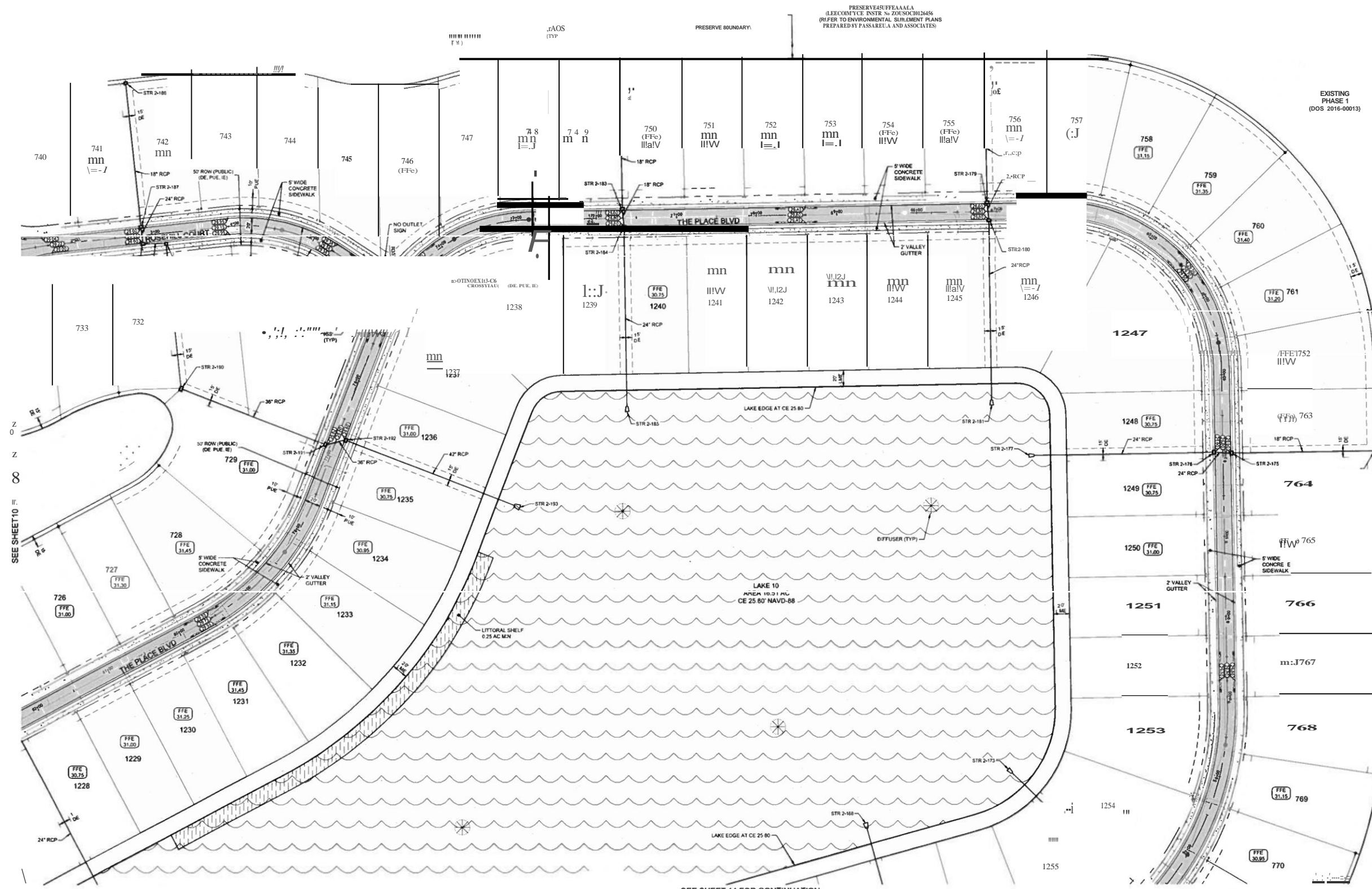
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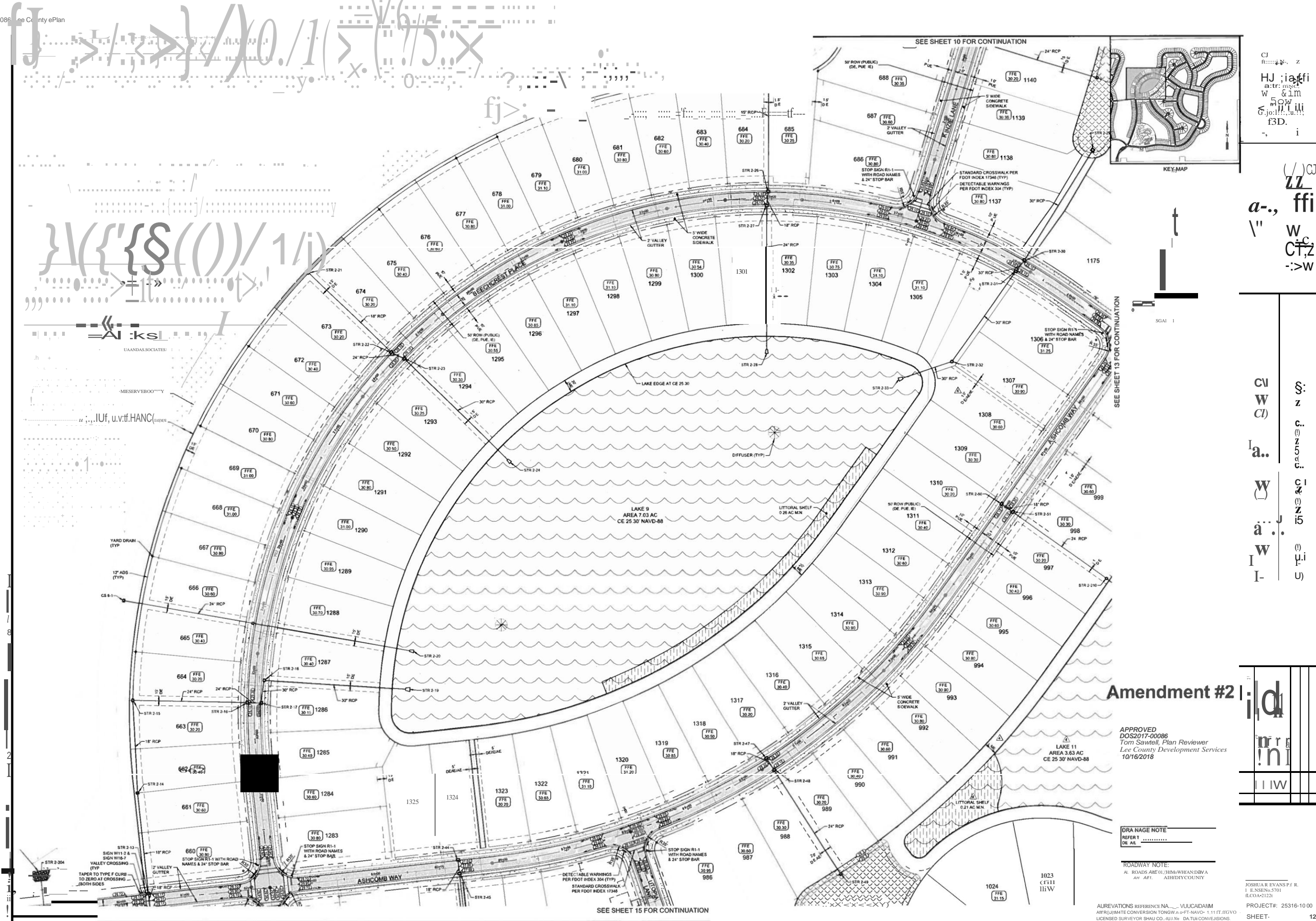
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PROJECT# 25316-100
SHEET:

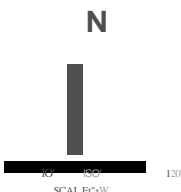


DRAINAGE NOTE
RIVER PLAN AND
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APPROVED
DOS2017-0008&
Tom Sawtell, Plan Reviewer
Lee County Development Services
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ROADWAY NOTE
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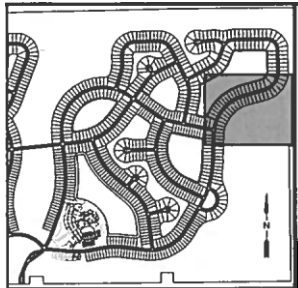
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JOSHUA R. EVANS, PE, FI

ILCOA 26316

PROJECT# 26316-



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, .. FINAL INSPECTION REQUIRED
At the completion of the Improvements, please submit a **Letter** of Substantial Compliance to schedule a Final Inspection.

Amendment #1

APPROVED
DOS2017-00086
~~Los Angeles County Development Services~~
4119/2018

DRAINAGE NOTE:
REFER TO PLAN AND PROFILE FOR DRAINAGE
DETAILS.

ROADWAY NOTE:
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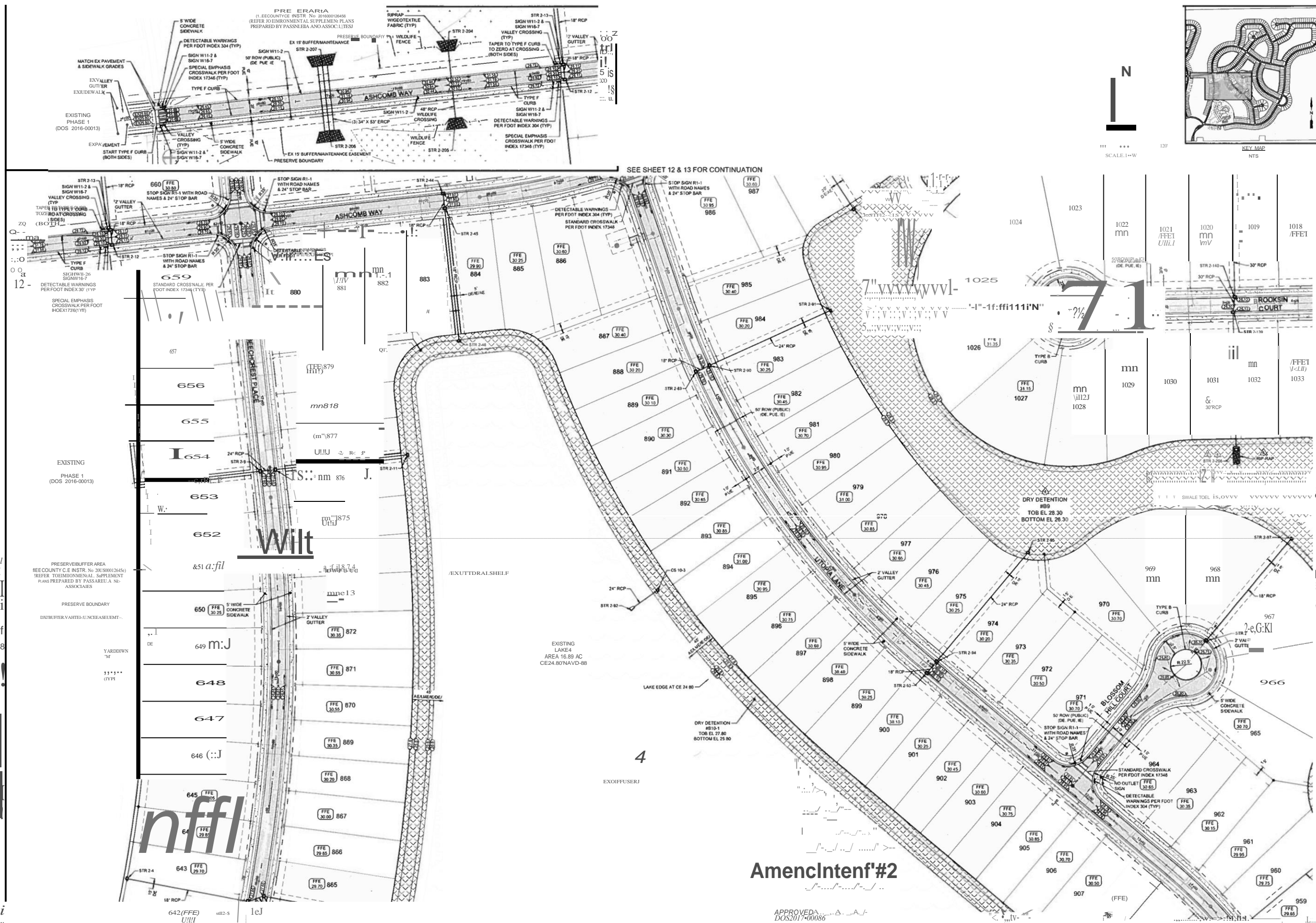
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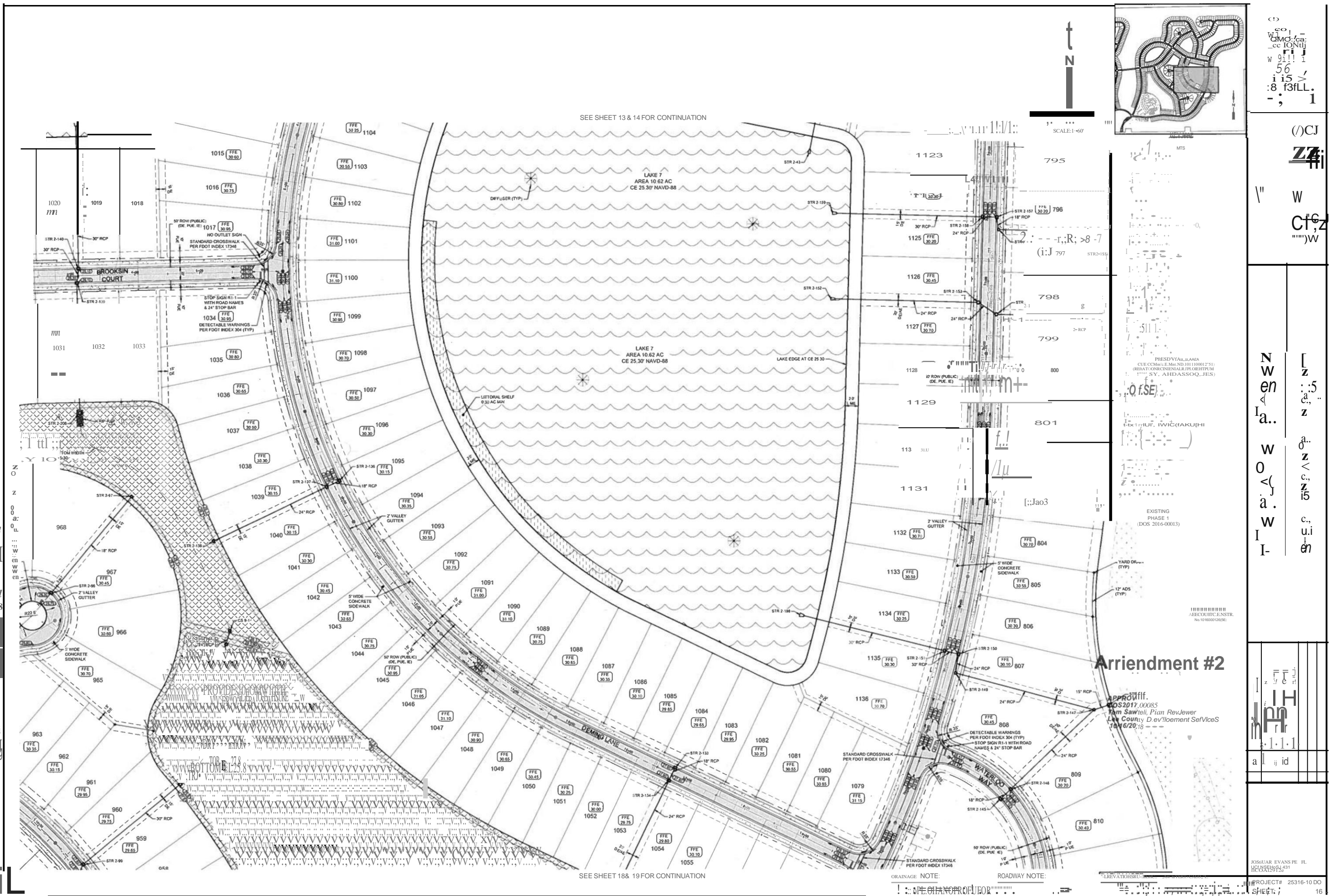
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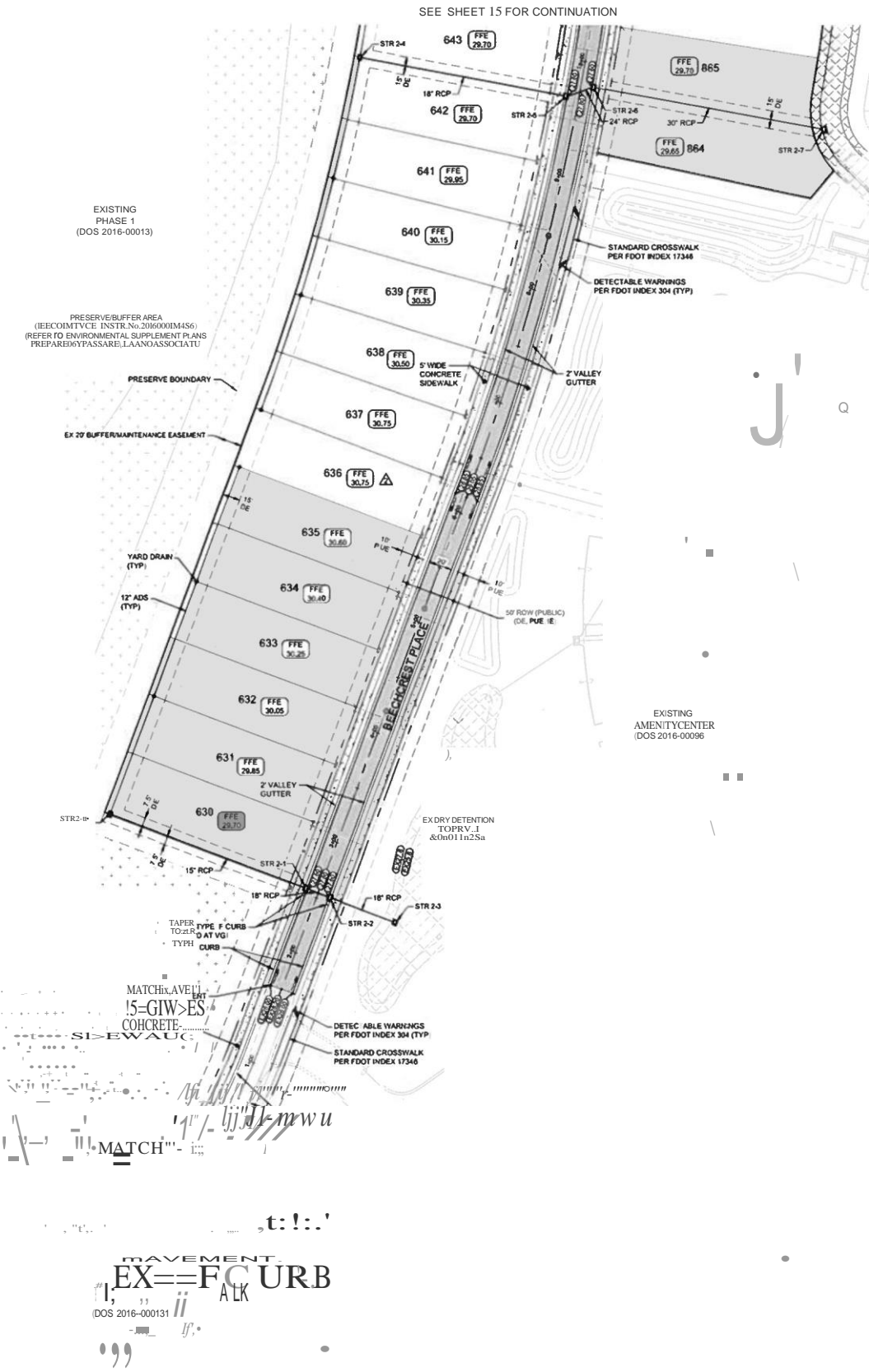
APPROXIMATELY OVER 20% OF THE TOTAL POPULATION OF THE
UNITED STATES SURVEYED IN THE 1960S

JOSHUA R EVANS PE FI

PROJECTII. 25316-1000
SHEET: 14







EXISTING
LAKE
AREA 16.89 AC
CE 2' NA'R:0"



KEY MAP
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****FINAL INSPECTION REQUIRED.**
At the completion of the Improvements, please submit a Letter of Substantial Compliance to schedule a Final Inspection.

Amendment #1

APPROVED
DOS2017-00086
Tom Sawtell, Plan Reviewer
Lee County Development Services
4/19/2018

JOSHUA R. EVANS PE FL

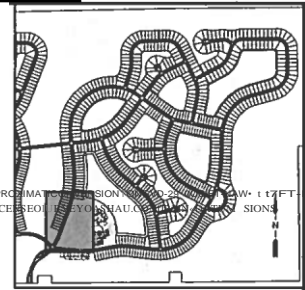
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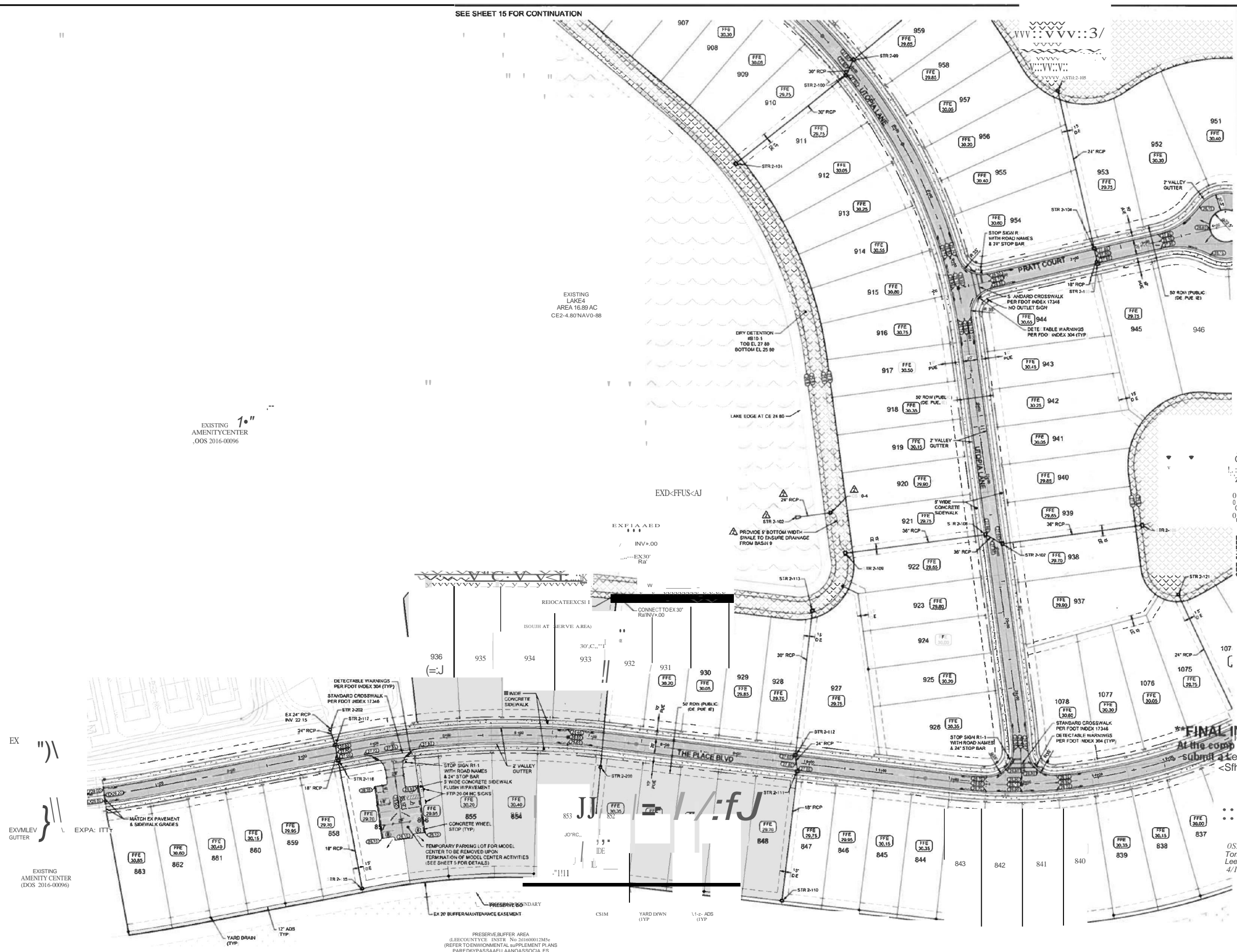
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PROJECT#. 25316-10 00
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KEY MAP
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INSPECTION REQUIREMENT

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2017-00086

n Sawtell, Plan Reviewer

County Development Services

9 2018

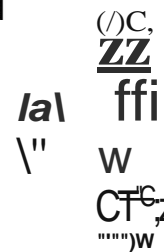
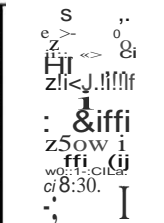
DRAINAGE NOTE
REFER TO PLAN INCT PA0012 FOR DRAINAGE
DETAILS

ROADWAY NOTE

ALL ROADS ARE OWNED MAINTAINED BY A
COUNTY AND ARE NOT MAINTAINED BY COUNTY

1

ELEVATIONS REFERENCE HAVEN VERTICAL DATUM
MAXIMUM CONVERSION OFF 0.29' 0.000 FT-HAVEN 1 FT-HGVD



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**THE PLACE AT CORKSCREW - ARC
EXHIBIT "E"**

PLANT MATERIAL AND TREE PALETTE LIST

Street Trees

Trees: Twelve-foot (12') height; six-foot (6') spread; three-and-one-half —inch (3-1/2") Caliper, four-foot (4') clear trunk; container-grown (spaced as shown on plan).

PALMS: Ten-foot (10') clear trunk with overall height of sixteen feet (16) matched.

Shade Trees

Twelve-foot (12') height; six-foot (6') spread; three-and-one-half-inch 3-1/2")

Caliper, four-foot (4') clear trunk; container-grown (spaced as shown on plan).

<u>Common Name</u>	<u>Botanical Name</u>
(N) Red Maple	Acer rubrum
(N) Sweet Gum "Palo Alto"	Liquidambar styraciflua
(N) Southern or Magnolia Pines	Magnolia grandiflora
(N) Live Oak	Quercus virginiana
(N) Laurel Oak	Quercus laurifolia
Winged Elm	Ulmus alata Americana
Bald Cypress	Taxodium distichum

Palms

Note: Three (3) palms may be substituted per 1 small and/or large canopy trees at the discretion of the PRO.

Eight feet (8') overall height (spaced 8'-10' on center in clusters)

<u>Common Name</u>	<u>Botanical Name</u>
Canary Island Date Palm	Phoenix canariensis
(N) Cabbage Palm	Sabal palmetto
Queen Palm	Syagrus romanzoffiana
Washington Palm	Washingtonia palm
(N) Paurotis Palm	Paurotis wrightii
Reclinata	Phoenix Reclinata

Small Accent Trees

Eight —foot (8') height; four-foot (4') spread; one and —half inch (1/1/2") to two-inch (2") caliper; three-foot (3') clear trunk container-grown (spaced 10'-12' on center)

<u>Common Name</u>	<u>Botanical Name</u>
(N) East Palatko Holly	Ilex Entpalaka
Savannah Holly	Ilex opaca "Savannah"
(N) Dahoon Holly	Ilex Cassine

- Crepe Myrtle
(William Toovey, Red,
Pink, Natchez, Tuscarora
(N) Holly
Ligustrum Tree
(N) Wax Myrtle
(N) Chickasaw Plum
(N) Winged Elm, Drake Elm
(N) Southern Red Cedar
(N) Slash Pine

Lagerstoemia indica species

Illex opaca

Myrica cerifera
Prunus augustifolia
Ulmus, Parvifolia "Drake"
Juniperus silicicola
Pinus eiliotti

Medium Shrubs

Three (3) gallon; container-grown (spaced 36" on center)

Common Name

- (N) Florida Privet
Drawf Burford Holly
(N) Inkberry
Drawf Cornuta Holly
(N) Yellow Anise
Juniper
Wax Privet
(N) Fetterbrush
Compact Pittosporum
"Compacta" Azalea
(N) Saw Palmetto
Thyrallis
(N) Walter's Viburnum
Viburnum
(N) Firebrush
Drawf Podocarpus
"Drawf Pringles"
(N) Simpson Stuppers
(N) Spartina Cordgrass
(N) Fakahatchee Grass
(N) Pineapple Guava

Botanical Name

Forestiera segregates
Illex cornuta "Bufordii
Illex glabra
Illex cornuta "Rotunda"
Illicium oarvuflorum
Juniperus species
Ligustrum Species
Lyonia lucida
Pittosporum tobira
Rhodedendron species
Serenoa repens
Thyrallis
Viburnum obovatim
Viburnum species
Hamelia patens
Podocarpus marcophylla

Myrcianthes fragrans
Spartina bakeri
Tripsacum dactylobes
Feijoa sellowiana

Accent Shrubs

Three (3)-gallon; container-grown (spaced as shown on plan).

Common Name

- Et4ropean Fan Palm
(N) Crinum Lily
King Sago
Chinese Fan Palm
Heavenly Bamboo
Philodendron
(N) Coontie
(N) Saw Palmetto
Bird of Paradise

Botanical Name

Chamaerops humilis
Crinum asiaticum
Cycas revoluta
Livistonia chinensis
Nandina domestica
Philodendron selicoum
Zamia pumila
Serenoa repens
Strelitzia reginae

Pigmy Date Palm
Podocarpus
Needle Palm

Phoenix roeblenii
Podocarpus macrophyllus
Phapidophyllum hystrix

Dwarf Shrubs

Three (3)-gallon; container-grown (spaced 24" on center).

<u>Common Name</u>	<u>Botanical Name</u>
(N) Yaupon Holly	Ilex vomitoria
Dwarf Chinese Holly	Ilex crenata
Blue Shore Juniper	Juniperus conferta "Blue Pacific"
Parson's Juniper	Juniperus chinensis "Parsonii"
White Indian Hawthorn	Raphiolepis indica "Alba"
Red Ruffle Azalea	Rhododendron "Red Ruffle"
(N) Coontie	Zamia pumila
Dwarf Podocarpus	Podocarpus macrophyllus
Fountain Grass	Pennisetum setaceum

Ground Cover

One (1)-gallon container-grown (spaced as 12" on center; quadruple quantity of dwarf shrubs for required quantity of ground cover).

Cast Iron Plan
Holly Leaf Fern
Daylilies
Liriope
African Iris
Mondo Grass
Dwarf Jasmine

(N) Gulf mulhy
(N)Trailing Lantana
Love Grass
Carolina Jasmine
Dwarf Fakahatchee
Confederate Jasmine

Spiderwort

Grass

Solid sod only.

St. Augustine "Floritam"

(N)=Denotes Florida native plants. Native plants are strongly encouraged.

**THE PLACE AT CORKSCREW - ARC
EXHIBIT "F"
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

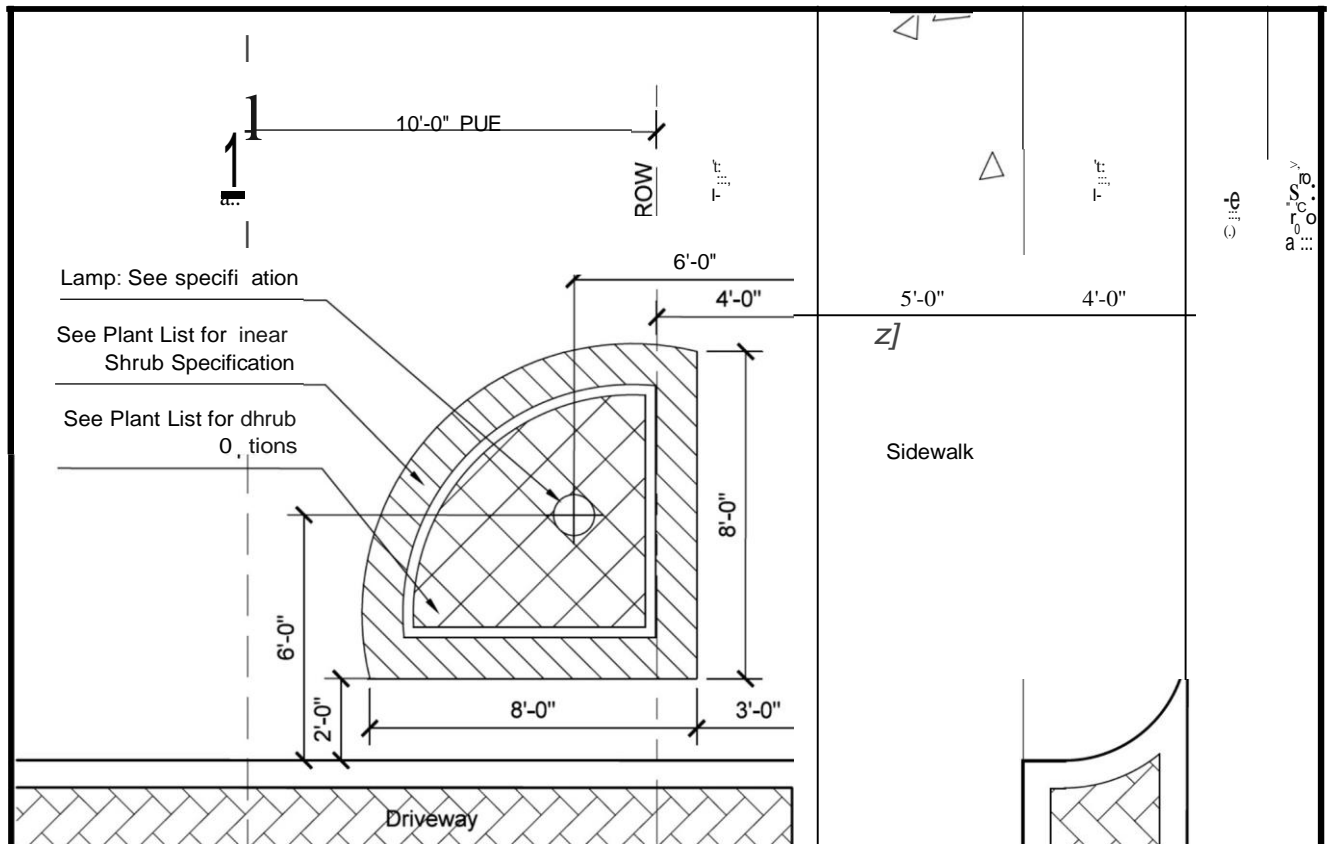
- Height: 84.00 in.
- Diameter: 3.00 in.

Design Information

- Category: [Post Lights & Accessories](#)
- Finish: [Black](#)
- Material: Steel

Product Rating

- Safety Rating: UL



Lamp Post Planting Concept

Scale: $\frac{3}{4}" = 1'-0"$

The Place - Lamp Post Exhibit Plant List

LINEAR HEDGE MATERIAL

Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native
29	IVN	Ilex vomitoria 'Stokes Dwarf'	Dwarf Yaupon Holly	3 gallon 16" oa ht	12" on center	y

For Shrub or Groundcovers, select ONE species from the following list:

SHRUB OPTIONS

Qty.	Symbol	Botanical Name	Common Name	Specification	Spacing	Native
7	PHX	Philodendron 'Xanadu'	Xanadu Philodendron (mature foliage)	3 gallon 18" oa ht	30" on center	N
7	TRD	Tripsacum dactyloides	Fakahatchee Grass	3 gallon 24" oa ht	30" on center	y
7	RUE	Ruellia brittoniana	Mexican Petunia	3 gallon 18" oa ht	30" on center	N

MISCELLANEOUS

Qty.	Symbol	Botanical Name	Common Name	Specification	Native
155	SF	Irrigation	SEE PLANS OR SPECS	To be field verified by contractor.	
155	SF	Mulch	Cocobrown	3" thick	

Sea Gull 88200-12 Wynfield Black 1 Light Outdoor Wall Lantern



Brand Information

- Brand: Sea Gull
- Collection: [Wynfield](#)
- SKU: 88200-12
- UPC: 785652882005

Dimensions and Weight

- Width: 6.25 in.
- Height: 19.75 in.
- Extension/Depth: 10.00 in.

Additional Details

- Backplate Dimensions: DP:1in W:5in H:9in OB Up:15 1/4in

Design Information

- Category: [Outdoor Wall Lights](#)
- Finish: [Black](#)
- Glass: Clear Beveled
- Material: Glass

Bulb Information

- Bulbs Included: No
- Primary Bulb(s): 1 x 100 watts Medium

Product Rating

- Safety Rating: UL cUL Wet

**THE PLACE AT CORKSCREW - ARC
EXHIBIT "G"**

APPROVED EXTERIOR COLOR PALETTE ATTACHED

THE PLACE AT CORKSCREW - ARC
EXHIBIT "G"
APPROVED EXTERIOR COLOR PALETTE

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**THE PLACE AT CORSCREW - ARC
EXHIBIT “H” (H1, H2, H3)**

FENCE OPTIONS & TYPICAL SCREEN ENCLOSURE / FENCE LAYOUT ATTACHED

**THE PLACE AT CORKSCREW - ARC
EXHIBIT "H" (H1)
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. The 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 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 Royale Picket Spacing

Rails: 2-Rail

Color: Florida Bronze

Picket Size: 3/4"

Spacing between each picket: 1 5/8"

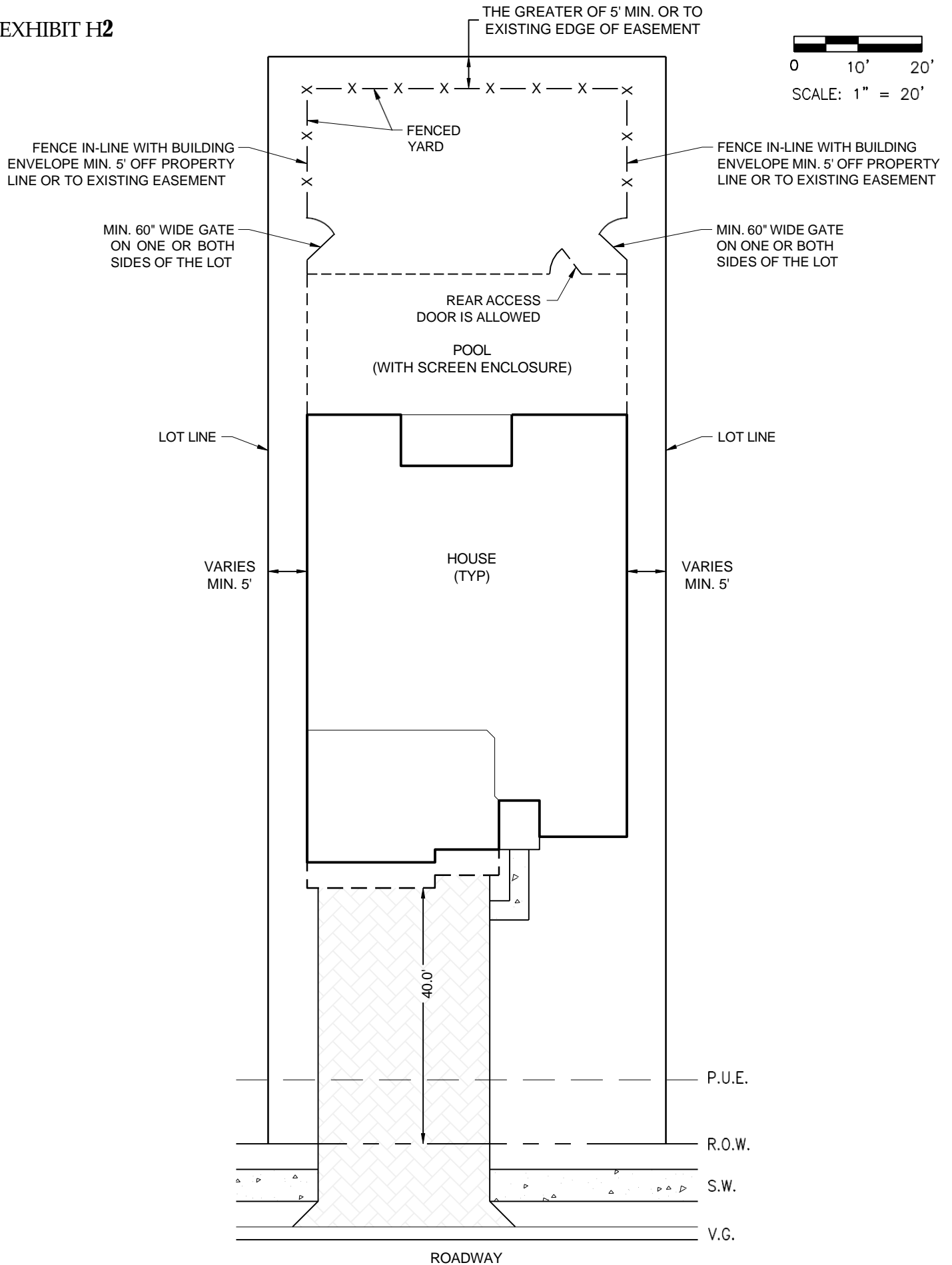
Post Size: 2" x 2"

Panel Width: 6' Wide

Bottom: Flush



EXHIBIT H2



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

LOT LINE

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
1166	CORTLAND COURT
1167	CORTLAND COURT

HOUSE
(TYP)

VARIES
MIN. 5'

VARIES
MIN. 5'

ROADWAY

R.O.W.

S.W.

V.G.

10' PUE