

TERRAMAR COMMUNITY

DESIGN GUIDELINES



♦ TERRAMAR ♦

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# TERRAMAR GUIDELINES

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## I. INTRODUCTION

A. The purpose of the "Design Guidelines" document is to provide a comprehensive description of specific guidelines for a development of neighborhood villages within the "Terramar" community. These guidelines have been developed to achieve a high quality of appearance; assure product compatibility to direct character and form; and to enhance the community's criteria for use by builders, planners, architects, and civil engineers under the direction of the Design Review Committee. The guidelines will provide the flexibility to maximize individual character for each neighborhood as well. The Design Guidelines will be used by the Design Review Committee to review each builder's proposal for conformance with the overall community design objectives and to protect the health, safety and general welfare of all Terramar residents.

Builders and designers shall examine the entire document to understand the relationship to each site to the overall Terramar Community and to incorporate the guidelines into their project submittals.

The Design Guidelines are intended as a supplement to the requirements of applicable Federal, State, Municipal or Broward County codes or ordinances.

It is assumed that prospective/selected builders and architects will completely familiarize themselves with the sections of the Broward County Zoning Ordinance and Building Code which are applicable to development. In addition, all builders shall be familiar with the "Declaration of Protective Covenants, Conditions and Restrictions for Terramar" and Parkland Building Code and Zoning Ordinances.

The sketches and graphic representations in this manual are to be used as general visual aids in understanding the basic intent of the guidelines. They do not represent or depict any actual design choices/requirements. Written material shall take precedence over graphic depictions in the event of discrepancy.

A glossary of terms has been provided to define various descriptions within this manual.

Any revisions, changes and/or additions shall be binding and held for consideration by previously approved plans.

F. GLOSSARY OF TERMS

Accessway - a clearly delineated area which is permitted by this Code to pierce a required landscape buffer in order to permit necessary ingress or egress for vehicles or pedestrians.

Ancillary structure - a supplemental structure to a residential unit that serves a recreational, storage, and screening element.

Barren - lacking vegetation.

Berm - a linear mound of earth planted with sod, ground cover, trees, or other vegetation to create an undulating ground plane.

Builder - See Declaration of Protective Covenants, Conditions and Restrictions for Terramar.

Building area - the portion of a site not including the required setback areas which is proposed to be covered by structure.

Caliper - diameter of a tree trunk measured four and one-half (4-1/2) feet above the ground.

Clustered mailboxes - placing a number of mailboxes together, usually in one structure.

Clear trunk - point above the root ball along the vertical trunk or trunks at which lateral branching or fronds begin.

Debris - scattered and broken pieces.

Design Review Committee (DRC) - See Declaration of Protective Covenants, Conditions and Restrictions for Terramar.

Desirable tree - any tree except those species described as nuisance species in the landscape section of this manual.

D.B.H. (Diameter, breast high) - average diameter of tree measured four and one-half (4-1/2) feet above ground level.

Dripline - a natural outside end of the branches of a tree or shrub projected vertically to the ground.

Dumpster - a refuse collection and storage container of one cubic yard or more.

Encroachment - the protrusion of a vehicle into a vehicular accessway, pedestrian way, or landscape area.

## GLOSSARY (continued)

Fence - a continuous barrier which encloses or shields a particular use.

Foundation plantings - plant material placed in near proximity to building foundations located in planting beds arranged to complement the building elevations and connect the building to the site.

Gambrel roof - a ridged roof with two slopes on each side with the lower slope having the steeper pitch.

Ground cover - low growing plants other than turf (up to 24" hgt.) at maturity planted in such a manner as to form a continuous cover over the ground.

Hardscape - inorganic, impervious building and paving materials placed on the ground to form a permanent driving or walking surface (i.e. sidewalks, driveways, pool decks, etc.)

Hattracking - the flat cutting of the top of a tree, severing the leader or leaders; or pruning a tree by stubbing off mature wood with caliper dimension of over two (2) inches; or reducing the total circumference or canopy spread contrary to the Natural Arborist Association standards.

Hedge - a close planting of shrubs which forms, or can be maintained to form, a compact, dense visually opaque, living barrier when mature.

Irrigation - provision of water by artificial means.

Kennedy Group - (See Declaration of Protective Covenants, Conditions and Restrictions for Terramar).

Land clearing - the act of removing natural or man-made material from a particular piece of real property.

Landscape barrier - a landscape design feature constructed within a landscape buffer which is intended to impede pedestrian or vehicular cross-movement and to provide an abrupt transition between otherwise incompatible land uses. A landscape barrier may consist of living plants (such as a hedge), structures (such as a wall or fence), or changes in grade (such as berm).

Landscape Easement (L.E.) - limited use of a portion of another's property for landscaping purposes.

## GLOSSARY (continued)

Landscaped open space - areas designed to enhance the privacy and aesthetics of the development by providing landscaping materials and screening for the benefit of the occupants or those neighboring areas. Landscaped open space may include but is not limited to: (a) usable open space; (b) all screening, buffering, or vehicular use area landscaping and yards; (c) natural or artificial water bodies, retention areas, and grassed drainage swales; (d) undisturbed natural areas.

Landscaping - consisting of any of the following or combination thereof: material such as, but not limited to grass, ground covers, shrubs, trees or palms; and non-living durable material commonly used in landscaping, such as, but not limited to rocks, pebbles, walls, hedges or fences, but excluding paving.

Lawn - an area of maintained turf.

Lollipoping - shearing or trimming a tree into an unnatural shape, such as round like a lollipop.

Master Plan - exhibit 2 of this manual; the overall development layout.

Master ROW Landscape Concept - exhibit 4 of this manual; the layout of plant materials along the major thoroughfares.

Terramar Community Association/Village Associations - see Declaration of Protective Covenants, Conditions and Restrictions for Terramar.

Mulch - an organic soil additive or topping such as compost, wood chips, wood shavings, seasoned sawdust, bark, leaves, or straw, used to reduce evaporation, prevent erosion, control weeds, enrich soil, and lower soil temperature.

Natural area - a substantially undisturbed area left at natural grade containing native or other desirable vegetation. Nuisance species may be selectively removed from natural areas.

Non-living barrier - a screening/buffering element not composed of plant materials, including walls and screens.

Nurseryman - one who grows plant materials in the State of Florida, has an appropriate and current occupational license to do so, has a certificate of nursery inspection granted by the Florida Department of Agriculture, and is a member of the Florida Nurseryman and Growers Association or other professional association recognized by the Florida Department of Professional Regulation.

## GLOSSARY (continued)

**Perimeter Landscape Buffer** - a continuous area of land which is required by this section to be set aside along the perimeter of a lot in which landscaping is used to provide a transition between and to reduce the negative environmental, aesthetic, and other impacts of one type of land use upon another.

**Planned Unit Development (PUD)** - a zoning district in which permitted dwelling units are subject to site plan approval and district regulations, and flexibility in land/planning is possible.

**Post-med Architecture** - post modern-Mediterranean style characterized by stucco, barrel tile, arches and pastel colors.

**Protected tree** - a tree which due to its size, character, age, historical significance and/or aesthetic value is a locally unique example of a particular species and practically irreplaceable as declared by the City Commission.

**Prune** - to cut away, remove, cut off, shape, or cut back parts of the tree or plant to promote healthy growth. To control growth or remove dead or decayed branches without destroying natural growth characteristics of the tree or plant with the exception of hedges.

**Retention area** - an area designed and used for the temporary or permanent storage of stormwater runoff, which may be either dry or wet retention as defined below:

**Dry retention** - an area which is designed for temporary storage of stormwater runoff and which is one (1) foot above the ground water level as established by the Water Control District having jurisdiction and has a maximum slope of 4:1.

**Wet retention** - an area which is designed for the permanent storage of water which meets the dimensional criteria for same as set forth by the Water Control District or is at least one-half (1/2) acre in size, with an average width of not less than one hundred (100) feet with a maximum slope of 4:1 extending down to <sup>feet</sup> ~~appoint~~ two (2) below the mean water line.

**Right of Way (ROW)** - public lands set aside for public traverse.

**Secondary community entry** - an entrance into Terramar using an alternate route (other than the main entry), and the land adjacent to that secondary entry.



Glossary (continued)

Setback and yard area - the front, side and rear areas as established and required under the comprehensive zoning ordinance and the zoning district requirements applicable thereto.

Shade tree - a tree species, excluding palms, which by virtue of its natural shape provides a minimum shade canopy of thirty (30) feet in diameter at maturity.

Shrub - a self-supporting woody perennial species of plant characterized by multiple stems and branches continuous from the base, usually not over ten (10) feet high at maturity.

Single-family residence - a building and its surrounding lot occupied or intended to be occupied by one family only

Soft landscape buffer - a screen of plant materials, berms and/or transparent fence/walls as opposed to continuous opaque wall systems.

South Florida Water Management District (SFWMD) - governing body controlling all water management resources in Florida.

Stamped concrete - the process of stamping a pattern into wet concrete to create a modular paving look (i.e., bricks, tile, etc.)

Storage area - any exterior area used for the keeping of garbage or trash cans, dumpsters, newspaper containers, oil and bottled gas tanks, swimming pool equipment, air conditioners and similar objects or equipment.

Streetscape - design elements connected with a street, its right of way and immediate adjacent; primarily plants, hardscape and lighting.

Stubbing - a method of severely pruning a tree for a portion of a tree back to its major limbs.

Textured paving - paving materials placed on the ground with various textural qualities - score lines, rough surfaces, etc.

Tree - any self-supporting woody plant species which at maturity grows to a minimum overall height of fifteen (15) feet with a trunk D.B.H. of four (4) inches or more, usually with one main stem or trunk and many branches.

Tree abuse - any action or inaction to any part of a tree which will cause a tree to die or become so undesirable as to warrant the total removal of the tree. Such abuse may include but not be limited to damage inflicted upon the roots by heavy machinery, changing the natural grade cutting or filling around root area, damage inflicted on the tree

GLOSSARY (continued)

permitting infection or pest infestation, improper pruning so as to destroy the natural shape or which causes infection, infestation, or decay.

Tree canopy - that area filled by the foliage of a tree.

Tree removal - changing the location of a tree, or the willful destruction of a tree, or abuse which will cause a tree to die.

Tree survey - a survey document which delineates the location and identifies the species of trees and vegetation upon a lot.

Trim - to reduce, shorten or diminish gradually a plant or parts of a plant without altering the existing or natural shape.

Turf - the upper layer of soil bound by grassy plant roots (sod).

Usable open space - exterior areas designed for the active or passive recreational use by residents of a development.

Vegetation - any plant species with a geographic distribution indigenous to or introduced to all or part of the State of Florida.

Vegetation, native - any plant species with a geographic distribution indigenous to all or part of the State of Florida. Plant species which have been introduced by man are not native vegetation.

Vegetation required to be preserved by law - areas of vegetation which are clearly delineated on valid master land use plans, site development plans, plats, or in some other legally binding manner based upon which the lot area being preserved can be accurately measured.

Vehicular use area - any area used by vehicles except public thoroughfares, including but not limited to areas for parking, display or traverse of any and all types of vehicles, cars, motorcycles, bicycles, buses, boats, trailers, campers, airplanes or heavy construction equipment. Also included are areas paved for other purposes such as outdoor storage, service and delivery, which are similar in nature to areas paved for vehicular use.

Village - the individual residential parcels within Terramar, labeled from "B" to "M" on the Master Plan.

Village entries - the roadway entrance into a village and the land adjacent to the entrance.

GLOSSARY (continued)

Vine - any of a group of woody or herbaceous plants which may climb by twining, by means of aerial rootlets or by means of tendrils, or which may simply sprawl over the ground or other plants.

Wall - a decorative masonry structure which is not less than twenty-five (25) percent opaque and forms a solid visual screen.

## II. SPECIAL COMMUNITY FEATURES

### A. COMMUNITY ENTRIES

Community Entries will be from Hillsboro Boulevard and Mecca Boulevard.

### B. VILLAGE ENTRIES (see Exhibit 5)

The individual parcel entries will be designed and built by builders of each parcel and are to be coordinated with the design of the 10' landscape easement and overall streetscape design to ensure design transitions. Individual Village Associations will maintain each entry.

The character and theme of Terramar will largely convey to residents and visitors through the entries into each village. Village entry areas provide the resident and visitor with an overview to the project. They shall provide an open window with landscaping, recreational facilities, common mailbox locations and project directories.

Special attention shall be given to hardscape and landscape treatments to enhance the image. Colored textured paving treatment at entry drives is encouraged, however, approval of such specialty treatments is contingent upon final approval of the appropriate site plans. Identification signs at each village entry shall express the unique identity of each village development, while being consistent with the style and quality of the overall development of Terramar as reflected by the main entry sign, walls, and plant materials. (See Section IV Architectural Style for Statement of Concept.)

#### Appropriate/Required Elements

- Textured paving, using modular paver systems especially at project entries, major public spaces and pedestrian paths.

- Use of landscaping to screen long rows of automobiles
- Accent strips of brick or textured paving to define pedestrian walkways, especially when crossing streets.
- Use of appropriate signs to emphasize parcel theme and overall Terramar landscape and sign theme.
- Use of all materials above to create a welcome feeling rather than one of privacy and exclusivity.
- If guardhouses are built at project entrances, they shall be designed in a subtle manner that prevents an overbearing appearance.

C. MINIMUM 10' LANDSCAPE EASEMENT STREETSCAPE  
(See Exhibit 4)

A minimum 10' landscape easement (L.E. is required through the rear lots abutting the Hillsboro Blvd. and N.W. 74th Place right of ways (R.O.W.)). Each village builder will install and maintain his respective buffer requirements within the L.E. This will supplement the streetscape planting within the Boulevard's Row's as per the "Master Plan Landscape Concept" Plan.

The intent of the 10' landscape easement is to provide a soft-landscaped and bermed buffer for homes abutting the major ROW's. Use of intermittent low walls, columns, and/or grill/fencing (below 4' hgt.) is encouraged to provide an opportunity to express the village's agricultural detailing. Use of lengthy, tall walls (over 4' hgt.) creating "enclaved villages" is not desirable in relation to the centerline of the roadway. Any architectural walls along Hillsboro Boulevard and Mecca Boulevard shall confirm in architectural style to that in front of Ternbridge and be subject to approval by the Terramar Homeowners Association Board of Directors. The minimum planting required within the 10' LE shall provide at least a 70% opaque screen from the centerline crown road elevation to a height of 6' - 0' above this crown grade. This shall be accomplished using rolling berms (minimum 3' height), shrub masses ranging in height from 3' to 5', occasional groundcover accents, mid-size ornamental trees (15' overall height), and shade trees (minimum height of 15'). An average of one shade tree per 30; on center is required with

clustering permitted, provided the maximum spacing of clusters is 60' o.c. A maximum of 25% of the shade trees may be substituted using palm trees (minimum 16' overall height). Three sabal palms may substitute one required shade tree. Sizes of landscape material noted above are at time of installation.

In cases where a non-living barrier is constructed (i.e., a wall) plant material should be installed along the ROW side at least 10' on center to soften the impact of the hard barrier (min. 3' hgt. shrub masses or vines or trees). The Design Review Committee will approve final plant material selections and plan layouts for design compatibility.

Refer to Section VI Landscape Requirements per building type and the Addendum (Landscape Specs) for related landscape information.

#### D. PARKLAND PUBLIC PATH (See Exhibit 6)

Contiguous to the southern property lines of Parcels is a 65' easement area that is divided into the following area:

Area A: This area will be planted and maintained by the Terramar Community Association (HOA) as common space for all parcels as per design plans prepared via the developer (The Kennedy Group Ltd.) It will include vegetation and berming. Structures (including fences and walls) are prohibited in this area.

Areas B and C: This combined easement of 17'-0" has been deeded to the City of Parkland, but will be improved by the developer (The Kennedy Group Ltd.). Area B includes a 5'-0" asphalt pedestrian path, while Area C includes a 12'-0" sand path for public use. This public open space is for the common use and enjoyment of all inhabitants of the region. Area D: This easement is dedicated for Pinetree Water Managment District Canal Maintenance.

#### E. PUD BUFFER REQUIREMENTS

Any perimeter PUD buffers required by Parkland will be provided by respective village builders and later maintained by the respective village association contiguous to said perimeter. Not only shall the minimum requirements of Parkland be met, but the general intent and requirements of Section II-C of these guidelines for "10' Landscape Easement" shall be provided within any perimeter PUD buffer.

#### F. PARK ACCESS

Main access will occur off Hillsboro Boulevard.

#### G. WOODED AREA ACCESS

Builders are required to comply with the complete preservation of the two wooded areas in Terramar (3.2 acres in the southwest corner of Village "H" and 7.6 acres between Villages "I" and "F"). The vegetation in these areas is required to be preserved by law. These areas shall be barricaded and protected from all phases of construction as per South Florida Water Management requirements (i.e. vehicular intrusion and prohibiting discharge or dumping of toxic materials, etc.) As these areas are for the common use and enjoyment of all Terramar residents, residents are prohibited from the discharge and dumping of materials as they pose a threat to the ecology of those areas (i.e., grass clippings, swimming pool water, etc.).

#### H. BACKBONE CANAL/LAKES WATER QUALITY

The backbone canal and lakes function as the stormwater drainage system for Terramar. As per South Florida Water Management requirements, all dumping and drainage of materials into the canal or lakes is strictly prohibited (i.e., grass clippings, swimming pool water, household chemicals, etc.).

#### I. LAKE MAINTENANCE EASEMENTS

A maintenance easement of 20'-0" will be maintained around all lake edges. Water control levels will be set by the Project Engineer rather than individual builder of each village. Lakes will constitute a portion of the parcel area for retention (either wet or dry retention) purposes as specified by the Project Engineer and shall be complied with for the good of the entire project. Specific maintenance easement and procedural requirements for canals, as per PTWMD shall be adhered to by abutting village builders and village associations.

## J. DRAINAGE EASEMENTS

Easements for the installation and maintenance of drainage facilities or for overland drainage flow are created by recorded plats or other recorded documents. Within these easement areas, no structure, planting or other material, other than sod shall be placed or permitted to remain (unless approved by the Terramar Community Association and DFC) which may interfere with such installation, maintenance and flow, or which may obstruct or retard the flow of storm water through drainage channels. Owners shall keep their grass mowed in such a manner and with such frequency as will not hinder the flow of storm water drainage.

## K. COMMON COMMUNITY ASSOCIATION FUND

A common fund will be established through the Terramar Community Association (proportional to each lot) to maintain the following:

- Hillsboro Blvd. and N.W. 74th Place streetscapes
- Terramar main entry features
- Backbone Canal
- Parks
- Wooded areas (debris and policing)
- Villages buffer and landscaping
- Student circulation easement
- Community-wide facilities for the common good of Terramar residents.



III. PUD PRODUCT TYPES

- A. LOT TYPE (See Exhibit 7)
- B. LOT COVERAGE
- C. SETBACKS (See Exhibit 8)

#### A. STATEMENT OF CONCEPT

The public open spaces and facilities of Terramar will reflect the character of "Post-Med" (Post Modern-Mediterranean) architecture which is popular in the Boca Raton area. The application of this theme will be made distinctive to Terramar by integrating Parkland countryside elements such as the use of soft barriers (i.e., planting and grill work) for perimeter buffers. This approach will help Terramar to become an open community of related villages versus a series of separate enclaved developments. This unique approach will be emphasized through appropriate design of landscaping, signs, and architectural treatment of streetscapes, village entrances, buffers, and recreational facilities.

Architectural variations or interpretations on this theme are encouraged and appropriate by individual builders of each village. It is not the desire of this document to prescribe an architectural prototype but rather to create a framework for individual architectural expression that recognizes changing market preferences for "style". Caution must be taken so that an "adaptation" does not become unsuitable to the overall community environment.

It is important that builders create an overall theme of unity rather than uniformity within their village. To attain visual harmony, residential structures must be viewed not only as independent objects but as a total part of the streetscape, village, and the entire community of Terramar. On the other hand, it is essential to avoid complete uniformity within villages that results in an uninteresting, repetitive development.

#### B. HEIGHT LIMITATIONS

- Dwelling units (and ancillary residential structures) are limited to 3-story (28' max.).
- No vent lines, pipes, attic fans, or electric motors are to protrude from the front elevations of each unit.
- Garages set in front of main buildings should be one story.
- To lessen the impact of 2-story units, the second level can be set back from the first level facade. From the street this gives the impression of a 1-story structure. (See Exhibit 18).
- Special elements such as chimneys may be taller than the height limit as per DRC discretion.

C. ANCILLARY STRUCTURES FOR RESIDENTIAL UNITS  
(See Exhibit 9)

Due to the nature of lot sizes and setback requirements, ancillary structures must be integrated with the individual styling of a home and located so as to appear as an integral part of the architecture. This includes:

- |                            |                              |
|----------------------------|------------------------------|
| - Greenhouse               | - Barbecue/Outdoor Fireplace |
| - Doghouse                 | - Pool Cabana                |
| - Tool/Storage Sheds       | - Trellis/Arbor              |
| - Gazebo                   | - Play Equipment             |
| - Deck                     | - Basketball Hoop            |
| - Pool Screened Enclosures | - Hot Tub/Jacuzzi            |

Ancillary structures, when poorly located or poorly designed can have a negative impact on the visual and functional design of a house and its surrounding neighborhood. Such structures shall not be permitted unless specific written approval of the Design Review Committee has first been obtained.

- No ancillary structure shall be free standing, but shall be connected to the house by location and the use of fences, walls, roof overhangs and trellises.

- No outdoor fireplaces or grills shall exceed 6' in height above natural grade. The structure must be consistent with the design of the house.

X- Patio trellises, arbors, and other exterior structures may be of stucco or wood as permitted by governing codes, with finishes complying with the approved material and color palette. Trellises and patio covers of bold, clean forms are encouraged. Rough sawn wood is encouraged to complement Terramar's Post-Mediterranean/Parkland theme.

X- Pool cabanas shall be landscaped from neighboring views and lake views and employ the use of materials in keeping with the residences. The use of canvas or metal roofs is prohibited due to longevity and maintenance problems.

- Pump houses shall not exceed 3' in height above the respective lot's natural ground elevation unless approved by the Design Review Committee. All pools shall be flush with the lot's finished grade.

- No above ground swimming pools will be permitted.
- No diving boards or pool slides are permitted.
- Hot tubs jacuzzis shall not be visible from adjoining properties or from lakes, and employ the same materials as the primary building.
- Pool requirements and standards shall conform to all applicable County and Health Department Codes.
- Please refer to Section XI, Item C, for information relating to the visual screening of pools and hot tubs.
- Any playground equipment shall be placed in the rear of the residence after prior written approval of the Design Review Committee. Any such facilities shall be screened from view of adjacent property with natural landscaping.
- No basketball hoops or basketball backstops are permitted in locations visible from the street.
- No privately owned tennis court shall be constructed upon a lot which a single family home is or will be constructed. Anyone desiring a tennis court must own a separate contiguous lot for such facility. The exterior of any tennis court must be well landscaped to the satisfaction of the Design Review Committee. Under no circumstances whatsoever shall any tennis court lighting be permitted. The Design Review Committee shall require an agreement or other document in recordable form signed on behalf of the owner attesting to the fact that the tennis court may never be sold or leased separate and apart from the adjoining lot and with such other terms and conditions as the Design Review Committee deems appropriate in its sole discretion.
- X - Gazebos shall be located in the side and rear yard patio areas. Gazebos attached to the main building shall utilize the same roof and wall materials as the primary residence.
- Wood columns are acceptable to frame the structures and may be exposed.

D. COMMUNITY SUPPORT FACILITIES (See Exhibit 10)

- Any community support building within the village residential areas such as laundry facilities, recreation buildings, and sales/lease offices shall be consistent with the architectural design for the village's residences. Temporary sales offices shall be compatible with these standards also. The design of such buildings shall include "special" design features, such as towers, cupolas, turrets, arcades and trellises to distinguish such structures as public buildings.
- Parcel recreation areas, if provided, are to be placed in convenient, accessible locations and clearly marked.
- The design of guardhouses and security gates that may be planned for a particular village will be consistent with the Terramar architectural theme to assist in carrying this overall image throughout the community to each village. All guardhouses and security gates shall be reviewed by the DRC.

V. BUILDING MATERIALS AND COLORS (See Exhibit 11)

- Building materials and colors should relate to the established Terramar theme using Post-Mediterranean and Parkland design elements. Although the specific use of a Mediterranean style is not required by each builder, the materials and colors used in each village must relate to the key features of the Mediterranean style.
- Mediterranean architecture was introduced to South Florida in the early 1900's. Key features were adopted from various related styles of Italian, Moorish and Spanish origins. The contemporized version of Mediterranean style for Terramar includes the following design elements:
  - Light textured stucco finish with a hand troweled /modeled look
  - Hipped or simple pitched roofs
  - The appearance of "thick" walls
  - Small tile details
  - Offset wall planes
  - One and two-story building masses
  - Tight fascia or large roof overhangs (detailed properly)
  - ✓ Accent materials (tile, wood, brick)
  - ✓ Cement or clay tile roofs (barrel, "S", flat, "U")
  - ✓ Cedar Shake roofing
  - Opaque paints and stains
  - Natural stains on wood trim
  - Buildings should have one base color (off white, earth tone and soft pastel building colors are recommended) with accent colors used on cornice bands and window articulation. Color can act as a primary theme conveying element. Any colors deviating from these guidelines shall be approved by the DRC.

Design elements that are prohibited include:

- Dark wall colors
- Simple box like architecture without articulation
- ✗ Gambrel, mansard, highly pitched, flat or shed roofs
- Metal, aluminum or composite siding
- Wood shingle siding
- Asphalt shingle siding or roofing
- Log cabin
- Unfinished concrete block

Note: Builders are required to submit material and color samples to the Design Review Committee.

VI.           LANDSCAPE REQUIREMENTS

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A. STATEMENT OF PURPOSE

It is the purpose of this chapter to establish certain regulations in an effort to promote a functional landscape for Terramar. A functional landscape is composed of elements, living and non-living, the combined effect of which results in the enhancement of natural and man-made environments. Specifically, it is recognized that the use of landscape elements can effectively aid in channeling of traffic and at the same time contribute to air purification, oxygen regeneration, noise absorption, glare and heat abatement, and increase water absorption due to the reduction of water run-off; thereby aiding in the improvement of the community's aesthetic qualities and preservation of natural environment. By providing standards and criteria for new landscaping, these regulations protect property values and promote public health and general welfare.



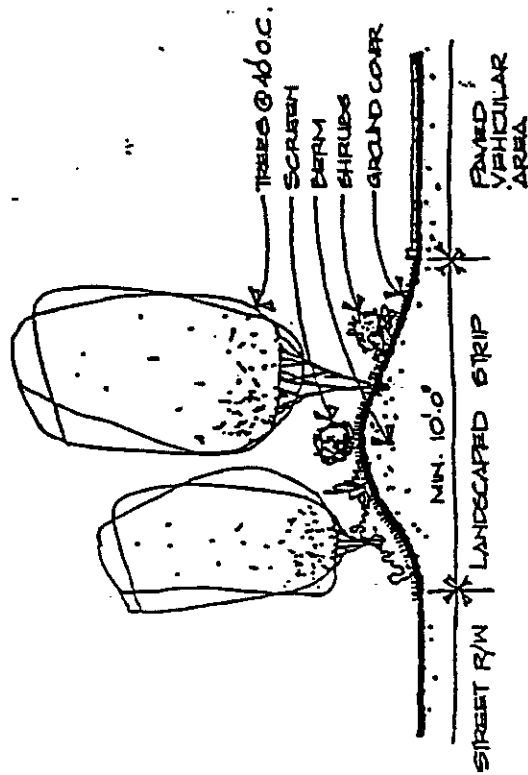
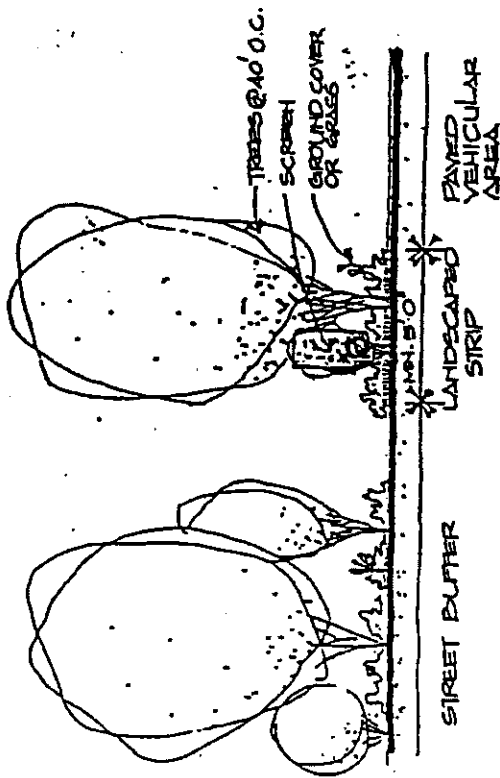
B. MINIMUM LANDSCAPE REQUIREMENTS  
NON-VEHICULAR OPEN SPACES:

1. Residential Areas

- a) Single Family Lots: Entire lot area shall be properly landscaped to include a minimum of one (1) tree and five (5) shrubs for every fifteen hundred (1500) square feet of lot area, or portion thereof. No less than fifty percent (50%) of the required trees and seventy-five percent (75%) of the required shrubs shall be planted in the front one-half (1/2) portion of the lots, except odd-shaped lots that converge in the front where exceptions may be granted by the Design Review Committee upon request.

Rear lots facing public use areas such as parks, recreation area, and lakes must have a minimum of three (3) shade trees located to soften rear views of the house.

- b) Multi-Family Units: Each multi-family residential lot shall contain one (1) tree and eight (8) shrubs per every two thousand (2000) square feet of lot area, or portion thereof. These trees and shrubs will be in addition to those required for off-street parking and vehicular areas on site. The trees will be spread evenly as possible throughout the development to provide a protective tree canopy. The facades of any Multi-Family unit building facing public use areas such as parks, recreation areas, and lakes must have a minimum of one (1) shade tree located per each 40 linear feet of facade length fronting the public use area within 20' of the building face.
- c) Areas of vegetation required to be preserved by law or the DRC are excluded from the lot area in "a" and "b" above.

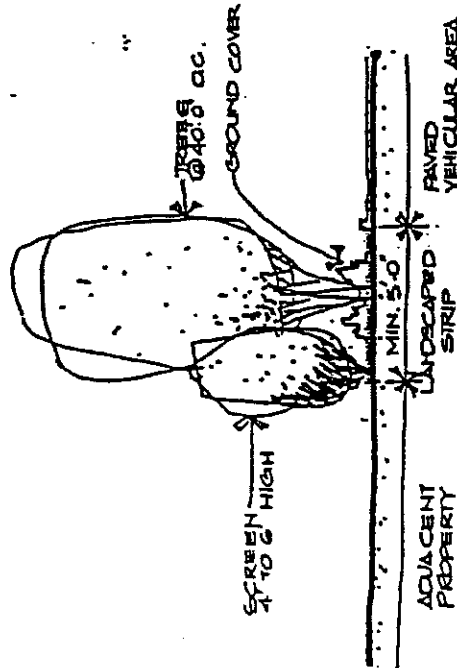


- b. The landscaped strip shall contain an opaque screen of landscaping at least three (3) feet in height. Said screen may be composed of a berm at least two (2) feet in height, or a screen of landscaping at least two and one-half (2½) feet in height and eighteen inches (18") in width at the time of planting and three (3) feet in height within twelve (12) months of planting under normal growing conditions. Hedge to be planted at 24" on center. If a berm is utilized additional landscaping at least one (1) foot in height shall be planted on top of the berm. Said hedge to be maintained at two (2) minimum of 3' but not more than 5'.
- c. A minimum of one (1) tree shall be planted in the landscaped strip for every thirty (30) lineal feet, or fraction thereof, of frontage on a street right-of-way.
- d. The remainder of the landscaped strip shall be landscaped with grass, ground cover or other landscape treatment excluding paving.

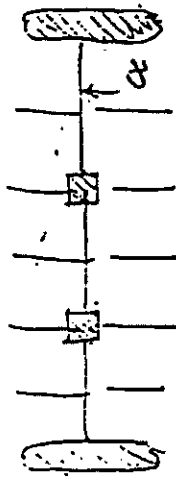
2.

Required Landscaping Adjacent to Other Properties: Where off-street parking areas or other vehicular use areas are located adjacent to surrounding properties, and where such areas are not entirely screened from surrounding properties by intervening buildings or structures, landscaping shall be installed as follows to screen such parking or vehicular use areas from adjacent properties.

- a. A landscaped strip at least five (5) in width shall be provided between the parking or other vehicular use area and adjacent properties.
- b. A hedge or other durable landscape barrier not greater than six (6) feet in height nor less than four (4) feet in height shall be installed to form a continuous screen between the off-street parking or other vehicular use area and adjacent properties. Plant material used for this purpose shall be at least thirty (30) inches in height at the time of planting and shall attain opacity within twelve (12) months under normal growing conditions. A combination of a berm at least two (2) feet in height and living plant material may be used to form the required screen as described herein.
- c. A minimum of one (1) tree shall be planted in the landscaped strip for every thirty (30) linear feet of landscaped barrier or fraction thereof. A minimum of 75% of these trees must be shade trees.
- d. The remainder of the landscaped strip shall be landscaped with grass, ground cover or other landscape treatment excluding paving.

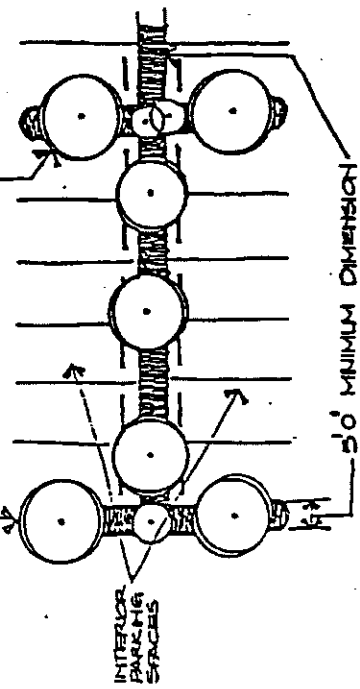


This alternative is only possible when parking spaces on either side of the centerline are perfectly lined up on a grid as shown.

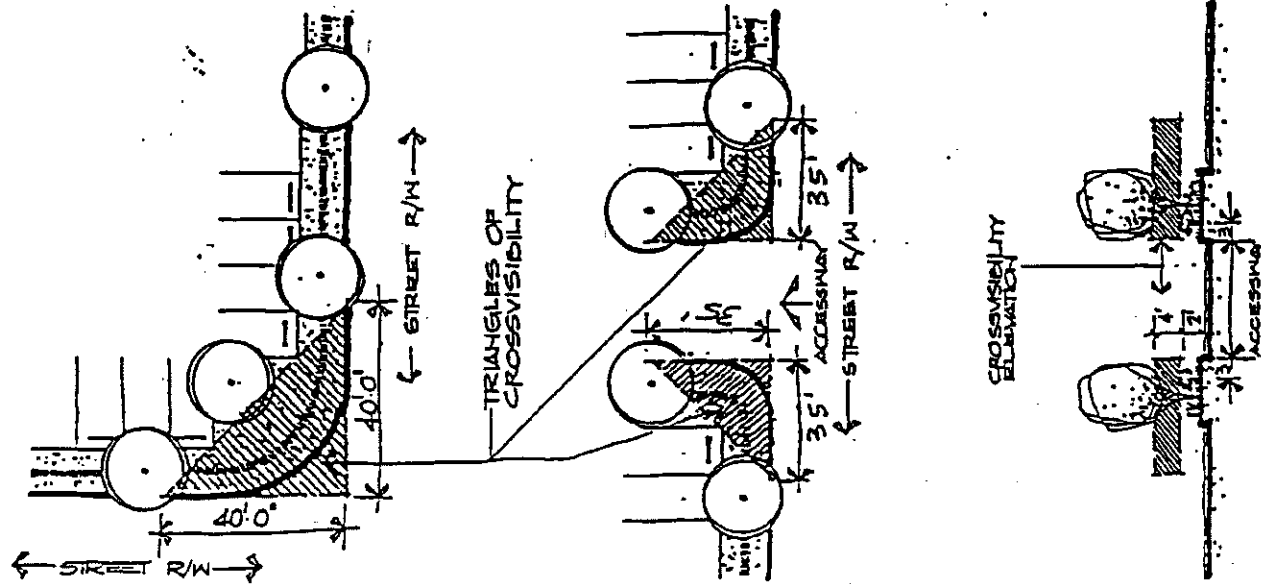


OR

MIN. ONE TREE FOR EVERY 100 SQ. FT. OF INTERIOR LANDSCAPING



3. Interior Landscaping Requirements: All parking or other vehicular use areas shall have internal landscaping to provide visual and climatic relief from broad expanses of pavement and to channelize and define logical areas for pedestrian and vehicular circulation as follows:
  - a. Within each off-street parking or other vehicular use area of five thousand (5000) square feet or more, interior landscaped area shall not be less than ten (10) percent of the gross paved parking or other vehicular use area.
  - b. Required interior landscaped areas shall be located in such a manner as to divide and break up the expanse of paving, but no separate landscaped area shall be smaller than fifty (50) square feet or have a dimension of less than five (5) feet.
  - c. A planter island must be located no further than an average of every ten (10) parking spaces and at terminus of all rows. All planter islands to be curbed to prevent vehicular encroachment.
  - d. Each separate landscaped area shall contain at least one (1) shade tree, and a shade tree shall be planted for each one hundred (100) square feet of interior landscaping.
  - e. In addition to required trees, interior landscaping area shall be landscaped with shrubs, ground cover or other approved landscaping material not to exceed three (3) feet in height.
  - f. In those vehicular use areas where the strict application of this subsection will seriously limit the function of said area, the required landscaping may be located near the perimeter of the paved area with the approval of the Design Review Committee. Such required interior landscaping which is relocated as herein provided shall be in addition to the perimeter landscaping requirements.

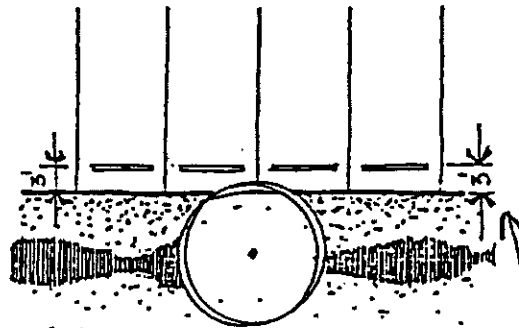


4. Internal Village Street Tree Program: The composition and quality of trees along the street is one of the most significant visual elements in the community. Every builder shall prepare landscape plans for DRC approval, before construction, that show a street tree program for all single family streets and major collector roads (having no dwelling units) within each parcel (village). The street tree program must provide unity for all parcel streetscapes using a limited and consistent tree-palette streetscape throughout. Shade trees are to be located a minimum of 40' o.c. (but no closer than 10' nor further than 60') on each side of the street; either within the R.O.W. or within 10' of the R.O.W. edge as engineering constraint demand. (Refer to Section II-C and Exhibit 4 (Master R.O.W. Landscape Concept) for street-tree requirements for major community collector roads.) Tree clustering is permitted with a maximum spacing of 75' o.c.

5. Cross-Visibility at Intersections: When an accessway intersects a public right-of-way or when the subject property abutts the intersection of two or more public rights-of-way, all landscaping within the triangular areas described below shall provide unobstructed cross-visibility at a level between two (2) feet and six (6) feet, provided, however, trees or palms having limbs and foliage trimmed in such a manner that no limbs or foliage extend into the cross-visibility area shall be allowed, provided they are so located so as not to create a traffic hazard. Landscaping except required grass or ground cover shall not be located closer than three (3) feet from the edge of any accessway pavement. The triangular areas above referred to are:

- The areas of property on both sides of an accessway and the public right-of-way line with two sides of each triangle being thirty-five (35) feet in length from the point of intersection and the third side being a line connecting the ends of the two other sides.
- The area of property located at a corner formed by the intersection of two or more public rights-of-way with two sides of the triangular area being forty (40) feet in length along the abutting public right-of-way lines, measured from their point of intersection, and the third side being a line connecting the ends of the other two lines.
- No parking or vehicular use areas shall be permitted within the required safe-corner triangular areas.

D. GENERAL LANDSCAPING REQUIREMENTS:



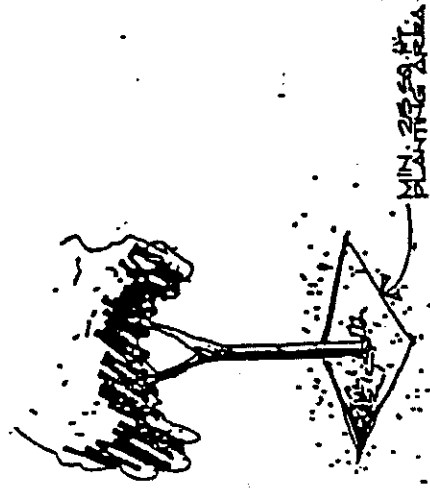
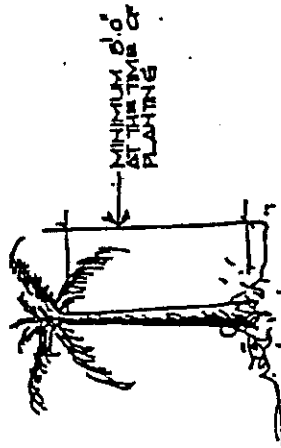
3' may be low landscape material if maintained at a height of 12" or lower.

1. Installation: All landscaping shall be installed according to accepted commercial planting procedures with the quality of plant materials as described in this section. All landscaped areas shall be protected from vehicular encroachment by wheel stops or curbing. If wheel stops are used, they shall be at least three (3) feet from the edge of landscape material maintained at a height over twelve (12) inches. If curbing is provided to control vehicular encroachment, it shall be perforated to permit drainage from the paved ground surface area onto the landscaped areas.
2. Maintenance: The owner, tenant and/or agent of a property shall be jointly and severally responsible for maintenance of all landscaping in a good living condition so as to present a neat, healthy, and orderly appearance. All landscaped areas shall be provided with an irrigation system approved by the Design Review Committee. Maintenance shall include the replacement of all dead plant material.

### 3. Plant Material:

a. Quality- Plant material used for landscaping in conformance with the provisions of this chapter shall equal or exceed the standards for Florida No. 1 as given in the latest edition of "GRADES AND STANDARDS FOR NURSERY PLANTS", State of Florida, Department of Agriculture and Consumer Services, Tallahassee, or equal thereto. In all required landscaping, the use of native plant material is highly encouraged. A minimum of fifty percent (50%) of all landscape material must be of native species.

b. Trees - In all areas required trees shall be a minimum of ten (10) feet overall height immediately after planting, with a spread of at least five (5) feet, a minimum of four (4) feet of clear wood, and a d.b.h. of two (2) inches. Palms of the approved specie and having a minimum of eight (8) feet of clear trunk before palm fronds at the time of planting may be substituted as one for one for trees; however, the total number of palms used shall not exceed twenty-five percent (25%) of the trees required to be on a site. Tree of species with root-systems which are likely to cause damage to public roadways or underground utility lines shall not be planted so as to damage such public works. Trees shall be planted in planting areas having a minimum area of twenty-five (25) square feet with a minimum distance of two and one-half (2½) feet measured from the center of the tree trunk to the near edge of the landscaped area.



- c. Shrubs classified as "spreading type" shall have a minimum height of fifteen (15) inches with a minimum spread of eighteen (18) inches, and those classified as "upright type" shall have a minimum height of thirty (30) inches with a spread of eighteen (18) inches, when measured immediately after planting. No more than fifty percent (50%) of the required shrub material may be of the same species.
- d. Hedges, where required, shall be planted and maintained so as to form a visual screen. Shrubs used as hedges shall be Florida Department of Agriculture Grade No. 1 or better with a minimum height of thirty (30) inches and a minimum spread of twenty-four (24) inches when measured immediately after planting and maintained at a height between three (3) feet and five (5) feet.
- e. Vines - Vines shall be a minimum of thirty (30) inches in height immediately after planting and may be used in conjunction with fences, screens or walls to meet physical barrier requirements.
- f. Lawn Grass - Grass areas shall be planted with species normally grown as permanent lawns in Broward County. Grass areas shall be sodded; however, lawns may be seeded or sprigged with special permission granted by the Design Review Committee. Sod provided must be viable, reasonably free of weeds, and capable of growth and development. In general, sod strips shall be aligned with tightly fitted joints and no overlap of butts or sides. Subgrade of lawn area shall be reasonably free of all stones, sticks, roots, and other matter prior to the placement of sod. New lawns shall be watered immediately after planting and maintained in a living condition.
- g. Ground covers used in lieu of grass in whole or in part shall be planted in such a manner as to present a finished appearance and complete coverage (without barren soil or mulch exposed within six (6) months of planting).
- h. Synthetic Plant Material - No synthetic or artificial material in the form of trees, shrubs, ground cover, vines, or lawns shall be used toward fulfilling minimum landscaping requirements of this chapter.



- i. Existing Plant Material - In instances where healthy plant material of certain size and species exists on a site prior to its development, such plant material may be used with the approval of the Design Review Committee as credit toward meeting the minimum landscaping requirements outlined in this chapter. Credit shall be granted for only those desirable tree species which are not listed in the "Nuisance Species List", as contained in this chapter. Trees for credit consideration shall have a minimum height of twelve (12) feet with greater than three (3) inch D.B.H. and six (6) foot spread.
- j. No tree removal of existing trees shall occur without authorization of the Design Review Committee, who retains the right to designate a "protected tree" if sufficient "public value" is threatened by the tree removal. This applies to the initial land clearing phase of a parcel or lot and to all subsequent phases of sales and residency.
- k. Landscaping shall be located in accordance with the roadside recovery area provisions of the State of Florida Department of Transportation's Manual of Uniform Minimum Standards for Design, Construction, and Maintenance of Streets and Highways, (commonly known as the "DOT Green Book"), as amended.

4. Landscape plans must show:

- a. Planting plan of entire lot showing existing and proposed vegetation to a scale of  $1/8" = 1'0"$  or larger prepared by a landscape architect or designer.
- b. Plant material scaled to size, plant list to indicate common name, botanical name, quantity, height, spread, caliper, and container size at time of installation.
- c. Existing vegetation that will remain its size and name. This material will need to be barricaded to canopy drip-line with 2"x4" 's prior to lot clearing and remain throughout construction. (A tree survey shall be required and include all trees three (3) inches or greater in caliper, identified by genus, species, and/or clusters or masses of plant material).
- d. Transplant information for any plant material to be transplanted to or from site.

- e. Sod type will be approved by the Design Review Committee, and will cover all portions of the yard not already covered by paving, decks, ground-covers or shrubs.
- f. 100% automatic irrigation of all planted areas from the edge of roadway paving throughout entire platted lot (to lake edge, if applicable).
- g. Lots are to be sodded to the edge of the water (if applicable) in the rear and to the edge of the pavement in the front. Berms should be no higher than three (3) feet with a maximum slope of 4 to 1.
- h. All plants shall be planted in a good quality topsoil mix of a type and amount to be recommended by the American Landscape Contractor Association and the Florida Nursery and Growers Association.
- i. All plantings shall be fertilized, sprayed, pruned, and otherwise maintained to keep and further develop an attractive and healthy appearance. Tree canopy trimming methods, including hatracking, stubbing, and lollipoping are prohibited and considered tree abuse.
- j. Plantings shall be maintained in perpetuity and replaced within thirty (30) days after the determined "not suitable" or "dead" by the Design Review Committee. All plant material shall be maintained in a healthy vigorous state of growth at all times.
- k. Three Sabal palm trees (staggered heights in 4' increments, 16' minimum overall height, 12" caliper minimum) in clusters equal one shade tree, and may be substituted for shade trees to a maximum of twenty-five (25%) of shade trees provided.
- l. No trees, shrubs or ground-covers may be placed within any swale area. Landscape material must not block drainage. All swale areas to be sodded with Floritam St. Augustine.

- m. The Design Review Committee shall review any planting placed in a utility easement and recommends no planting in such easements. However, if the parcel builder or a homeowner does plant in a utility easement, the owner assumes full responsibility and liability if he plants in utility easement and holds the Developer and Mecca Farms, Inc. harmless for all claims or costs.
- n. No planting shall be allowed by the Design Review Committee in a lake maintenance easement. If the homeowner does place planting in a lake maintenance easement, then it is subject to removal by the HOA at the homeowner's expense.
- o. A minimum of fifty percent (50%) of all landscape material to be native species to reduce maintenance, irrigation consumption, and pesticide use and to improve the quality of the natural environment.
- p. A minimum dollar amount, EXCLUSIVE of sodding and irrigation system, must be allocated for planting as follows:

Single Family Detached Lots:	\$5,000. per lot
Single Family Zero Lot Line	
Lots:	\$3,000. per lot.
Multi-Family Developments:	\$1,700. per unit
	allocated to the
	entire site

A copy of an estimate for landscape labor and materials from the landscape architect or designer shall be submitted to the Design Review Committee at the time the plans are submitted. The foregoing amounts represent minimums. The Design Review Committee reserves the right to require additional plant materials if it deems appropriate, notwithstanding the fact that the owner or builder may have expended sums equal to or in excess of the minimum set forth in this document.

## E. SPECIFIC SPECIE REQUIREMENTS

### 1. Prohibited Plant Species:

The following plant species shall not be planted in Broward.

- a. MELALEUCA QUINQUENERVIA (commonly known as Punk Tree, Cajeput, or Paper Bark); or
- b. SCHINUS TERBINTHIFOLIUS (commonly known as Brazilian Pepper or Florida Holly).
- c. CASUARINA SPECIES (commonly known as Australian Pine), if planted as individual trees.

### 2. Controlled Plant Species

#### a. ACACIA SPECIES.

Acacia species are commonly used in landscape design because of their fast growth. They are, however, a brittle wood species which breaks up and becomes a dangerous missile during hurricanes and other inclement weather. Acacia species may continue to be planted, but shall be considered a controlled species which cannot be used to satisfy planting requirements herein.

#### b. CASUARINA SPECIES (commonly known as Australian Pine).

Casuarina species may be planted as a hedge with the specific permission of the Design Review Committee Approval may be granted if it is demonstrated that screening requirements cannot be met except by the use of Casuarina species. Once installed, a Casuarina hedge shall be constantly cultivated and shall not exceed twelve (12) feet in height.

#### c. FICUS SPECIES

Ficus species may be planted as individual trees provided that they are no closer than twelve (12) feet from any public improvement. Ficus species may be planted within twelve (12) feet of public improvements only if they are:

(1) APPROVED PLANTER.

Contained in a planter approved by the Department, or

(2) HEDGE.

Maintained as hedge which is constantly cultivated and does not exceed twelve (12) feet in height.

3. Species Mix:

When more than ten (10) trees are required to be planted to meet the requirements of overall parcel planting, a mix of species shall be provided. The number of species to be planted shall vary according to the overall number of trees required to be planted. The minimum number of species to be planted are indicated below. Species shall be planted in proportion to the required mix. This species mix requirement shall not apply to areas of vegetation required to be preserved by law.

REQUIRED SPECIES MIX

A.	B.
REQUIRED NUMBER OF TREES	MINIMUM NUMBER OF SPECIES
11-20	2
21-30	3
31-40	4
41+	5

4. Protection Preserved Trees During Construction:

Trees which are to be preserved on a site shall be protected from damage during the construction process according to appropriate tree protection techniques. In determining the appropriateness of particular techniques, the Design Review Committee shall use the current edition of the "Tree Protection Manual for Builders and Developers", published by the Division of Forestry of the State of Florida Department of Agriculture and Consumer Services, or a similar reference manual.

5. Eradication Program For Prohibited Plant Species:

Each landscape plan required or permitted to be submitted by this Section shall include a program to eradicate and prevent the re-establishment of prohibited plant species. The eradication program shall be consistent with the above Paragraph (Protection of Preserved Trees During Construction).

6. Conflicts In Landscape Requirements:

The preceding landscape requirements are supplemental to the governing County or Municipal Landscape Code of the ruling jurisdiction effective at the time of application for approval to the Design Review Committee. Should any conflict in requirements arise, the stricter of the requirements will prevail.

Refer to Section II of these guidelines for related landscape requirements for ten (10) foot landscape easements, P.U.D. buffers, etc.

## VII. IRRIGATION

- It is important to unify the look of the landscape elements and common areas of Terramar. While the planting palette acts as a guideline to plant selection, the irrigation systems need to work together both in equipment and cost savings for maintenance and installation.
- The project builder will be responsible for obtaining all permits required for the installation of the irrigation systems within his development area, including any encroachment permits required by Broward County for mainline placement in right-of-ways. The developer must submit plans to the Design Review Committee for approval.
- Underground irrigation systems will be installed to provide 100% coverage of all homesites and public landscaped spaces with a minimum of 50% overlap of spray distribution (except preserved native wooded areas shown on approved master plan).
- Use of shallow wells for irrigation systems is subject to local SFWMD requirements and are only permitted when appropriate measures to eliminate various odors and stains emanating from said wells is provided.
- The use of controlled timing devices for irrigation systems is allowed provided the timing is adjusted to meet seasonal variation in watering requirements and drought restrictions are observed.
- Irrigated areas of separate maintenance responsibility shall be controlled by separate controllers and/or separate control valves.
- All lawn and shrub irrigation zones should be properly zoned to ensure proper water application rates and to conserve water.
- Irrigation controllers shall be selected to minimize the amount and frequency applied to the soil. Irrigation controllers shall be capable of the short multiple applications required for the "soak" allowing the soil to dry out between soakings, as waterings shall be deep and infrequent. This encourages deep root growth so plants will better survive in time of drought condition.

- The use of water conserving systems, such as drip irrigation for shrubs and tree planting, is encouraged but must be approved by the DRC.
- To minimize negative visual intrusion: all automatic valves shall be installed in valve boxes, the pop-up variety of head used whenever applications allows, and all backflow control devices and controllers are to be placed in shrub areas and screened so that they are not visibly apparent.
- Whenever possible, irrigation systems shall be divided according to their sun exposure (i.e., southern exposed irrigation zones will be separate from northern exposes zones).
- Restrictions on water withdrawal from lakes and canals for private residential use may be imposed as necessary by the SFWMD or the Terramar Community Association for the overall protection of the community.
- The use of aerators/fountains in lakes is highly encouraged.



## VIII. VEHICULAR/PEDESTRIAN ACCESS

### A. TRAILS/PATHS/SIDEWALKS

- Developers shall provide pedestrian and bicycle paths within their villages, between villages, and between villages and community facilities. This reduces unnecessary and often frustrating short car trips and helps in community social ties. These pedestrian walks have recreation value for jogging, bicycles, roller skates, and wheeled toys.
- These walks shall be composed of a smooth finish concrete or asphalt and shall be landscaped, appropriately illuminated and a minimum of 6' in width to accommodate various activities.
- Pedestrian-vehicular conflicts shall be minimized, but when they do occur, signs and crosswalks delineation shall be used to insure safety (see Exhibit 19).
- Bike and pedestrian paths, where provided by builder (i.e., access to park areas, access between village parcels) shall be constructed of asphalt and soil cement on a stabilized subgrade. Exceptions are "natural" paths of bark/gravel with appropriate edging. All paths must be approved by the Design Review Committee before construction.

**PROJECT APPLICATION FORMS**



♦ **TERRAMAR** ♦

## CONSTRUCTION CHECKLIST

- I. BEFORE CONSTRUCTION MAY BEGIN:
  1. Submit three (3) sets of construction drawings with completed Construction Form and deposit.
  2. Obtain City of Parkland Permit and other, if required.
  3. Post Building Permits.
  4. Barricade natural areas to be retained.
- II. DURING CONSTRUCTION, ALL SITES MUST CONTAIN THE FOLLOWING:
  1. Commercial dumpster, emptied when full.
  2. Job toilet, cleaned regularly.
  3. Temporary utilities.
  4. Barricades to protect natural areas.
- III. THE FOLLOWING ITEMS MUST BE COMPLETED PRIOR TO FINAL INSPECTION AND DEPOSIT RELEASE:
  1. Complete construction
  2. Remove construction debris.
  3. Remove temporary facilities, utilities and sign.
  4. Install landscaping and mailboxes.
  5. Notify the Design Review Committee for Final Inspection.

Additional questions may be addressed to  
MECCA FARMS, INC.

# CONSTRUCTION APPLICATION FOR TERRAMAR

MECCA FARMS, INC.  
P.O. BOX 3768  
LANTANA, FLORIDA 33465

## GENERAL INFORMATION:

Contractor/Developer: \_\_\_\_\_

License No: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

Pod/Parcel: \_\_\_\_\_

Contact Person: \_\_\_\_\_ PHONE: \_\_\_\_\_

DEPOSIT AMOUNT: \$5000.00

Date: \_\_\_\_\_ Amount: \_\_\_\_\_ Check No. \_\_\_\_\_

## AGREEMENT:

I, \_\_\_\_\_ as Contractor/Developer for the above described construction project, acknowledge & agree that the above described deposit is being held by the Design Review Committee (DRC), in order to insure that the improvements will be constructed in accordance with plans and specifications which have been approved.

I further acknowledge and agree that:

1. I Have read and understand the Covenants and Restrictions applicable to the property and the Design Review Guidelines and will follow and obey the said Covenants, Restrictions and Guidelines.
2. I am responsible for completing the project as described by the drawings and specifications approved and any proposed changes will be submitted for approval prior to implementation.
3. I will maintain a clean construction site at all times and install a job sign, commercial dumpster and job toilet in conformance with the Guidelines.
4. I am responsible for the conduct of all workers performing services on this project at all times while they are in Terramar.
5. I will notify the office of the DRC for field inspections.
6. As the Deposit will be held in a non-interest bearing segregated account, I understand that it shall be returned after completion of the Final Inspection, which will be conducted at the completion of the last dwelling unit, with no interest added.
7. Any fees paid out for repair of damaged areas, the correction of changes not approved by the DRC, or work contracted to improve the appearance of untidy sites, may be deducted from the Deposit.

This Application, Deposit and Agreement made this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

By: \_\_\_\_\_

WITNESSES:

\_\_\_\_\_  
CONTRACTOR/DEVELOPER SIGNATURE

Application approved this \_\_\_\_\_ day of \_\_\_\_\_ 19 \_\_\_\_\_

BY: \_\_\_\_\_

BY: \_\_\_\_\_  
DESIGN REVIEW COMMITTEE

RETURN OF DEPOSIT: \_\_\_\_\_

CHECK # \_\_\_\_\_

## PRELIMINARY REVIEW CHECK LIST

Preliminary plans should be submitted to the Design Review Committee for review as early as the owner and architect are able to identify design objectives in enough detail to permit submission of tentative drawings that reflect the general form, spatial relations, materials, and circulation patterns. Regardless of what form of presentation is used, all preliminary submittals must contain the following:

**SITE ANALYSIS PLAN:** To aid on-site analysis, a  $1/8"$  scale or  $1" = 10'$  drawing will depict the site data gathered. The drawing should show the proposed clearing limits of tree clusters, property lines, easements, setbacks, grading, and any prominent natural features. The analysis should consider drainage, views, homes and driveways on adjoining lots, site access, and areas providing minimal or maximal privacy.

**SCHEMATIC LANDSCAPE PLAN:** A site plan at  $1/8" = 1'0"$  or  $1" = 10'$  scale or appropriate scale must show the roof plan of the house and contain dimensions demonstrating conformity with all required easements and setbacks. Driveways, pools, decks, and walks must be located along with the proposed service yard, AC units, electric meter, and utility line accessways.

**FLOOR PLANS:** Proposed floor plans at  $1/8"$  or  $1/4"$  scale must be presented depicting the layout of spaces for all levels of the proposed building.

**ELEVATIONS:** Drawings presented at  $1/8"$  or  $1/4"$  scale representing the view of all exterior sides of the proposed structure.

**COMPLETED REVIEW FORM:** Initial Approval will be given or suggestions will be offered for modifications. If the preliminary drawings are substantially changed, either by request of the Design Review Committee or desire of the owner, they must be re-submitted and receive Initial Approval before proceeding for Final Approval.

# PRELIMINARY REVIEW FORM FOR TERRAMAR

MECCA FARMS, INC.  
P.O. BOX 3768  
LANTANA, FLORIDA 33465

DATE SUBMITTED: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

## GENERAL INFORMATION:

Pod/Parcel: \_\_\_\_\_

OWNER: \_\_\_\_\_

Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

Address: \_\_\_\_\_  
City/State/Zip: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_

## CHECK LIST:

\_\_\_\_\_ Site Analysis Plan  
\_\_\_\_\_ Schematic Landscape Plan  
\_\_\_\_\_ Preliminary Floor Plans  
\_\_\_\_\_ Proposed Elevations & Building/  
Site Section

## SQUARE FOOTAGE:

\_\_\_\_\_ Living Area  
\_\_\_\_\_ Garage/Carport  
\_\_\_\_\_ Screened Porch  
\_\_\_\_\_ Decks  
\_\_\_\_\_ Other  
\_\_\_\_\_ Total

## EXTERIOR MATERIALS & COLORS:

Walls \_\_\_\_\_  
Trim \_\_\_\_\_  
Windows \_\_\_\_\_  
Roofing \_\_\_\_\_

Paving \_\_\_\_\_  
Garage/ \_\_\_\_\_  
Doors \_\_\_\_\_  
Other \_\_\_\_\_

## FINAL REVIEW CHECKLIST

The construction documents are prepared after changes are made from the review of preliminary plans. All projects must have the following completed prior to Final Review of the Design Review Committee.

**MATERIALS & COLORS:** Proposed selections or samples of materials and colors of all exterior materials including siding, trim, brick, rock, roofing, stucco and lattice must be submitted and approved.

**LANDSCAPE PLAN:** Landscape plans drawn at 1/8" or suitable scale must convey a scale representative of all planting material, identified as to size, name, and variety. Plans must also show the location and type of proposed landscape lighting, walks, fences, pools, decks, patios, and play structures. Adequate plant screening must be provided for AC units, service yards, trash enclosures, and electrical meters. Areas to be left natural should be outlined. The contractor shall be responsible for locating existing utilities before excavating.

**DIMENSIONED SITE PLAN:** Similar to Initial Review Plan including any changes and proposed utility services.

**CONSTRUCTION PLANS & SPECIFICATIONS:** A complete set of drawings and specifications necessary to construct the residence which include a Foundation & Framing Plan, Floor Plans, Elevation, Building Sections, Electrical & Mechanical Plans, Details and Specifications, and any other necessary information.

**COMPLETED FINAL REVIEW FORM:** Final approval will be given or the Design Review Committee may suggest items to be corrected or resubmitted. When the Design review Committee grants Final Approval, three (3) sets of working drawings must be presented to obtain the approval stamp. One set of stamped drawings will then be issued to be kept on site by the Contractor. Approval of the plans is for design review only and the Design Review Committee is not responsible for construction liabilities or approval by the Broward County Division of Codes.

# FINAL REVIEW FORM FOR TERRAMAR

MECCA FARMS, INC.  
P.O. BOX 3768  
LANTANA, FLORIDA 33465

DATE SUBMITTED: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

## GENERAL INFORMATION:

Pod/Parcel: \_\_\_\_\_

OWNER: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

ARCHITECT: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

CONTRACTOR: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

SURVEYOR: \_\_\_\_\_

## CHECK LIST:

\_\_\_\_\_ Site Analysis Plan  
\_\_\_\_\_ Schematic Landscape Plan  
\_\_\_\_\_ Preliminary Floor Plans  
\_\_\_\_\_ Proposed Elevations & Building/  
Site Section

## SQUARE FOOTAGE:

\_\_\_\_\_ Living Area  
\_\_\_\_\_ Garage/Carport  
\_\_\_\_\_ Screened Porch  
\_\_\_\_\_ Decks  
\_\_\_\_\_ Other  
\_\_\_\_\_ Total

## EXTERIOR MATERIALS & COLORS:

Walls \_\_\_\_\_  
Trim \_\_\_\_\_  
Windows \_\_\_\_\_  
Roofing \_\_\_\_\_

Paving \_\_\_\_\_  
Garage/ \_\_\_\_\_  
Doors \_\_\_\_\_  
Other \_\_\_\_\_



## **REVIEW CHECKLIST FOR CONSTRUCTION/SALES TRAILER**

Plans for a Construction/Sales Trailer must contain the following:

**LOCATION PLAN** - showing a detailed location of the trailer, parking areas, setbacks and tie-ins to property corners.

**SCHEMATIC LANDSCAPE PLAN** - showing location, type, size and number of plant material as they relate to the Trailer, parking areas, driveways, AC units and electric meters. This plan should also depict temporary irrigation and specifications.

**FLOOR PLANS** - depicting space layout and stairway, handicap ramp details.

**ELEVATIONS** - representing all exterior views of the Trailer including material type and color.

**COMPLETED REVIEW FORM.**

# REVIEW FORM - CONSTRUCTION/SALES TRAILER

MECCA FARMS, INC.  
P.O. BOX 3768  
LANTANA, FLORIDA 33465

DATE SUBMITTED: \_\_\_\_\_  
DATE APPROVED: \_\_\_\_\_  
APPROVED BY: \_\_\_\_\_

DATE REJECTED: \_\_\_\_\_  
REJECTED BY: \_\_\_\_\_

## GENERAL INFORMATION:

Pod/Parcel: \_\_\_\_\_

OWNER: \_\_\_\_\_

Address: \_\_\_\_\_

City/State/Zip: \_\_\_\_\_

TELEPHONE: \_\_\_\_\_

## CHECK LIST:

\_\_\_\_\_ Location Plan  
\_\_\_\_\_ Schematic Landscape Plan  
\_\_\_\_\_ Preliminary Floor Plans  
\_\_\_\_\_ Proposed Elevations  
\_\_\_\_\_ Site Section

## EXTERIOR MATERIALS & COLORS:

Walls \_\_\_\_\_  
Trim \_\_\_\_\_  
Windows \_\_\_\_\_  
Roofing \_\_\_\_\_

Paving \_\_\_\_\_  
Other \_\_\_\_\_

## AMENDMENTS

### II-2 - SECTION C, PARAGRAPH 2 AMENDED TO READ AS FOLLOWS:

The intent of the 10' landscape easement is to provide a soft-landscaped and bermed buffer for homes abutting the major ROW's. Use of intermittent low walls, columns, and/or grill/fencing (below 4' hgt.) is encouraged to provide an opportunity to express the village's agricultural detailing. Use of lengthy, tall walls (over 4' hgt.) creating "enclaved villages" is not desirable in relation to the centerline of the roadway. Any architectural walls along Hillsboro Boulevard and Mecca Boulevard shall confirm in architectural style to that in front of Ternbridge and be subject to approval by the Terramar Homeowners Association Board of Directors. The minimum planting required within the 10' LE shall provide at least a 70% opaque screen from the centerline crown road elevation to a height of 6' - 0' above this crown grade. This shall be accomplished using rolling berms (minimum 3' height), shrub masses ranging in height from 3' to 5', occasional groundcover accents, mid-size ornamental trees (15' overall height), and shade trees (minimum height of 15'). An average of one shade tree per 30; on center is required with ...

### VI-14 - SUBSECTION (p.) AMENDED AS FOLLOWS:

- p. A minimum dollar amount, EXCLUSIVE of sodding and irrigation system, must be allocated for planting as follows:

Single Family Detached Lots: \$8,000. per lot.  
Amended to read as follows:  
Single Family Detached Lots: \$5,000. per lot

Single Family Zero Lot Line  
Lots: \$5,000. per lot  
Amended to read as follows:  
Single Family Zero Lot Line  
Lots: \$3,000. per lot

Multi-Family Developments \$1,200. per unit  
allocated  
Amended to read as follows:  
Multi-Family Developments \$1,700. per unit  
allocated

### VI-15 - SECTION E. SUBSECTION 1 AMENDED AS FOLLOWS:

The following plant species shall not be planted in Palm Beach County. Amended to read Broward County.

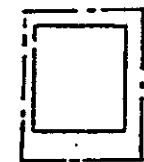
## Exhibit 7

### PUD Product Types (Refer to Master Plan)

Note: Density shown are estimates for product types. Actual density may vary according to site constraints. Setbacks shall vary as per product type and shall be further defined in P.U.D. Ordinances. In case of discrepancy, setbacks found in the County Codes shall prevail.

\*Multi-Family product descriptions to include but will not be limited to

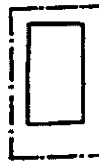
- Townhouses
- Coach Houses
- Villas
- Condominiums
- Cluster units
- Garden Apartments
- Apartments



100' x 120'  
S.F. Detached  
2.5 du/ac



86' x 125'  
S.F. Detached  
3.0 du/ac



80' x 120'  
S.F. Detached  
3.2 du/ac



75' x 110'  
S.F. Detached  
3.4 du/ac



50' x 110'  
Z Lot  
5.5 du/ac



50' x 110'  
Z Lot  
5.5 du/ac



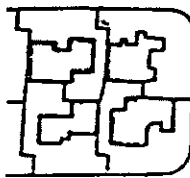
45' x 110'  
Z Lot  
5.9 du/ac



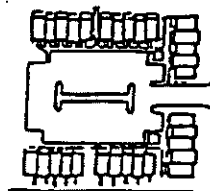
45' x 110'  
Z Lot  
5.9 du/ac



45' x 110'  
Z Lot  
5.9 du/ac



KEY LOTS  
6.8 du/ac



Multi-Family  
Townhouses\*  
12-16 du/ac

## B. ROADWAYS

The following roadway engineering criteria shall be followed by all builders. Should County or State D.O.T. requirements be in conflict, the more restrictive guidelines will take precedence.

<u>ROW</u>	<u>DESIGN SPEED</u>	<u>MIN. RADIUS</u>
60'	25 mph	180' @ center line
80'	25 mph	180' @ min. inside edge of pavement
80'	30 mph	180' @ centerline

Min. tangent = 400'

### ROW WIDTHS

Min. collector - 80'

Locals can be less than 50' if sidewalks are within property lots.

- Min. of 200' of storage on turn lanes
- Min. of 100' of taper\*
- 660' of intersection separation if arterial or collector
- 250' of drive separation if local or no turn lanes

(\*) Taper cannot be used to store cars.

## C. DRIVEWAYS

- The concealment of garage door openings is strongly encouraged through the use of driveway construction (curves, bends) and landscape treatment (berms, landscape screens). Side entry garage openings are encouraged in all villages. The exterior of each side entry garage must allow a minimum of 22' for motor vehicle access and backing. Special consideration will be given to property owners with cul-de-sac lots.

The use of carports are discouraged unless totally screened.

All driveways shall be constructed of a hard impervious material such as concrete, brick, bomanite, exposed aggregate, asphalt or equal unit paver, and shall be from the street edge to the house/garage.

No loose stone, aggregate, or pea gravel will be allowed.

- In single family parcels no driveway pavement shall exceed 16' in width except for the paving that immediately extends 20' in front of a garage. A 3' x 5' flair joining at the edge of the street paving to the driveway is required.
- Circular or oversized driveways are permitted only if at least 65% of the front yard remains sodded or otherwise landscaped.
- No curb side parking areas may be created by extending any portion of the street pavement.
- Driveways shall meet same grade at the edge of all roadway pavements.
- The remaining driveway on lot interiors shall pitch to the ROW line at a minimum of one quarter inch per foot to ensure positive drainage.

D. **PARKING (See Exhibit 12)**

Builders of multi-family villages are strongly encouraged to develop residential units around a series of small cluster parking lots rather than one large parking lot. The parking clusters shall have islands of intensive landscaping as well as canopy trees for shade. The physical design of the parking areas is of extreme importance in reducing the normal harsh visual appearance of vast areas of automobiles and paving and reducing walking distance from automobile to the home.

Appropriate

- Open parking and carports are to be clustered into parking courts.
- Pedestrian and automobile circulation shall be physically separated where possible.
- Special paving at parking court entries and landscape nodes between parking stalls is encouraged.
- Materials, colors and roof forms of detached garages and carports shall be consistent in design with adjacent residential buildings.

- Integration of carports with patio and project walls is required.
- Parking lots drainage to a single concrete swale at edge of driveway alley is preferred.
- Curb and gutter drainage systems are preferred.

#### Inappropriate

- Large, expansive parking lots with little shade provided from landscaping materials are prohibited.
- Carport roofs shall not be visible from major arterials.
- Prefabricated metal carports are prohibited.
- Center swale roadway drainage devices are prohibited in single family parcels.
- For specific landscape requirements relating to multi-family parking, refer to Section IV.

#### **E. SPECIAL PAVING (See Exhibit 13)**

Textures, patterns and colors are encouraged in the design of paved areas in public places. Modulation of paving surface should occur to define direction of walkways and location of nodes such as recreation facilities, entries, mailbox clusters, etc. Large monolithic areas of single color untextured paving are prohibited.

Refer to Section II - B "Village Entries" for related information.

**IX. SIGNS**

**A. SIGNAGE - PERMANENT OR TEMPORARY**

- All signage shall conform and be consistent with the overall nature of the community.
- Materials, colors, and style must be consistent with the character of the community and/or individual villages of which they are a part.
- All signs both on site and off-site are subject to the approval of the Design Review Committee (including off-site billboards).
- Within the villages, signs such as Model signs, Parking signs, Amenity signs. etc., must have the approval of the Design Review Committee.

The following restrictions shall apply in all cases:

- NO snipe or bootleg signs within the community.
- NO signs allowed on buildings or trees.
- NO neon or flashing signs allowed.
- All electric lines for lighting signs shall be underground.
- Absolutely no lender signs or vendor signs will be permitted.
- Flags for Sales Centers or Models shall require approval of the Design Review Committee.



X. EXTERIOR LIGHTING (See Exhibit 15)

A. STREETS

- The hierarchy of illumination for streets, entries and individual products should be clear of "visual noise" such as glare, hot spots and inconsistencies avoided. The goal is not to achieve a monotonous lighting level and pattern, but one which responds to the varied land use and street edge conditions found within the Terramar community.
- All street lights will be approved FPL fixtures. Modified cobra heads will be installed on the arterial streets. Each project developer will be responsible for installation of street lights within their project. All street lights located within a single village parcel must be consistent in fixture style, bulb-type, height and intensity of foot candles. Street lights along private drives shall be FPL approved fixtures, and coordinate with adjacent street lights in style, bulb-types, height and intensity.

B. PEDESTRIAN

- In addition, pedestrian lighting (energy-conserving lamps) is required along walks that are independent of streets, and in the neighborhood parks. This smaller scale lighting system encourages safe, night-time pedestrian activity.
- Pedestrian lighting can be accomplished by lights on poles 10'-12' in height, and/or bollard lighting of 18"-30" in height. The placement of pedestrian lighting shall assure an overlap of illumination without dark spots. If walkways are curvilinear, lights may be staggered from side to side. If walkways are rectilinear, generally lights should be placed on one side. In either case, a consistent distance from the walkway edge to the pole/bollard will be kept. Pedestrian lighting shall be FPL approval.

- Land uses which generated their own night-time illumination such as neighborhood parks and recreation centers, all have additional night-time lighting requirements. As a safety measure, each individual multi-family project builder will provide lighting within open spaces.

#### C. HOMES

- Energy efficient lighting for both automobile and pedestrian use will be attached to the building walls, carports or patio walls except in open areas large enough to require post lights for pedestrian safety. Area lighting shall attempt to illuminate the architectural wall plans and columns to obtain as much of the desired illumination from reflected light as possible.
- Exterior lighting for security should be aimed away or shielded to prevent unwanted light onto another property. (See Exhibit 15.)
- Tree uplights shall be concealed underground or in shrub masses. Garden lights or walkway bollards should direct the light downward with a concealed spotlight. Exposed bulbs, spotlights, reflectors and lenses should be used only in the remotest instances.

#### D. SIGNS

- Special lighting for signs and landscaping shall be carefully designed and draw attention to the object rather than the light source itself.

#### E. GENERAL

- The quality of fixtures shall be a consideration of the project builder. Medium grade or high grade fixtures shall be used. Fixtures shall be compatible with surrounding architecture. The fixtures for different uses (i.e., street-lighting, parking lots, open spaces, and pedestrian paths) should be coordinated for consistency in style and bulb type.
- All proposed exterior lighting shall be detailed on final submitted plans showing the wattage, aiming angle and isofoot curves. No exterior lighting shall be permitted which, in the opinion of the DRC, would create a nuisance to adjoining property owners. The DRC must review and approve the aesthetics and function of all exterior lighting systems

**XI. MISCELLANEOUS (See Exhibit 16 & 17)**

**A. MAILBOXES**

- All mailbox systems (hardware function and location) must conform to US Postal Service standards. Each builder must provide a consistent mailbox system for all units in the parcel, whether using a gang box or an individual home box program.
- The use of clustered mailbox treatments is encouraged for single family units (minimum of 2 mailboxes paired per cluster).
- Where single common mailbox services are provided, they shall be located close to the project entry and/or near recreational facilities. When smaller clusters of mailboxes are provided, they shall be evenly spaced throughout the development for the convenience of users.
- Textured paving is encouraged at these common mailbox locations.

**B. DECORATIVE FEATURES**

- No decorative objects shall be placed or installed on the street side of any lot without prior approval of the DRC. This may include:

Flagpoles  
Fountains

Sculpture/statues  
Lawn Ornaments

**C. SCREENING ELEMENTS**

**1. Pool Equipment**

- Pool equipment must be landscaped from view from adjacent lots by use of fences, walls, and/or plant materials, that when installed, shall have a height of no less than 5' and must be a minimum of 75% opaque immediately after planting.

- Pool screen enclosures are allowed. However, screening material shall be dark in color or black. Framing shall be anodized aluminum bronze in color, black or white. All other options are subject to review by the Design Review Committee.

- As per the swimming pool code, all pools, hot tubs or jacuzzis shall be 100% enclosed by a fence, wall or screen enclosure at least 4' in height.

2. Garbage Enclosures for Multi-Family Villages  
(See Exhibit 18)

- Garbage containers shall be enclosed by a six foot stucco wall with built-up cap. The door should be adequately detailed, finished and opaque. The enclosure can be free-standing or be integrated into a structure or the end of a carport. An overhead shade structure can be provided to support vines if garbage truck maneuvering is not hampered. Lattice and planted vines shall be attached to sides to soften appearance. Where possible, planting areas should be on three sides of enclosures.
- Recommended locations for garbage enclosures include inside parking courts or at the end of parking bays. The location must be conveniently accessible for trash collection, maintenance, and resident use.

3. Garbage Enclosures for Single Family Villages

- A "garbage enclosure" may be constructed of concrete block and stucco and landscaped sufficiently to shield containers from view. They shall be designed into and incorporated with the landscape plan, and located adjacent to the side wall of the house. Open storage of refuse is prohibited.

4. Utility Equipment

- All air conditioning/heating equipment, soft water tanks, gas meters, electric meters and electric self-timer boxes for sprinklers or exterior lighting shall be totally screened from view using landscape materials, fences, or walls. Sound attenuation is encouraged. Electric self-timer boxes shall be more than 30" from the finished floor elevation.
- All single family homes must be pre-wired for Cable TV and operable security systems to avoid unsightly mechanical equipment additions at a later date.

**E. DESIGN REVIEW COMMITTEE DISCRETION**

The Design Review Committee reserves the final right to approve or disapprove any design element that it deems may affect Terramar's image, health, safety, and general welfare, including, but not limited to, those concerns covered by site planning, engineering, architectural and landscape architectural disciplines.

This list of standards is intended to be a guide to individual village builders, village Homeowners' Associations, the Terramar Community Association, and each resident of Terramar. Final approval shall rest with the Design Review Committee as controlled by the Terramar Community Association, to ensure that each village parcel becomes an integral part of Terramar. The Design Review Committee will use its discretion in the review and approval process and its decisions may sometimes be arbitrary in nature.

## XII. DESIGN REVIEW COMMITTEE

### A. ESTABLISHMENT

Section 1. There is hereby established a Design Review Committee (DRC) whose duties, powers and responsibilities shall be as hereinafter set forth:

A. Initially, the DRC shall consist of three (3) persons designated by the Declarant. At such time as Declarant no longer owns any real property within The Properties, the declarant shall assign to the Association the rights, powers, duties and obligations of the DRC, whereupon the Board of Directors of the Association shall appoint the members of the DRC and shall provide for the terms of the members of the DRC. Members of the DRC need not be Officers, directors or members of the Association.

B. The DRC shall have the right of specific approval or veto of all architectural, engineering, platting, planning and landscaping aspects of any improvement or development of individual units or buildings as well as the general plan for development of any individual lot or subdivision, tract or parcel of land within The Properties; provided, further, that the DRC may, in its sole discretion, impose standards on said design and landscaping aspects and said general plan for development, which standards are greater or more stringent than standards prescribed in applicable building, zoning, planning or other local governmental codes.

C. No building, sign, outside lighting, fence, hedge, wall, walk, dock or other structure or planting shall be constructed, erected, removed, planted or maintained nor shall any addition to or any change or alteration therein be made until the plans and specifications showing this nature, kind, shape, height, materials, floor plans, color scheme and the location of same shall have been submitted to and approved in writing by the DRC.

D. As part of the application process, three (3) complete sets of plans and specifications prepared by an architect or other person found to be qualified by the DRC shall be submitted for approval by written application on such form as may be provided or required by the DRC. In the event the information submitted to the DRC is, in its opinion, incomplete or insufficient in any manner, it may request and require the submission of additional or supplemental information.

E. The DRC shall have the right to refuse to approve any plans and specifications which are not suitable or desirable, in its sole discretion, for aesthetic or any other reasons, provided such approval is not unreasonably withheld. In approving or disapproving such plans and applications, the DRC shall consider the suitability of the proposed building, improvements, structure or landscaping and materials of which the same are to be built, the site upon which it is proposed to be erected, the harmony thereof with the surrounding area and the effect thereof on adjacent or neighboring property.

## DESIGN REVIEW COMMITTEE (continued)

F. Unless specifically excepted by the DRC, all improvements for which approval of the DRC is required under this Declaration shall be completed within a reasonable time from the date of commencement of said improvements or within the time set by the DRC in the event that the approval is so conditioned.

G. The DRC shall in all cases have the right to determine and designate building set back lines necessary to conform to the general plan of the land, in order to preserve the integrity of The Properties and the Development Plan. In this respect the judgment and determination of the DRC shall be final and binding.

H. In the event the DRC shall fail to approve or disapprove the plans and specifications submitted in final and complete form, within forty-five (45) days after written request for approval or disapproval together with all necessary supporting plans, specifications or information is delivered to the DRC by the Owner or the Owner's agent or attorney, then such approval of the DRC shall not be required; provided, however, that no building or other structure shall be erected or shall be allowed to remain which violates any of the covenants, conditions or restrictions contained in this Declaration, or which violates any zoning or building ordinance or regulation.

I. There is specifically reserved unto the DRC, the right of entry and inspection upon any Residential Unit, Residential Property or Commercial Property for the purpose of determination by the DRC whether there exists any construction of any improvement which violates the terms of any approval by the DRC or the terms of this Declaration or of any other covenants, conditions and restrictions to which its deed or other instrument of conveyance makes reference. The DRC is specifically empowered to enforce the provisions of this Declaration by any legal or equitable remedy, and in the event it becomes necessary to resort to litigation to determine the propriety of any constructed improvement, or to remove any unapproved improvements, the prevailing party shall be entitled to recovery of all court costs, expenses and reasonable attorney's fees in connection therewith. The Association shall indemnify and hold harmless the DRC from all costs, expenses and liabilities including attorney's fees incurred by virtue of any member of the DRC's service as a member of the DRC.

J. The DRC may delegate any or all of its powers hereunder to a Neighborhood or Commercial Association that enacts and enforces design review standards as stringent as set forth herein.

K. A majority of the DRC may take any action of the committee and may designate a representative to act for it. In the event of death, disability or resignation of any member of the DRC, the remaining members shall designate a successor.

L. The DRC may adopt such further rules and regulations as it deems necessary to carry out its functions and purposes hereunder provided all such rules and regulations shall be filed with and made a part of this Association's minutes.

## **DESIGN REVIEW COMMITTEE (continued)**

M. The DRC will impose review fees of \$250.00 per submittal. There will also be a refundable non-interest bearing construction deposit of \$5,000, to be submitted with the construction application form.

### **B. DESIGN REVIEW PROCESS**

- The required categories of review are: Site Plan, Elevations, Exterior Treatments, Engineering, Documents, Landscape Design, Site Features, and Construction.
- The Committee does not review and shall assume no responsibility for the following:
  1. The structural adequacy, capacity or safety features of the proposed improvement or structure;
  2. Whether or not the location of the proposed improvement or structure(s) on the building site is free from any possible hazard, whether caused by conditions occurring either upon or off of the property;
  3. Soil erosion, uncompactible, or unstable soil condition;
  4. Mechanical, electrical, or any other technical design requirements for a proposed project;
  5. Compliance with any and all building codes, safety requirements, governmental laws, regulations, codes or ordinances;
  6. Performance or quality of work of any contractor.
  7. Title defects on any portion of the property.

### **C. PROCEDURES**

#### **Submissions.**

1. All submissions for Site Plan, Elevations, Landscape Design and Construction Review shall include a cover letter and three (3) sets of plans.
2. All submissions for Exterior Treatments Review shall include a detailed cover letter and appropriate samples of colors and materials.
3. All submissions for Engineering review shall include a cover letter and three (3) complete sets of water, sewer, drainage plans and drainage calculations.



## DESIGN REVIEW COMMITTEE (continued)

4. If a submission has been determined unacceptable, denied or approved subject to seemingly unjust conditions, a hearing may be requested, in writing, within fifteen (15) days after date of the decision letter.
5. All variance requests shall be made in writing. Any variance granted shall be considered as a unique decision, and not to set any precedent.

### D. GOVERNMENTAL AND REGULATORY AGENCIES

- A. It shall be the responsibility of the Tract Purchaser to secure any and all approvals, permits, or contracts with any governmental or regulatory agency.
- B. All plans and documents shall be approved by DRC.

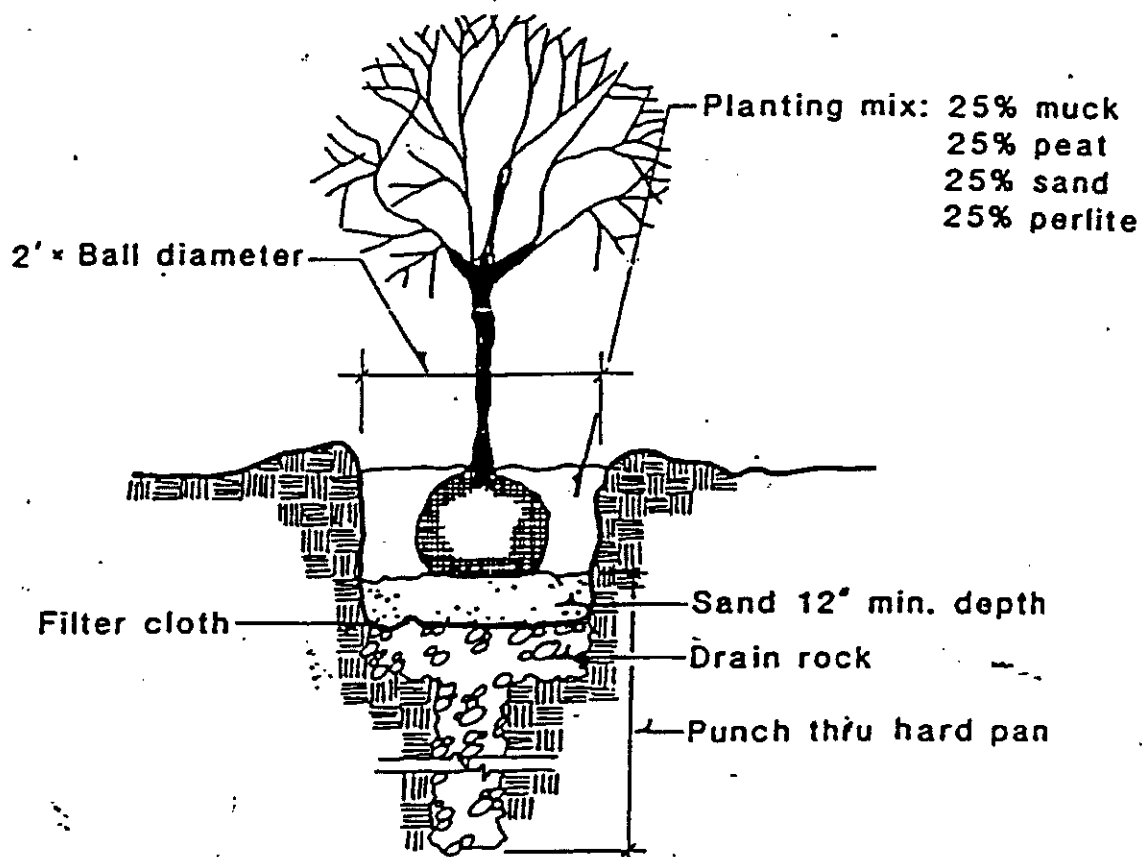
### E. VIOLATIONS

Failure of a Tract Purchaser to comply with the requirements or decisions of the DRC may have a penalty assessment of up to \$500.00.

### F. TIME LIMITATION

The Tract Purchaser shall begin construction within a period of six (6) months from date of final approval of Site Plan, unless the Agreement for Deed provides otherwise. If no construction activity has taken place within this time period, then the DRC approval shall be considered null and void.

## Landscape Specification



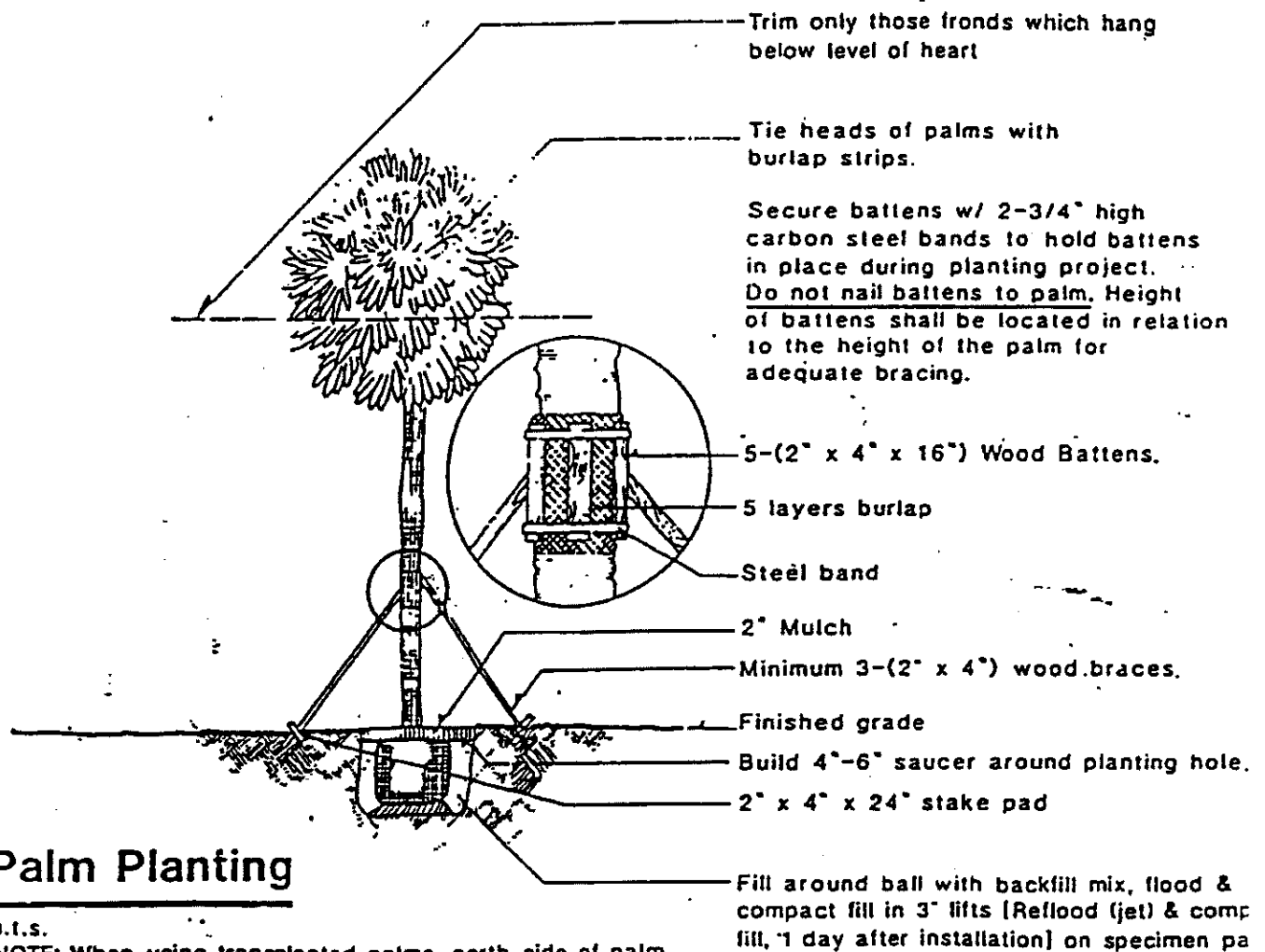
## Tree Pits with Drain

n.t.s.

NOTE: Detail to be implemented in areas with poor drainage, only.

# XIII Addendum

## Landscape Speciflcation.



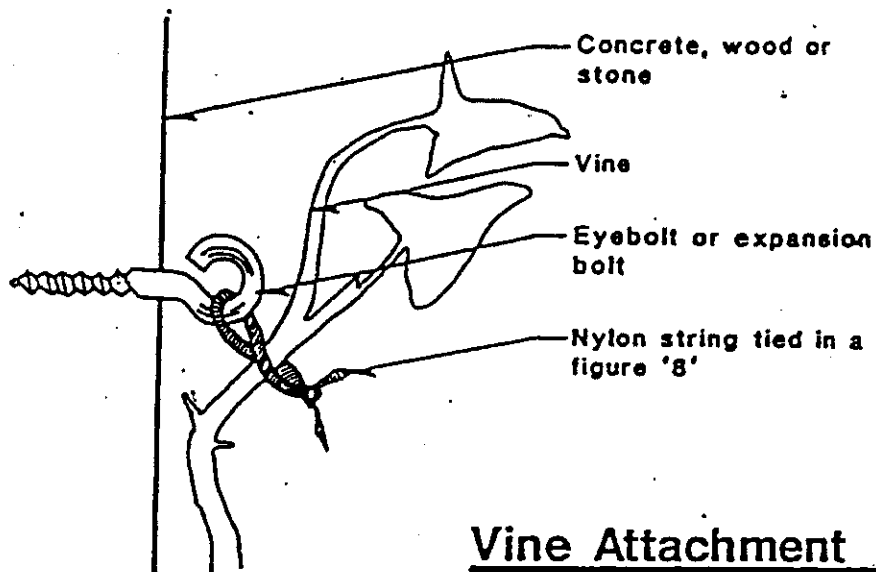
### Palm Planting

n.t.s.

**NOTE:** When using transplanted palms, north side of palm should be marked before transplanting, orientation should remain approximately the same.

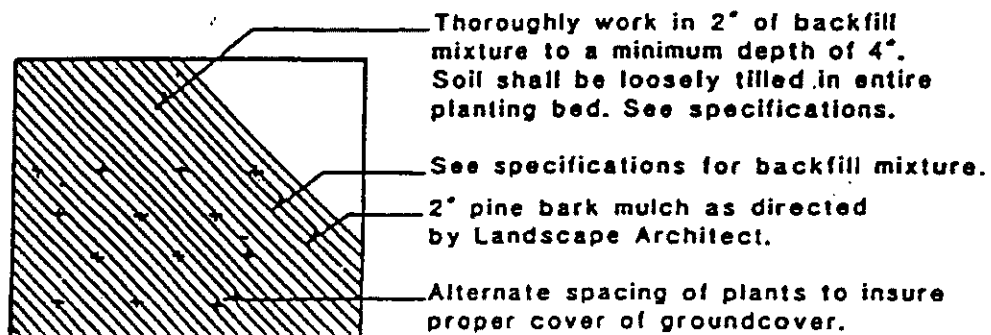
### **XIII.Addendum**

## **Landscape Specfication**



### **Vine Attachment**

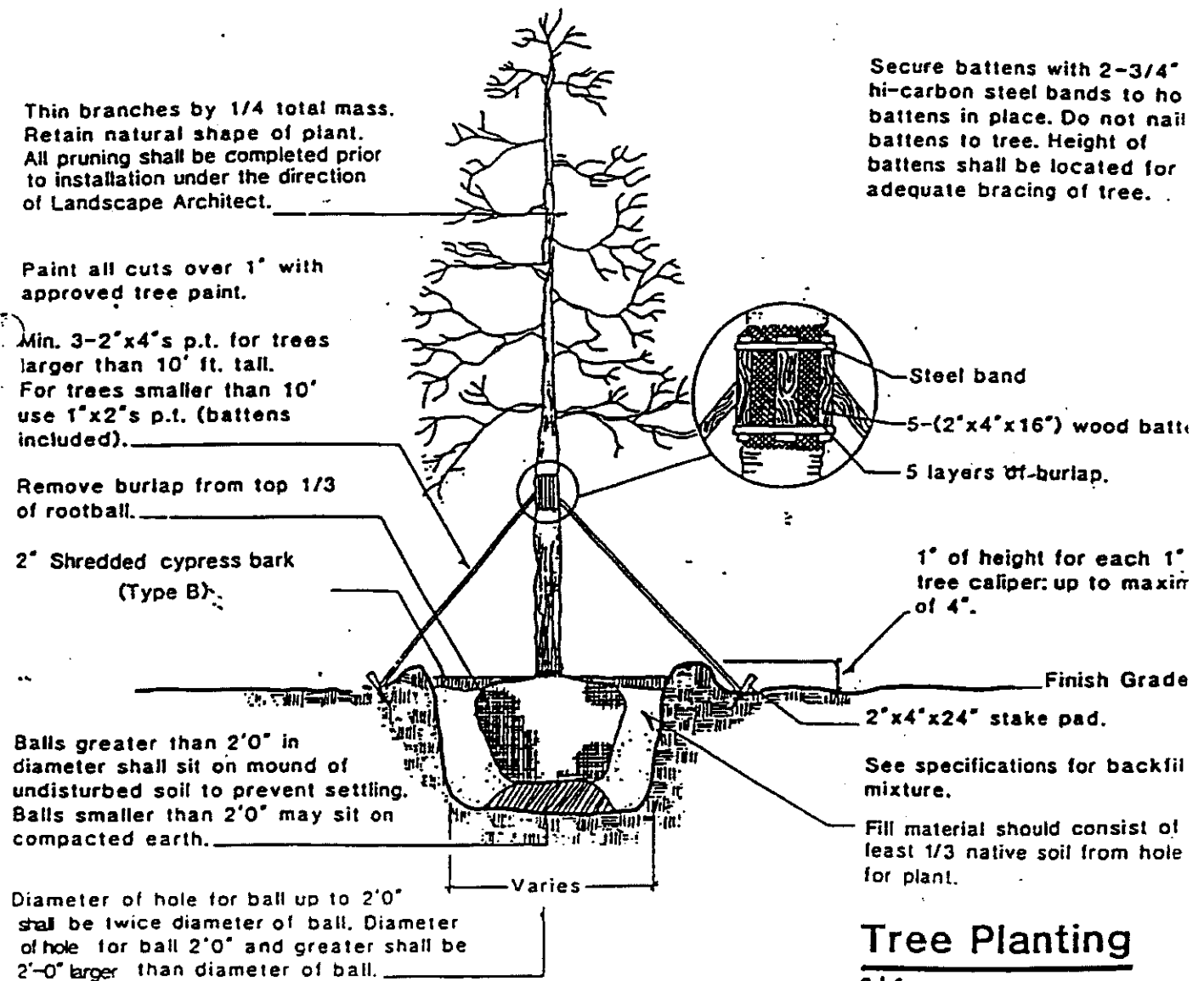
n.l.s.



### **Ground Cover/Rooted Cuttings**

n.l.s.

# **XIII. Addendum** **Landscape Specification**



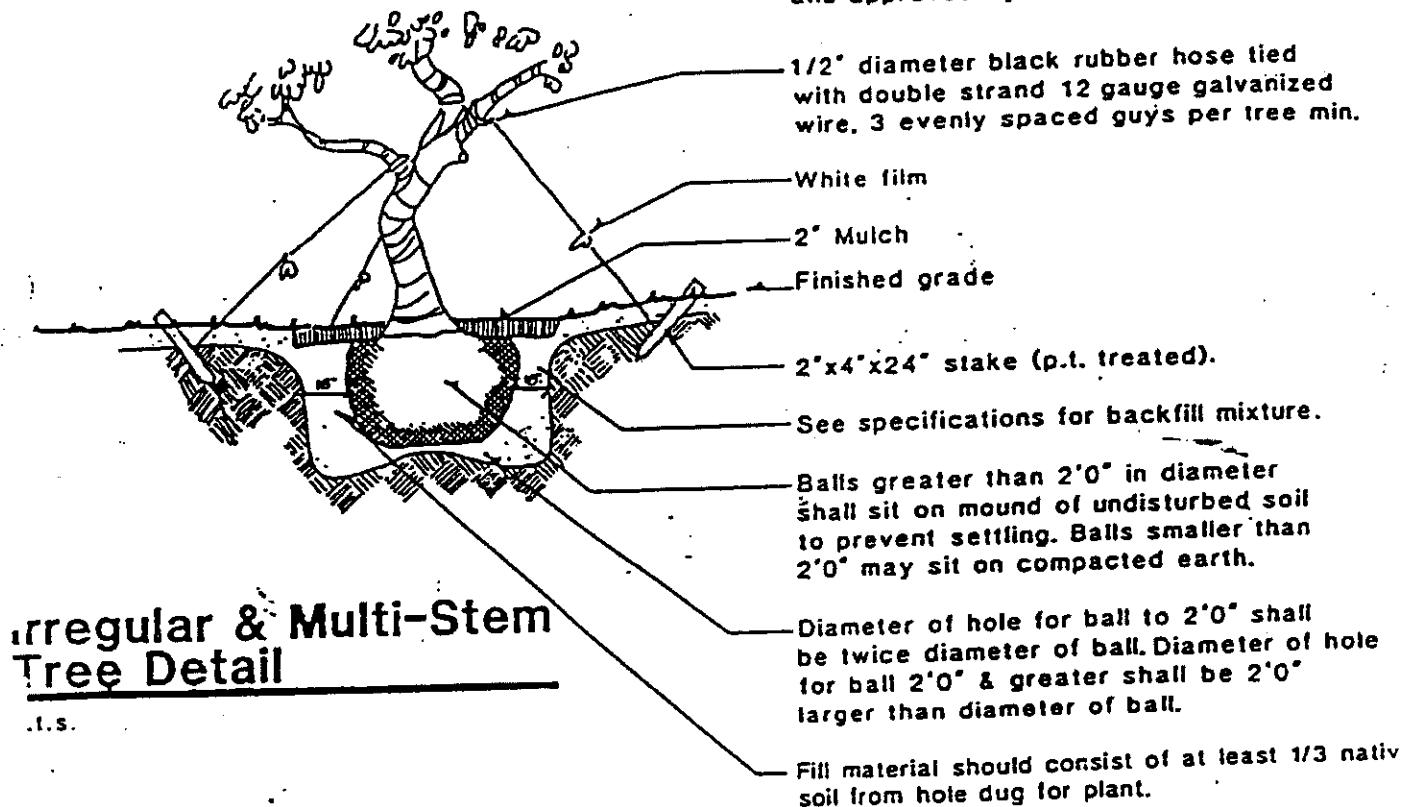
## **Tree Planting**

n.l.s.

# XIII. Addendum

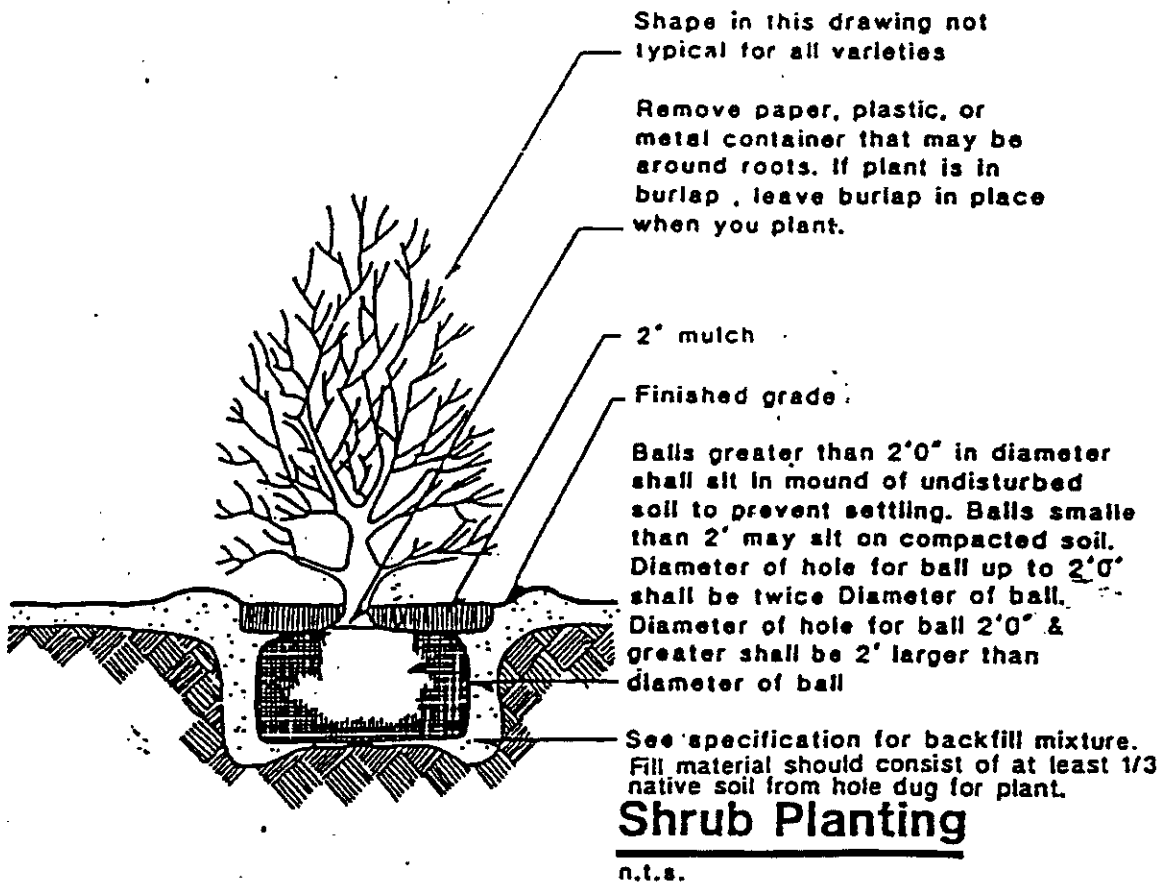
## Landscape Specification

Thin branches by 1/4 total mass.  
Retain natural shape of plant. No  
pruning shall be done prior to installation  
and approved by Landscape Architect.



### XIII. Addendum

## Landscape Specification



Palm Beach County

Milbore Canal

Milbore Boulevard (Proposed)

Parkside Drive

Site

Los Road

State Road 7/US 441

Broward County

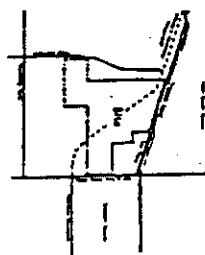
Milbore Boulevard

Hemborg Road



## **Exhibit 2**

### **Site Plan**



## McInly Sholch

### Site Data

Total Site Area \_\_\_\_\_ 416.36 ac  
Commercial \_\_\_\_\_ 9.9 ac  
Residential Area \_\_\_\_\_ 407.04 ac  
Total Dwelling Units \_\_\_\_\_ 1231 du  
Gross Density \_\_\_\_\_ 3.0 du/ac  
Perks Available/Minimum \_\_\_\_\_ 116.5 ac  
Open Space Available \_\_\_\_\_ 174.9 ac

Parcel	Average	Density Range
A _____	10.8 ac	NA
B/C _____	11.1 ac	11-13 du/ac
D/E _____	11.1 ac	13-15 du/ac
F _____	117.0 ac	5.1-5.5 du/ac
G _____	11.1 ac	11-13 du/ac
H _____	118.0 ac	6.1-7.3 du/ac
I _____	119.2 ac	6.1-6.3 du/ac
J _____	114.1 ac	6.1-6.1 du/ac
K _____	114.1 ac	6.4-6 du/ac
L _____	118.2 ac	5.1-6 du/ac
M _____	113.3 ac	5.1-5.4 du/ac

\* Density ranges are approximate. Actual density may vary at individual lots with site conditions.  
\* Water and sewer service will be provided by the City of Oakland, Calif.  
\* Lots shown are potential and may change in size and location. Final location will be determined at the time of platting. Minimum Lot Area - 1/2 ac or less.

\* Little about the reception and any change in view and opinion. Most visitors will be disappointed at the of getting. Between the age - 18 to 21.

# Kennedy Parcel

## Broward County, FL

urban  
design  
studio



## Site Data



## Site Data

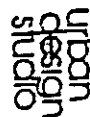
Total Site Area \_\_\_\_\_ 416.96 ac  
 Commercial \_\_\_\_\_ 9.9 ac  
 Residential Area \_\_\_\_\_ 407.06 ac  
 Total Dwelling Units \_\_\_\_\_ 1221 du \*  
 Gross Density \_\_\_\_\_ 3.0 du/ac  
 Parks Includes civic & internal parks. ±18.1 ac  
 Open Space Including Wooded Areas. ±14.9 ac

Parcel	Acreage	Density Range
A _____	±9.9 ac _____	N/A
B/C _____	±46.5 ac _____	6.2-16 du/ac
E/D/G _____	±76.7 ac _____	2.4-3.2 du/ac
F _____	±37.1 ac _____	2.3-3.0 du/ac
H _____	±24.6 ac _____	2.4-3.2 du/ac
I _____	±32.4 ac _____	4.5-5.9 du/ac
J _____	±62.2 ac _____	2.6-3.4 du/ac
K _____	±24.2 ac _____	6.2-16 du/ac
L _____	±13.5 ac _____	6.2-16 du/ac
M _____	±29.0 ac _____	2.4-3.4 du/ac

- Density ranges are approximate. Actual density may vary in accordance with site constraints.
- Water and sewer service to be provided by the City of Coconut Creek.
- Lakes shown are conceptual and may change in size and location. Final location will be determined at time of platting. Minimum Lake Area - 12% of site.

## **Exhibit 4**

### **Master ROW Landscape Concept**



Master R.O.W. Landscape Concept



## Exhibit 5

### Village Entries

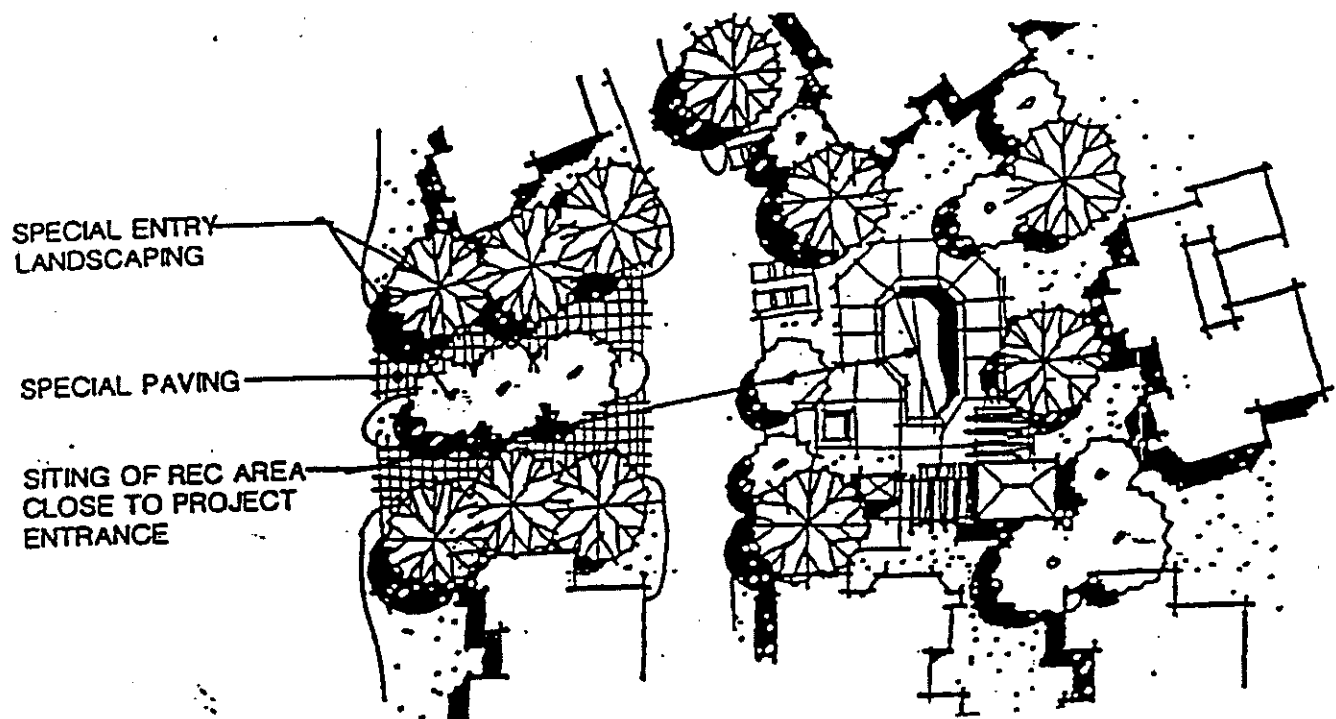
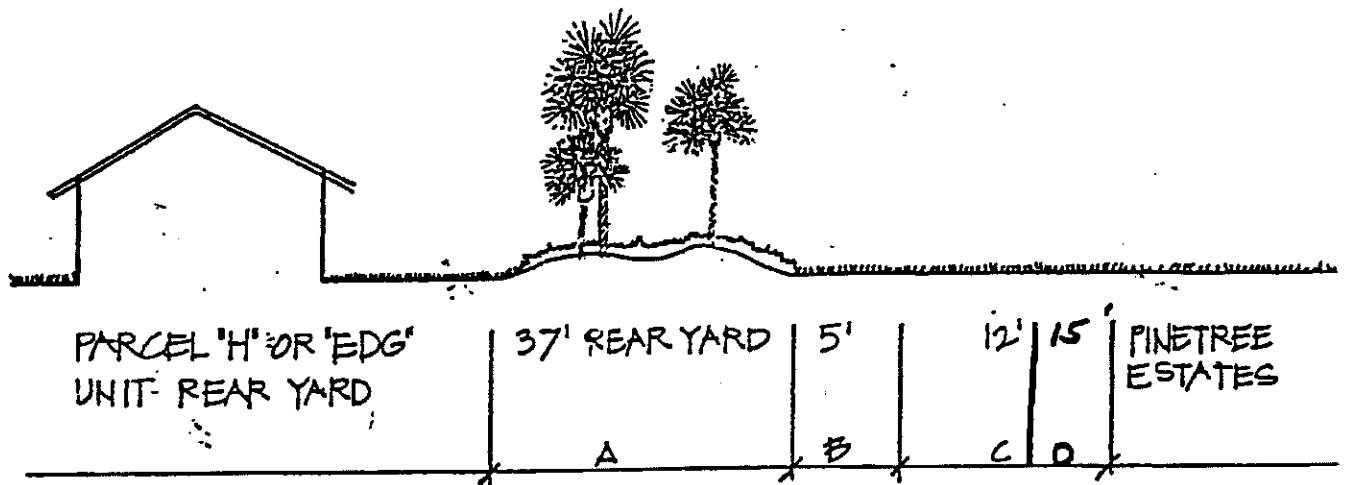


Exhibit 6  
Parkland Path System





## EXHIBIT 8 LOT SIZE AND SETBACKS

(Equals Page 2 Line 29 thru Page 4 Line 25 of PUD)

The lots within Parcel E/D/G and Parcel H as depicted on the plan which abut the 50-foot Landscape Buffer shall be developed as detached family units on lots of not less than 100' x 120'. The setbacks on these lots will be as follows:

- Side Yard - 10'
- Pool enclosure and deck - 7.5'
- Corner lot - 20'
- Rear Yard
  - Building - 15'
  - Pool - 10.5'
  - Pool enclosure and deck - 5'
- Front Yard
  - Front garage entry - 25'
  - Side garage entry - 20'

Setbacks for the other product types and lots which are depicted on the Plan shall be as follows:

### 82' x 122' lots

- Side Yard - 7.5'
  - Pool enclosure and deck 7.5'
  - Corner lot - 20'
- Rear Yard
  - Building - 15'
  - Pool - 10.5'
  - Pool enclosure and deck - 5'
- Front Yard
  - Front garage entry - 25'
  - Side garage entry - 20'

### 82' x 120' lots

- Side Yard - 7.5'
  - Pool enclosure and deck - 7.5'
  - Corner lot - 20'
- Rear Yard
  - Building - 15'
  - Pool - 10.5'
  - Pool enclosure and deck - 5'
- Front Yard
  - Front garage entry - 25'
  - Side garage entry - 20'

### 75' x 110' lots

- Side Yard - 7.5'
  - Pool enclosure and deck - 7.5'
  - Corner lot - 20'
- Rear Yard
  - Building - 15'
  - Pool - 10.5'
  - Pool enclosure and deck - 5'
- Front Yard
  - Front garage entry - 25'
  - Side garage entry - 20'

### 50' x 110' Rectangular or Z Lots

- Side Yard - 0'/10'
  - Pool enclosure and deck - 3'
  - Corner lot - 0'/15'
- Rear Yard
  - Building - 10'
  - Pool - 5'
  - Pool enclosure and deck - 3'

- Front Yard
  - Front garage entry - 20'
  - Side garage entry - 10'

### 45' x 110' Rectangular or Z Lots

- Side Yard - 0'/10'
  - Pool enclosure and deck - 3'
  - Corner lot - 0'/15'
- Rear Yard
  - Building - 10'
  - Pool - 5'
  - Pool enclosure and deck - 3'
- Front Yard
  - Front garage entry - 20'
  - Side garage entry - 10'

### KEY LOTS

- Side Yard - 10'
  - Corner lot - 15'
  - Pool enclosure and deck - 3'
- Rear Yard
  - Building - 10'
  - Pool - 5'
  - Pool enclosure and deck - 2'
- Front Yard
  - Front garage entry - 20'
  - Side garage entry - 10'

### MULTI-FAMILY

- Side Yard
  - 1-story
    - Building to building - 15'
    - Corner lot - 15'
  - 2-story
    - Building to building - 20'
    - Corner lot - 15'
- Rear Yard, 1-story elevation
  - Building to building - 20'
  - Building to property line - 15'
- Rear Yard, 2-story elevation
  - Building to building - 30'
  - Building to property line - 20'
- Front Yard, 1 or 2 story
  - From edge of pavement to edge of building - 20'

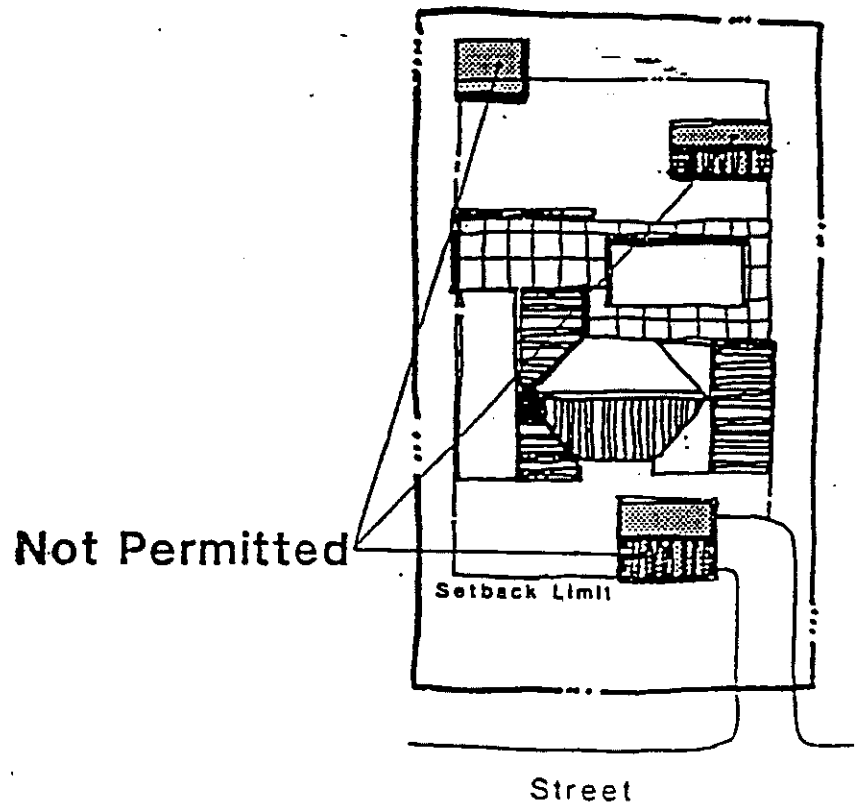
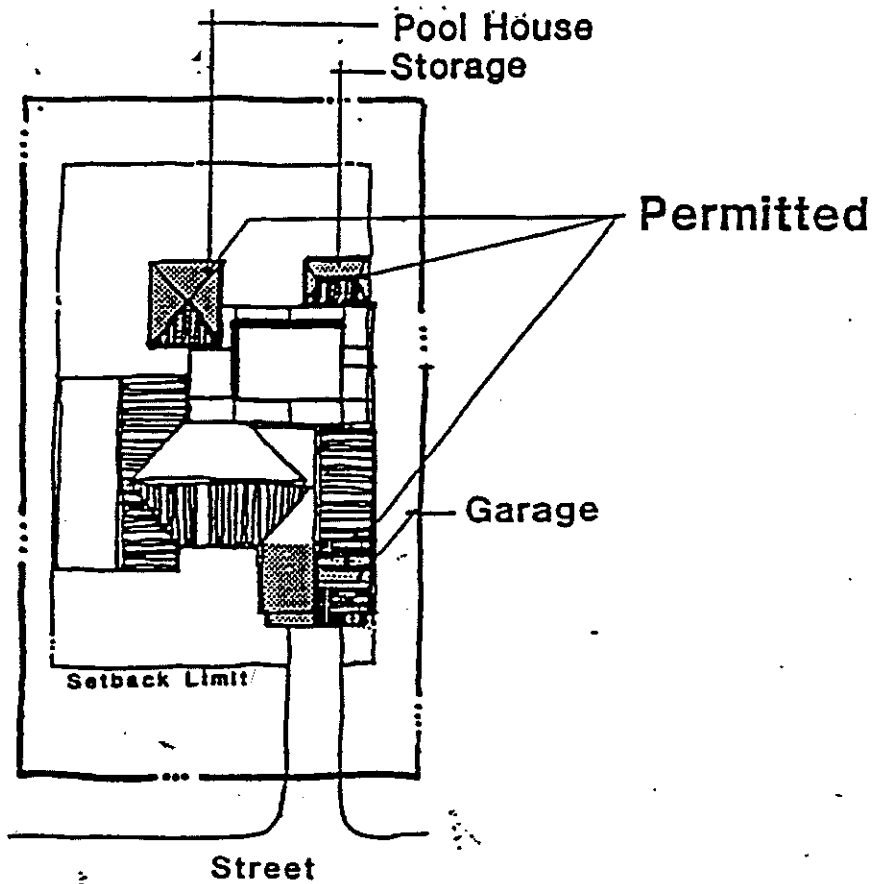
## EXHIBIT 8

### LOT SIZE AND SETBACKS

( continued )

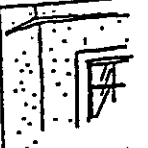
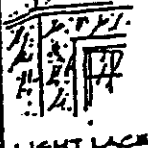



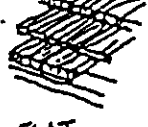


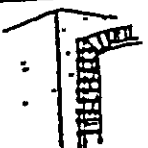



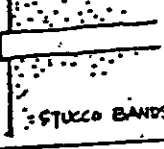
Setbacks from publicly dedicated rights-of-way shall be determined at site plan approval. Easements for utilities and other purposes may be granted by Developer in set-back areas. No easements shall be granted under building foundations, pools, or pool enclosures.

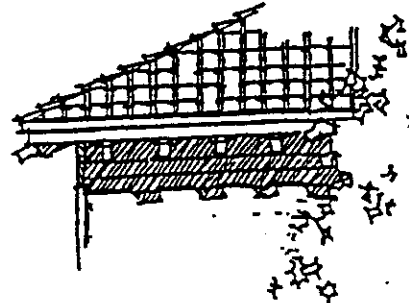
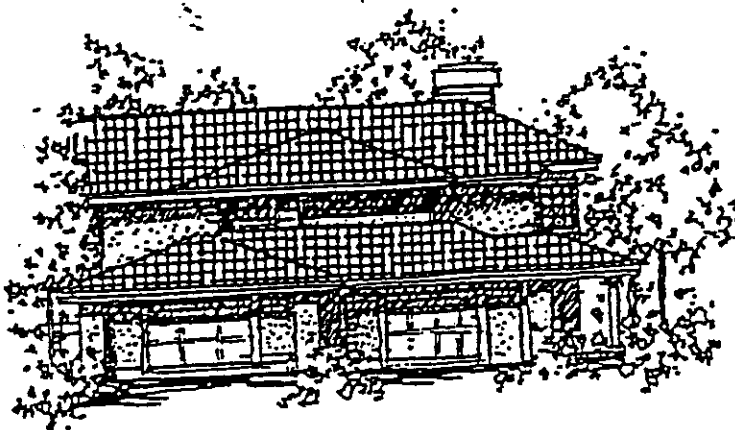
**Exhibit 9**  
**Ancillary Structures**  
**for Residential Use**



# Exhibit 11

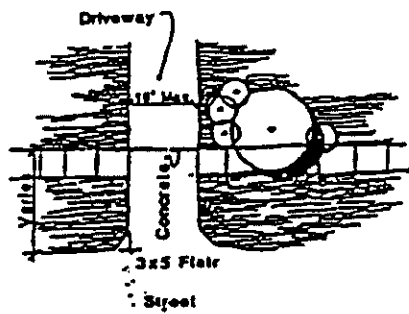
## Building Materials

EXTERIOR FINISHES	 SMOOTH	 LIGHT LACE	 SAND	
ROOFING TILES	 BARREL	 S	 FLAT	 U
ACCENT TRIM	 WOOD	 BRICK	 STONE	
	 TILE	 SLUMP STONE	 STUCCO BANDS	

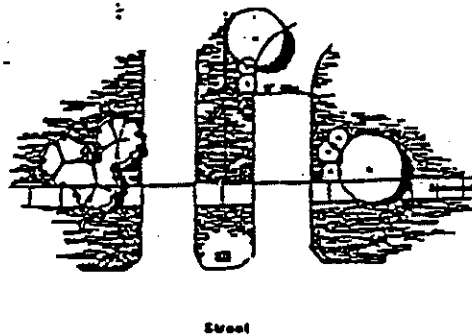


# Exhibit 12

## Driveways

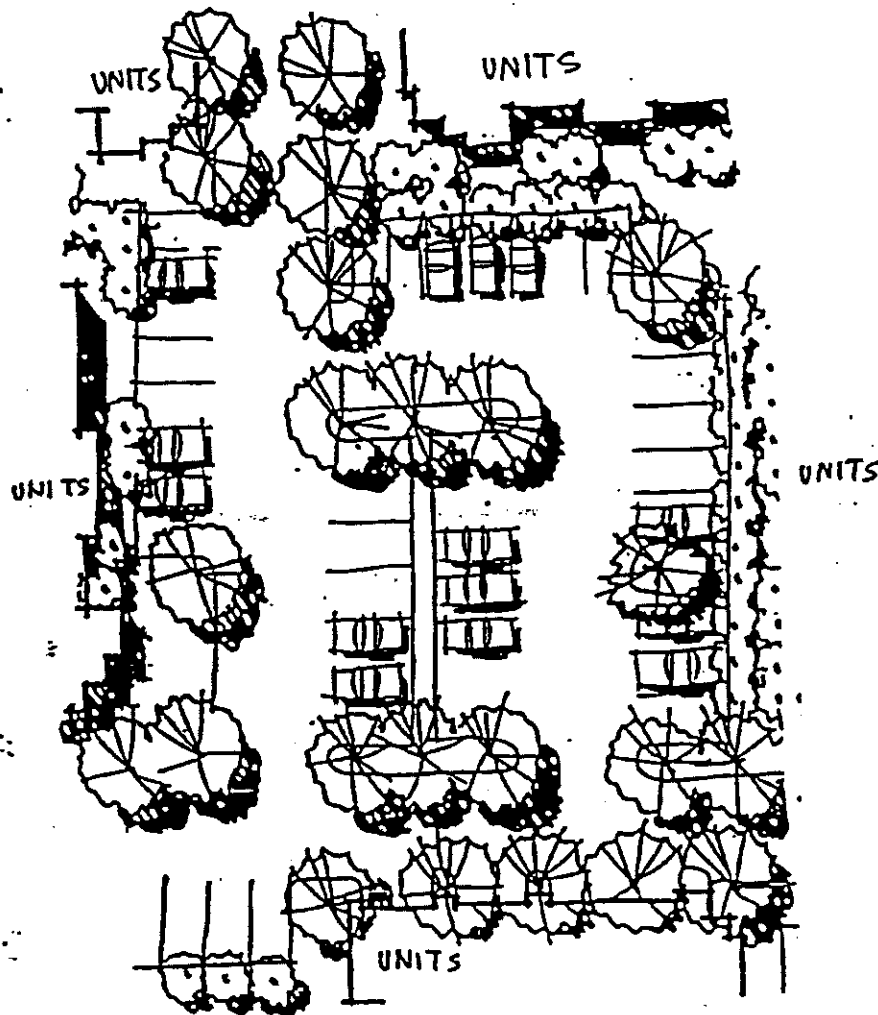


Single Drive



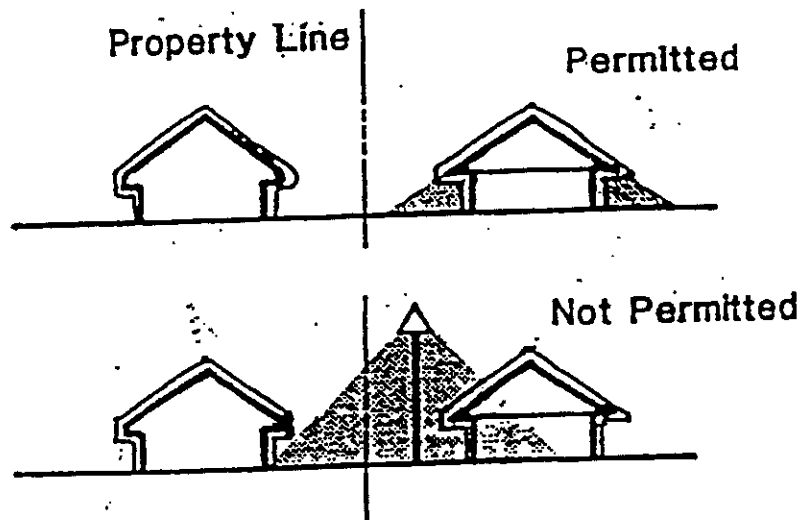
Paired Drive

Exhibit 13  
Parking Cluster



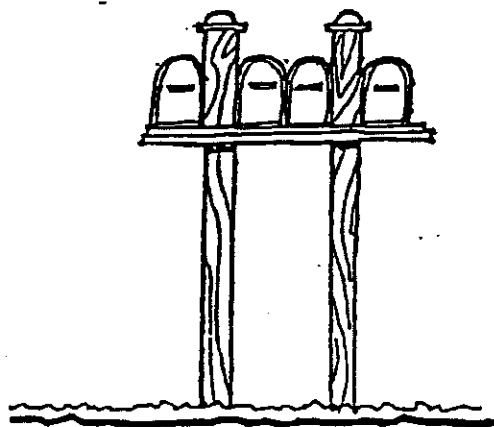
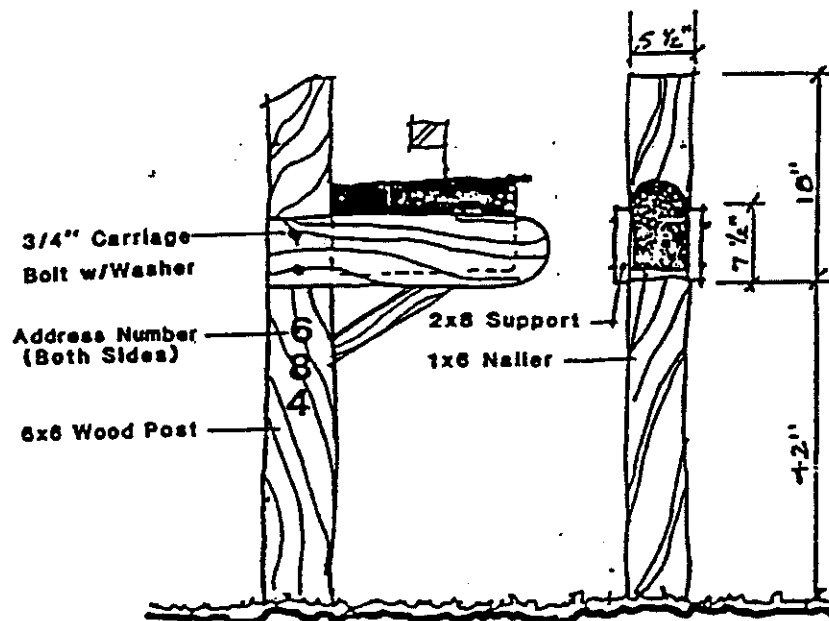
# Exhibit 15

## Exterior Lighting



# Exhibit 16

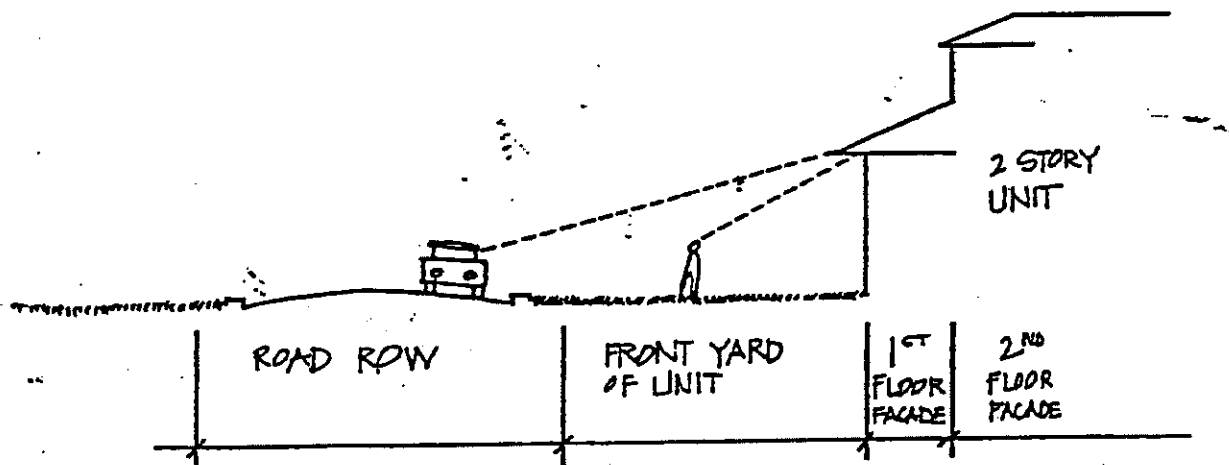
## Single & Ganged Mailboxes





# Exhibit 18

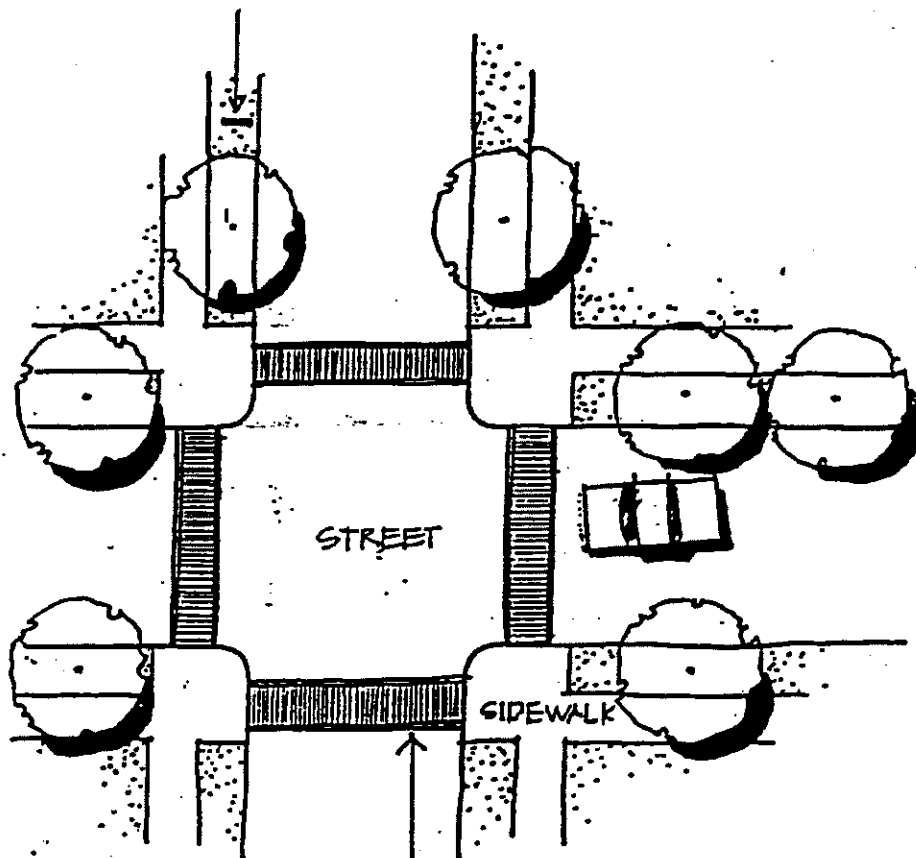
## Second Story Setback



# Exhibit 19

## Crosswalks

REGULATORY SIGN WITH  
PEDESTRIAN SYMBOL TO  
DENOTE CROSSWALK AHEAD



SPECIAL PAVING  
TO DENOTE  
CROSSWALK

# Exhibit 20

## Diameter Breast Height

