



# HARRISON RANCH

## ARCHITECTURAL DESIGN GUIDELINES

Adopted by Board of Directors,  
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# 1. INTRODUCTION

## 1.1 Statement of Purpose

The Architectural Review Guidelines set forth design, environmental and construction site standards for Residential Lots at Harrison Ranch and provide a means to preserve the environment of Harrison. These standards have been established to maintain a measure of consistency or compatibility within individual neighborhoods throughout the course of community development, while encouraging creativity. In some cases, there will be no permitted variation from established standards, while in other areas flexibility may be permitted with the review and approval of the Architectural Review Committee (ARC). Adherence to the standards contained in these Guidelines will contribute to the continuation of the inherent and natural attributes of the community as a highly desirable place to live.

In conjunction with the Declaration of Covenants and Restrictions for Harrison Ranch, the Architectural Review Guidelines are intended to fulfill the following objectives:

- To preserve and maintain the inherent qualities of the community and individual neighborhoods while allowing for the design and construction of individual homes.
- To advocate the protection and promotion of property values through the establishment of written standards.
- To establish a viable framework for the planning, design, approval and construction of new homes.
- To accommodate exterior modifications for existing homes and homeowner property as may be requested in the future by residents.

## 1.2 Enforcement of Standards

The Board of Directors of the Association shall have the right to enforce provisions and standards contained in the Architectural Review Guidelines. The ARC Administrator may recommend the need for enforcement to the Board of Directors as it sees necessary and proper. In the event of a violation, the Board may require an Owner to pay damages, fees, costs or expenses to the Association for any loss, including attorney's fees and costs, resulting from any violation, to refer the Owner for imposition of a fine pursuant to Florida law, to seek pre-suit mediation or litigation if necessary, and to exercise other remedies set forth available. The election of any one remedy shall not preclude the Association from seeking any other relief by means of any other remedy.

## 1.3 General:

In addition to all provisions contained in this document, the following policies and procedures apply to modifications:

- (a) Modifications must be approved by the ARC prior to the commencement of work. Improvements shown on an Architectural Review Application shall comply with the then current provisions and standards contained in the Architectural Review Guidelines.
- (b) Modifications must be consistent with the architectural style, materials and finishes of the existing home, and compatible with other homes in the neighborhood. Views from the street, adjoining properties, and Common Areas will be taken into consideration by the ARC with regard to the proposed modification.
- (c) Lot Owners are solely responsible for selecting licensed, insured and bonded vendors and trade contractors to perform modifications on their Lot.
- (d) Appropriate permits (if applicable) must be secured from requisite governmental authorities prior to the commencement of any modification. An approved permit or permit application pending approval shall be submitted with the application.
- (e) The Board of Directors, via the Association Management, may issue a stop work order in the event modifications are commenced without approval of the ARC or in violation of approval of the ARC. Building and trade contractors will not be permitted access to the community for the purpose of performing additional work on a Lot for which a stop work order has been issued. If Owner fails to stop work, then the Association may file for an immediate temporary injunction without prior notice. Any court order granting the Association injunction request shall act to deem the Association as the prevailing party in the enforcement action shall constitute an individual Assessment to Owner's account, collectible in the same manner as unpaid Assessments via lien and lien foreclosure.

- (f) In the event modifications are performed without ARC approval, the Board of Directors may require, at the expense of the Lot Owner, the following: (a) the timely removal of such modifications and the restoration of existing improvements, or (b) the timely completion of remedial work to bring such modifications into compliance with the Architectural Review Guidelines. In addition, monetary fines may be imposed as set forth in this document.
- (g) All modifications must be completed within the time limit agreed to on the Architectural Review Application, unless an extension of time is approved by the ARC Administrator. Owner's failure to complete the modification within the prescribed time limit shall result in the expiration of the ARC's approval, and the Association shall be justified in filing for an injunction for the removal of the incomplete modification, for restoration of the property to its pre-modified state, and this enforcement action shall be at the sole cost and expense of the Owner, including reasonable attorney's fees and costs as damages. Any court order deeming the Association as the prevailing party in an enforcement action shall constitute an individual Assessment to Owner's account, collectible in the same manner as unpaid Assessments via lien and lien foreclosure.
- (h) Upon completion of modifications, the ARC may conduct, but shall not be obligated to conduct, a final inspection to determine if all improvements, including landscaping, have been completed in accordance with the Architectural Review Application and Design Documents. Applicants are obligated to take remedial action as may be required by the Association to bring violations into compliance. Applicant must notify the ARC in writing, preferably by email to the same email designated for the submission of applications, that the modifications are complete, and inspection may be scheduled to verify completion and compliance.

## 2. **DEFINITIONS**

- 2.1 **Accessory Structure**: a detached structure which is customarily associated with and subordinate to the Principal Structure including, but not limited to, detached garages, gazebos, swimming pools, spas and trellises as may be approved by the ARC.
- 2.2 **Harrison Ranch**: the master planned community on the Property pursuant to the Planned Unit Development approval granted by Manatee County, Florida.
- 2.3 **Applicant**: an Owner who submits a Design Review Application to the ARC.
- 2.4 **Architectural Review Committee ("ARC")**: the committee formed to establish and administer the standards and guidelines contained in the Design Review Manual.
- 2.5 **Architectural Review Guidelines**: the manual which sets forth policies and procedures of the ARC, and establishes standards, guidelines and provisions for new construction and for modifications to existing structures.
- 2.6 **ARC Administrator**: the individual appointed to accept Design Review Applications from Owners, to conduct field inspections of construction, to maintain records of the ARC, and to consult with Applicants with regard to specific standards and guidelines.
- 2.7 **Association**: the Harrison Ranch Homeowner's Association, Inc., and as further defined in the Declaration.
- 2.8 **CDD**: the Harrison Ranch Community Development District.
- 2.9 **Commencement of Construction**: the start of construction as evidenced by (a) approval of the Final Design Review Application and Design Documents by the ARC, (b) receipt of a building permit from the Manatee County Building Department, and (c) commencement of construction beyond site preparation.
- 2.10 **Common Area**: real property and amenity areas devoted to the common use of residents of the Association and as further defined in the Declaration and falls under the control of the CDD.
- 2.11 **Completion of Construction**: the date a Structure is complete, including installation of all landscaping, as evidenced by receipt of a Certificate of Occupancy from Manatee County.

- 2.12 Corner Lot: any Lot which abuts two roadways.
- 2.13 Declarant: the definition as set forth in the original Declaration, its successors and assigns, as may occur.
- 2.14 Declaration: the Declaration of Covenants, Conditions, Restrictions and Easements for Harrison Ranch Homeowner's Association, Inc., as amended from time to time and recorded in the public records of Manatee County, Florida.
- 2.15 Design Documents: architectural plans, design specifications, engineering details, color/material samples and any other documentation submitted to the ARC.
- 2.16 Design Review Application: the form and any attachments thereto for each stage of review as established by the ARC.
- 2.17 Design Standards: the standards of design contained in the Design Review Manual for new construction or for modifications to existing structures.
- 2.18 Driveway Apron: that portion of the driveway approach extending from the gutter flow line to the sidewalk section and lying between the end slopes of the driveway approach
- 2.19 Driveway Extension: a hard compacted surface that extends from the driveway and which is primarily used for the parking of vehicles and not for traveling between two places.
- 2.20 Easement: a legal right to use another's land for a specific limited purpose.
- 2.21 Garage: the structure or space used or useful for the storage of motor vehicles. An attached garage is part of the Principal Structure, and a detached garage is an Accessory Structure.
- 2.22 HOA Board of Directors: the elected or appointed body of the Association and as further defined in the Declaration of in Florida law.
- 2.23 Interior Lot: a Lot other than a Corner Lot.
- 2.24 Lot: a portion of Harrison Ranch intended for the construction of a single-family home, including the villas, and as further defined in the Declaration.
- 2.25 Maximum Buildable Area: the portion of a Lot within the building setbacks and upon which the Structure of a home may be constructed.
- 2.26 Medallion shall mean an oval or circular design used to decorate a driveway.
- 2.27 Net Square Footage: air-conditioned space of a Structure as measured from the outside of perimeter walls and from the center line of demising walls separating air conditioned and non-air-conditioned space [Also referred to as "air conditioned" square footage].
- 2.28 Owner: the record title holder, whether one (1) or more persons or entities, of the fee simple title to any Lot within Harrison Ranch.
- 2.29 Principal Structure: the main or primary structure on a Lot and shall include any attached secondary structure such as an attached garage.
- 2.30 Roofline: the highest point of a roof, excluding weathervanes, chimneys or other appurtenances.
- 2.31 Side Setbacks: the distance from a curb, property line, or structure within which building is prohibited.
- 2.32 Stone: natural stone or manufactured materials with the appearance of stone.

2.33 Structure: any Principal Structure and/or Accessory Structure.

2.34 Stucco: traditional cement-based coatings as well as synthetic architectural coatings.

2.35 Time Periods: a period of time measured in business days. If any such time period expires on a Saturday, Sunday or national bank holiday, it shall be extended to the next succeeding calendar day that is not a Saturday, Sunday or national bank holiday. The time period for rendering decisions by the ARC for any step in the architectural review process shall not commence until all required documents have been properly submitted.

2.36 Trellis: an architectural structure, usually made from an open framework or lattice of interwoven or intersecting pieces of wood, bamboo or metal that is normally made to support and display climbing plants, especially shrubs.

2.37 Walkway: a passage or path for people to walk along. Not intended for the parking of vehicles.

### 3. **ARCHITECTURAL REVIEW COMMITTEE (ARC)**

#### 3.1 Function of the ARC

The primary function of the Architectural Review Committee (ARC) is to evaluate Applications and Design Documents in accordance with the Architectural Review Guidelines. The ARC's review and approval responsibilities encompass all aspects of exterior modifications to existing homes.

#### 3.2 Composition of the ARC

The ARC shall have exclusive jurisdiction over all modifications to completed homes within the Community. The ARC shall consist of at least three (3) members who are required to be members of the association in good standing. The members of the Committee shall be appointed annually by the Association's Board of Directors during the month of March. Failure of the Board to appoint members to the ARC annually shall result in the automatic renewal of the ARC members to a subsequent annual term. In the event of any resignation or vacancy of an Architectural Review Committee Member appointed by the Board, the Board may appoint a replacement. Until a replacement has been made, the remaining Members shall exercise the Architectural Review Committee's authority. One member will be designated by the ARC as the chairman. Any ARC meeting shall be conducted by a quorum of the committee and a majority vote of ARC members on any action shall control.

The ARC committee will meet at the Amenities Center on the third Thursday of each month, except in the event of a holiday or inability to achieve a quorum, to review all applications and issue approvals or denials. Applicants will be notified in writing of the committee's decision. If the ARC has no pending applications for consideration, then the ARC shall have no obligation to hold a meeting. FAILURE OF THE ARC TO HOLD A REGULAR MEETING SHALL HAVE NO EFFECT UPON PENDING APPLICATIONS.

All ARC meetings shall be noticed and open to the Membership in the same manner as a Board of Directors meeting.

#### 3.3 Authority & Responsibilities of the ARC

ARC authority and responsibilities shall include, but are not limited to, the following:

- To evaluate all design review applications and to approve or deny requests for new construction and modifications to existing structures.
- To assure compatible architectural designs, materials and colors as well as harmonious relationships among structures on neighboring lots.
- To encourage quality construction and high standards of design.
- To amend, modify and enhance standards, guidelines and other provisions in this Manual as may be required from time to time.

The Association shall indemnify and hold harmless each member of the ARC from all costs, expenses, and liabilities, including attorney's fees, incurred by virtue of any service by a member of the ARC.

### 3.4 Limiting Conditions

The following limiting conditions shall apply to activities of the ARC and provisions of the Architectural Review Guidelines:

- (a) The standards contained in the Architectural Review Guidelines set forth minimum requirements. If the Architectural Review Guidelines imposes a greater restriction than is imposed and required by zoning regulations, building codes or the requirements of governmental authorities with jurisdiction over a Lot or the Property, the standards in the Architectural Review Guidelines shall control. In the event zoning regulations, building codes or the requirements of governmental authorities require greater restrictions than are imposed by the Architectural Review Guidelines, the more stringent provisions shall control. If a conflict exists between the Declaration and the Architectural Review Guidelines, the provisions of the Declaration shall control.
- (b) Approval of the Applications or Design Documents by the ARC shall not be construed as meeting the requirements of applicable zoning and building codes or the requirements of governmental authorities with jurisdiction over the Property or any lot located therein.
- (c) Approval of Applications or Design Documents by the ARC shall not impose any responsibility on the ARC for the safety, design, engineering or construction of improvements.
- (d) The Architectural Review Guidelines are subject to change by the Board of Directors at any meeting of the board. Applicants should contact the ARC to ascertain what changes, if any, may affect proposed plans for the modifications to existing homes prior to undertaking preliminary or final designs.

## 4. APPLICATIONS

Homeowners wishing to make an exterior change or modification to their home and/or lot shall apply for and receive written approval for such change or modification prior to beginning the project.

An ARC application will not be considered complete unless it is accompanied by the required plans and/or specifications showing the nature, kind, shape, height, materials and colors to be used and the location of the proposed alteration. ALL requests require the submission of a copy of the owner's lot survey showing the location of the proposed modification.

Applications may be submitted up until the meeting time at the discretion of the Community Manager. Applications and Design Documents can be sent electronically via e-mail to Community Manager (or appropriate representative), via US Mail to the address listed below or delivered to the Harrison Ranch clubhouse. Please ensure all documentation and supporting pictures and drawings are scanned or copied in color.

**Harrison Ranch Amenities Center  
Attn: Community Manager  
5755 Harrison Ranch Blvd  
Parrish, FL 34219  
[cmarsano@rizzetta.com](mailto:cmarsano@rizzetta.com)**

If additional documentation/information is required, Owner will be notified. If required documentation/information is not received at least 48 hours prior to the meeting date, the application will be considered incomplete and automatically denied. The ARC will not review incomplete Applications or Design Documents that do not conform to the requirements set forth in these Guidelines. The time for rendering decisions by the ARC for any step in the design review process shall not commence until receipt of a complete Application and all required supporting documents.

Only homeowners in good standing (no open violations and no assessments, fines, or other monies due to the

association) can submit an application to the ARC. The only exception is for an application submitted to remedy an existing violation. Any application submitted by any person other than the Owner shall be automatically denied unless contained within the application is an assignment or written designation by the Owner allowing for the submission of the ARC application by a third party.

#### 4.1 Application Review Schedule

The ARC shall issue a written decision within sixty (60) days after receipt of a complete application. Unless otherwise provided in writing by the ARC Committee, if the ARC Committee fails to issue such a written decision within sixty (60) days after receipt by the Committee of all of the requested materials, then final approval shall be deemed to have been granted unless the applicant agrees in writing to an extension, however, owner must make sure all construction is in compliance with the governing documents and architectural guidelines.

Applications and Design Documents on file with the ARC and written approvals as may be issued by the ARC shall be the sole source of evidencing ARC approval. Any reference in these Guidelines to ARC approval or similar terms and phrases shall be interpreted as approval in writing by the ARC; Oral statements of any ARC member or Board member or Association agent, manager, employee or the like may not be relied upon. All Design Documents attached to the application will be retained by the ARC in the Owner's file as an official record of the Association.

#### 4.2 Types of Decisions

Upon receipt of properly completed Applications and the required Design Documents, the ARC will render one of three (3) decisions in writing:

- Approved
  - The application is approved as submitted, with no changes required.
- Approved with stipulations
  - If an application is APPROVED WITH STIPULATIONS, the Applicant must make changes prior to undertaking construction. However, the re-submittal of Applications and Design Documents is not required. STIPULATIONS are binding upon an Applicant.
- Denied
  - The ARC may deny Applications and Design Documents for noncompliance with the provisions contained in the Architectural Guidelines.
  - In the event an Application is DENIED, the ARC will provide information as to why the application was denied; and actions or information that the Applicant must provide in order to obtain approval.
  - In some cases, an application may be DENIED because it inadequately describes the Applicant's request or because it conflicts with the standards contained in the Architectural Review Guidelines. If an application has been DENIED and an Applicant does not understand the ARC's comments or concerns, the Applicant should contact the ARC Administrator.
  - In the event an application is DENIED, the Applicant must make appropriate changes and resubmit a new application (old application will indicate denial) with revised Design Documents.
  - If a denial indicates the grounds for denial, merely curing these items would not guarantee that any subsequent submission would be approved as there may be other issues for consideration.

Approval of Design Review Applications by the ARC shall not be construed as meeting the requirements of Manatee County or any other governmental agency with jurisdiction over the community.

#### 4.3. Express Approval

In order to provide an expedited process for certain types of modification requests, the Community Manager will have the authority to approve certain modifications as delegated by the ARC upon receipt of a completed application and the proper supporting documents, and said request shall be deemed approved by the ARC. Some of the modifications that may be approved by the Community Manager are:

- Re-paint house exteriors and trims in the identical color(s) previously approved by the ARC or installed by the original builder.
- Replace existing screening with identical screening materials previously approved by the ARC or installed by the original builder.
- Replace existing exterior doors with identical doors previously approved by the ARC or installed by the original builder.
- Replace existing mailbox or security lighting with identical mailbox or security lighting as previously approved by the ARC.
- Install satellite per guideline specifications (see Section 8.30).
- Replacement of mulch with the same type, color and location as previously installed, provided no changes are made to the original design or approved landscape plan.

All references to “identical” in the above section shall mean that such item shall be replaced with an item that is identical in all respects to the existing item (i.e., the identical style, texture, size, color, type, etc.)

All “express approval applications” approved by the Community Manager will be presented to the ARC Committee for ratification at the next regular meeting.

#### 4.4 Changes to Approved Applications

All modifications must be substantially completed in accordance with Applications and Design Documents as approved by the ARC. Applicants that wish to change their original application must re-apply on a new Architectural Review Application. Changes to Applications or Design Documents must receive prior written approval of the ARC, whether such changes are desired by the Applicant or required by the requisite building department, utility companies or governmental authorities with jurisdiction over such improvements.

#### 4.5 Variances

The ARC may exercise its discretion regarding a variance from compliance with any of its standards and procedures when circumstances such as topography, natural obstructions, safety, or aesthetic or environmental considerations require, except that any variance may not vary from the Declaration. Such variances may only be granted, however, when unique circumstances dictate, and no variance shall

- (a) be effective unless in writing,
- (b) be contrary to the restrictions set forth in the body of the Declaration, or
- (c) prevent the ARC from denying a variance in other circumstances.

The inability to obtain any permit or any financing shall not necessarily be considered a hardship warranting a variance. The granting of a variance may be conditioned upon the Owner’s removal of the modification, addition, alteration or the like when the Owner conveys legal right of the property, at Owner’s expense else the new Owner will take title to the Lot and shall be deemed in violation of the governing documents. Owner receiving the variance must obtain written approval from the Board of Directors as part of the sales process to evidence whether the variance may pass to the new Owner.

#### 4.6 Fees/Compensation

Failure of a homeowner to submit an application for approval prior to commencement of any modification will incur a fee of \$100.00. If special architectural or other professional review is required of any improvement, the applicant shall be responsible for reimbursing the Association for the cost of such review.

### 5. **RESPONSIBILITIES OF APPLICANTS AND LOT OWNERS**

The ARC assumes no liability for any aspect of the modifications to completed homes, including, without limitation, the following obligations which are the sole responsibility of the Applicant or Lot Owner:

- Selection of licensed and insured builders and subcontractors.

- Quality of workmanship or materials provided by any builder or subcontractor.
- Compliance with ordinances, disability provisions, environmental regulations, building codes, safety

- requirements and product approvals, such as but not limited to permits.
- Suitability of surface and subsurface soil conditions, including radon.
- Water runoff and drainage control during construction or after completion of improvements.
- Accuracy of elevation grades, stakeouts, surveys and lot grading plans.
- Permits or approvals as may be required by the requisite building department and any governmental authorities with jurisdiction over the Lot or Property.
- Completeness or adequacy of Design Documents submitted by an Applicant.
- Determination of structural, mechanical, electrical or fire/safety adequacy as well as code compliance or other technical aspects of proposed designs and construction materials/methods, which are the sole responsibility of Applicants and architects, engineers and contractors working on behalf of Applicants.
- Drainage, utility, irrigation, maintenance, conservation, or other types of easements may be located on portions of a Lot. The owner is responsible for knowing the locations of all such easements and securing approval from the Harrison Ranch Community Development District, the public utility company, and/or any governmental authority with jurisdiction over such easement areas, if applicable.
- Compliance with the Architectural Review Guidelines, the Declaration or any other covenants, restrictions and easements burdening a Lot or the Property.

## 6. **DAMAGE TO COMMUNITY IMPROVEMENTS**

Lot Owners shall be solely responsible for the cost and repair or replacement of any improvements in Common Areas damaged or destroyed by Lot Owner or Lot Owner's agents, employees, contractors, subcontractors or suppliers. Lot Owners are responsible for the cost and expense for any repairs or replacement that may be required to restore improvements to their original condition within ten (10) days of the occurrence of any such damage. Affected improvements include, but are not limited to, damage to utilities, infrastructure, trees and other landscaping, drainage improvements and facilities, erosion control devices, vertical improvements, streetlights, signage, rights-of-way, sidewalks, curbs and roadways. In the event the Lot Owner fails to complete necessary repairs within the ten (10) day period, the Association shall have the right, but not the obligation, to affect such repairs at the Lot Owner's cost and expense, and if not so paid, shall constitute as an individual Assessment to the Owner, collectible in the same manner as an unpaid regular assessment.

## 7. **COMPLETION/INSPECTION**

No work will begin until written approval is received from the Association. The owner shall have 60 days from the approval date to complete the work. If not completed in the required timeframe, the owner must request an extension in writing. All work will be done expeditiously once commenced and will be completed in a professional manner.

Periodic inspections may be made (but shall not be required to be made) by a representative of the ARC before, during or after completion of the modifications to determine compliance with Architectural Review Guidelines. Lot Owners are required to provide reasonable access and cooperate fully with the ARC and its representatives prior to, during, and after, without approval of the homeowner. Committee members will be identified in advance whenever possible.

## 8. **MODIFICATIONS**

All exterior modifications to existing homes shall be consistent with the existing architecture, detailing and finishes of the existing home. Changes to architectural themes must encompass all exterior elevations.

### 8.1 **Architectural Styles**

While diversity and creativity in residential designs are encouraged, certain architectural elevation styles are not considered compatible with the regional architecture envisioned for Harrison Ranch. These include, but are not limited to, designs such as Pueblo, Log Homes, A-Frame, International, Misaim, High Tech, Modern, Art Deco and Post Modern.

## 8.2 Exterior Wall Finishes and Materials

The exterior wall finishes listed below are "permitted" or "not permitted", subject to overall design approval. The ARC will consider other materials on their own merits.

### Permitted:

- Stucco ["stucco": cement-based stucco finishes and synthetic coatings, and shall refer to natural, manufactured and cast products.]
- Cementitious Finish
- Brick [natural], no 'faux' brick
- Stone [natural, manufactured or cast],
- Horizontal wood [limited applications], no 'faux' wood
- Fiber-cement siding

### Not Permitted:

- Aluminum siding
- Wood shingle siding
- Plywood or wood laminate siding
- Exposed concrete block
- Decorative concrete block
- Imitation brick
- Faux finishes of any material

## 8.3 Exterior Paint

Harrison Ranch Architectural Review Committee has final approval of all exterior color plans. No painting shall commence until written approval of the Committee has been issued.

Homeowners may select a paint scheme/design from either the 2022 Design Book or the original Homescapes Collection, and must adhere to the following guidelines:

### GUIDELINES FOR 2022 DESIGN BOOK:

1. Main Body and Trim Colors are required and are not interchangeable.
2. Body of home may be painted either the Body Color or the Shakes Color as indicated on the Design Sheet.
3. The color for the exterior entry door(s) may be selected from the following options:
  - the colors indicated on the chosen Design Sheet for the front door or garage door/shutters.
  - the body or trim color on the chosen Design Sheet.
  - one of the approved accent colors for Front Door – Garage - Shutters; or
  - one of the approved accent colors for Front Door Only.
4. The color for the garage door(s) may be selected from the following options:
  - The color indicated on the chosen Design Sheet for the garage door/shutters.
  - The body or trim color on the chosen Design Sheet, or
  - One of the approved accent colors for Front Door – Garage - Shutters.
5. All homes located in a neighborhood with a dark soffit and fascia must stay with a dark soffit and fascia.
6. All homes located in a neighborhood with a white soffit and fascia must stay with a white soffit and fascia.
7. The selected Design may not match or be very similar to the home immediately next to or across the street from the home.

### GUIDELINES FOR ORIGINAL HOMESCAPES COLLECTION:

If selecting one of the original paint schemes from the Homescapes Collection, Owners are permitted to submit "accent" colors (doors, shutters, etc.) from the new palette. Approval of the same is at the discretion of the ARC Committee.

The Association has the authority to require the replacement of exterior materials or the re-painting of a Structure, at the Lot Owner's expense, if final colors vary from those originally approved or if written approval was not obtained in advance.

#### 8.4 Stone and Brick Colors

Stone and brick for exterior walls, window and entry door trim, chimneys, planters or other use must be submitted for approval by the ARC. Stone and brick colors must complement the overall color scheme of the home and will be evaluated on their own merits by the ARC. For verification of style and color, applications for stone or brick shall include the original manufacturer's brochure.

#### 8.5 Windows

Windows with grills/grids must be installed on all front windows, at a minimum, and may be installed throughout. Glass block windows are not permitted on front elevations or side elevations located on the street side yard of Corner Lots. All window installation must meet current code standards.

Window frame color must be the same as originally installed by builder. Colors permitted for wood, metal and other types of frames will be evaluated on their own merits by the ARC.

#### 8.6 Reflective Window Coverings and Film

All windows which are visible from the street or dwellings on other Lots shall have window coverings which have a white or off-white backing or must blend with the exterior color of the dwelling. Reflective window coverings or film with reflective properties are not allowed on any window within the Structure. All other in-glass tint colors (or sun reducing film) must be approved by the ARC but are subject to disapproval if the in-glass tint color creates a reflective condition.

#### 8.7. Skylights

Skylights may be installed on rear slopes only and shall not be visible from the street or side yard of Corner Lots.

#### 8.8 Decorative Shutters

Shutters are considered "decorative" if they are used primarily for ornamental purposes and not certified hurricane shutters. Decorative shutters are permitted for all elevations provided such details are consistent with the architectural theme and exterior colors of the Structure. Shutters may be fixed or operable and mounted to one or both sides of a window.

The following shutters are permitted, subject to approval of overall design:

##### Permitted Designs:

- Louver
- Panel
- Batten

##### Permitted Materials:

- Painted aluminum
- Polyvinyl
- Formed synthetics

#### 8.9 Hurricane Shutters

The placement, deployment of and the removal of hurricane shutters, shall be allowable as per Florida Statutes, as amended from time to time, and as further regulated by these Guidelines. Hurricane shutters include temporary and permanent types. Generally, more than one type of hurricane shutter is required to provide protection for doors, windows and fixed glass openings. Verification of hurricane certification for shutters is the responsibility of the Applicant and not

the ARC. Subject to design standards in this section, the following types of hurricane shutters are permitted:

(a) Temporary Hurricane Shutters

Temporary hurricane shutters may be fabricated of corrugated steel, aluminum or plywood panels and may be used on all elevations of a Structure. However, permanently affixed tracks for hurricane shutters must not be visible from the street, side yard of Corner Lots or adjoining Lots. In locations where permitted, permanently affixed tracks and all other mounting brackets and attendant hardware shall be painted to match or blend with the color of the door frame, window frame, wall or other surrounds to which such items are attached.

(b) Permanently Mounted Hurricane Shutters/Roll-Down Shutters

Both roll-down and side-mounted permanent hurricane shutters are allowable, provided the color is consistent with the exterior colors of the Structure and all installations are in accordance with current State and County Building Codes.

(c) Use and Operation of Hurricane Shutters

Temporary hurricane panels must be stored inside the Structure and only installed as provided below. Permanent hurricane shutters may be attached to the Structure and remain in place at all times. However, this type of shutter must be in the "open" position except when a tropical storm, severe weather alert or hurricane is imminent.

Temporary hurricane panels may be installed, and permanent hurricane shutters may be "closed" upon issuance of a tropical storm watch or hurricane watch. Temporary hurricane panels must be removed and permanent shutters released to the "open" position within five (5) days after a watch or warning has expired. Arrangements for the installation and removal of hurricane shutters are the responsibility of the owner.

8.10. Roofs

The elevation and top view of roofs and related details must be shown on plans submitted for approval by the ARC as part of the Architectural Review (as applicable.)

(a) Roof Styles and Pitches

Roof structures may be conventionally framed or constructed of prefabricated trusses. Except for flared eaves, the minimum pitch shall be 5 on 12 for primary roof structures. Higher pitches are encouraged. For secondary elements, the minimum pitch may be lower with the written approval of the ARC as long as any such elements are used on a limited basis and are considered essential to the overall architectural character of the home.

A flat roof with a parapet or a flat roof with an entablature may be approved if it is part of an integral design element such as an entry portico, a covered porch, or a second-floor balcony extending over a porch or living space below. Visor roofs or roof extensions may be used above windows and balconies. Eave brackets should be included, if appropriate.

The approval of roof material types does not imply that all manufacturers and colors within a manufacturer's series are permitted. For example, cedar shakes, tile and non-dimensional asphalt shingles are not permitted.

(b) Metal Roofs

Approved material as described are standing seam/vertical seam metal roof styles. Also (example) Tilcor hemmed type shingle with hidden fasteners. Decra shingle XD with hidden fasteners. Similar styles to these examples and brands will be accepted. All colors will be Approved with the same as or like shingle roofs already Approved in the guidelines. No other colors or designs will be accepted in the ARC application process.

## Weathering

Granule-coated products can exhibit some loss of granules as well as overglaze over time. Acrylic-coated tiles may fade and chalk as time passes. This may be more noticeable with some colors than others and is an expected part of the weathering process.

## Maintenance

In order to maintain the integrity of the coating, for lichen and mold may present itself, a generic roof wash treatment, applied by low-pressure spraying.

When repairs or maintenance are needed, we recommend that you consult a metal tile roofing specialist, as additional damage to the roof tiles can be caused by inexperienced foot traffic (if you must access the roof, follow these instructions to prevent denting or damaging the roof tiles; you should wear soft-sole shoes and place your foot on the lowest point on the tile and at the front edge of the tile). Also, house holders unfamiliar with working at a height pose considerable risk of injury to themselves by falling from ladders or the roof.

## Cleaning

Metal roofs must be washed down regularly with fresh water in all areas not washed by rain, such as those areas sheltered by eaves overhang of a higher roof. Washing down should be carried out every 6-8 months. In other areas, washing down every 6 months should suffice. Lichen and mold growth must be removed with chemical cleaners. Recommends chemically cleaning roof once every 2-4 years to maintain good appearance and prevent the growth of algae, moss and lichen. Failure to carry out this maintenance program will result in a notice from the HOA.

## Roof Repairs:

Roof repairs may be permitted; however, any replacement shingles used in a repair must match the existing roofing materials in manufacturer, color, and appearance, so as to maintain a uniform and consistent aesthetic. Roof repairs that result in visible inconsistencies in color or texture – such as bright patches or a checkboard appearance – shall be not permitted. In the event that a repair cannot be made in a manner that results in a substantially uniform appearance, the entire roof must be replaced.

An application for Architectural Review Committee (ARC) approval shall be submitted prior to the commencement of any roof repair or replacement. If a licensed roofing contractor will perform the work, the application must include a proposal identifying the manufacturer, product line, and exact color of the shingles or roofing materials to be installed. The same documentation is required for any proposed metal roofing installation.

### 8.11 Fascia

Fascia shall be a minimum of 6" on all elevations. The materials listed below are permitted. Other types will be considered on their own merit by the ARC:

- Wood
- Fiber-cement
- Painted aluminum
- Prime trim

### 8.12 Soffits

The materials listed below are permitted. Other types will be considered on their own merit by the ARC:

- Painted aluminum
- Fiber-cement
- Stucco [over wire lath]
- Wood

#### 8.13 Gutters and Downspouts

Copper gutters and downspouts may remain unfinished. All other gutters and downspouts shall be white or painted to match the color of the fascia, or in a matching trim color scheme or same color as the exterior walls of home.

#### 8.14 Driveway Materials and Finishes

Driveway materials and finishes must conform to Architectural Design Guidelines. A color product brochure showing proposed patterns, banding and colors shall be attached to the Architectural Review Application. For paver or brick driveways, such materials must be installed from the garage to the back of the curb. In such cases, the portion of the driveway in the area of the sidewalk must be placed at the same slope as required for the sidewalk.

#### 8.15 Driveway Sealing, Staining, Resurfacing

Driveways may be sealed, stained, or resurfaced under the following guidelines:

- Concrete stain or polyurea urethane concrete stain products only
- No paint products are permitted to be used on driveways
- Maximum of 2 coordinating colors for main driveway
- Border and/or medallion (if any) must be complementary/corresponding color
- All colors used must blend with exterior colors of home
- The owner is required to submit a 2' x 2' sample of the actual finished product (on plywood or similar) along with a color photo of the exterior of the home for ARC review.

#### 8.16 Driveway Medallions & Etchings

Medallions no larger than half the width of the driveway may be considered, at the discretion of the ARC Committee, but may not include crests, names, initials, business logos, or similar items. House numbers will only be considered if on the apron next to the street or at the edge of the driveway close to the sidewalk. Location and design of all medallions and etchings must be approved by ARC Committee.

#### 8.17 Driveway Extensions

Extending the width of a driveway may be permitted subject to Architectural Review Committee (ARC) approval. All extension projects must be designed to maintain a cohesive and uniform appearance with the existing driveway and the overall aesthetics of the home. Materials used for the extension must match the existing driveway in color, texture, and finish to avoid visible contrast or obvious delineation. For example, if the existing driveway is concrete that has darkened over time, the ARC may require the entire driveway, including the new extension, to be stained to achieve a consistent appearance.

The allowable width of the driveway extension depends on the size and configuration of the Lot and is determined at the discretion of the ARC. Generally, the driveway should not exceed the width of the garage. Driveway widening toward the front door is not permitted, with the sole exception of the Dockside model, which may be widened up to 8 feet in that direction.

To assist homeowners in planning compliant and visually appropriate driveway extensions, the following guidelines apply:

- All driveway extensions require ARC approval before construction.
- Custom extensions must maintain a uniform appearance with the main driveway.
- Extensions that use concrete must match the existing driveway.
- Abrupt material changes are not allowed unless part of a fully integrated decorative feature (e.g., patterned inlays, borders, or custom staining).
- Decorative materials (e.g., pavers, stone, stamped concrete) may be allowed but must complement the home's exterior and require ARC approval.
- Extension must be proportionately balanced with the home's front elevation.
- Landscape borders or plant beds may be required to integrate custom-shaped extensions or soften transitions.
- Decorative borders or curbing must align with the neighborhood's overall architectural style.
- Asymmetrical shaped driveways may require special approval and additional landscaping buffers.
- Extensions cannot block/encroach onto neighboring lots, utility easements, or public right of way areas.
- Driveway extensions must be properly graded to prevent water runoff toward homes or adjacent Lots and to maintain adequate stormwater drainage. A drainage plan may be required.
- Driveways must be kept clear of debris and well-maintained.
- The sidewalks are maintained by Manatee County. Any extension that involves modifying or replacing sidewalk sections must have an appropriate county permit. The ARC will not approve such modifications without county authorization.

- Walkways

Walkways may be permitted under the following guidelines:

- Walkways are to be set back at least three (3) feet from the front property line and installed flush to the ground.
- The overall length of walkway may not exceed 60% of driveway, from front façade of home. The walkway may not extend the entire length of the driveway.
- Walkway materials must blend with the overall landscape plan for the property
- Walkways should generally be constructed of a combination of pervious materials which allow for drainage of water along with impervious materials such as pavers or steppingstones
- Individual steppingstones or blocks placed in grass along driveway are not permitted
- In no case shall walkways be used for the parking of vehicles

#### 8.18 Screened Rooms, Patio/Pool Enclosures

(a) Roofs

Screen enclosures shall be attached to and integrated with the Structure. Acceptable roofs for patio enclosures are as follows:

- Constructed to match the existing roof with matching shingles
- Composite or panel roof or an equivalent aluminum roofing
- Screen "cage"
- Roofline may not exceed the height of the home

(b) Frames

White, dark brown, black or bronze screen frames are permitted.

(c) Screening

Black or charcoal screening is permitted.

(d) Setbacks

Setbacks for patio and pool decks with screen enclosures are the County requirements. All setbacks are

subject to easements and site drainage requirements.

Screen enclosures may not be higher than the ridgeline of the roof on any 1-story home. For 2-story homes, the height of screen enclosures may not exceed 75 percent of the combined wall plate heights of the first and second story, or approximately 1.5 stories. Homes encompassing a combination of 1- and 2- story elements will be evaluated on a case-by-case basis by the ARC.

The roof of screen enclosures may be covered with aluminum pan roof panels or similar materials. Covered porches must be integrated into the roof system of the structure with approved materials and finishes. Composite roofs are permitted. Corrugated fiberglass panels are not permitted for porch covers or roofs.

#### 8.19 Front Porches

Front yard porches may be enclosed with screening with prior ARC approval.

#### 8.20 In-Ground Pools and Spas

Only in-ground pools are permitted. Above ground or portable pools are not permitted, except for baby pools at the rear of the home, which must be removed when not in use.

- (a) In-ground pools and spas may only be in rear yards.
- (b) All pumps, filtration and other equipment must be buffered from the street and adjoining lots by a service fence, wall or landscaping as provided in this Guidelines (see section 34). Pool equipment must be set back at least 2'-0" from the setback.
- (c) Portable spas are permitted if located wholly under a covered lanai or within a screened pool enclosure.
- (d) Pools and spas must be protected on exposed sides by a screen enclosure or a fence as provided in these Guidelines. (Manatee County Ordinance 15-10. Sec. 2-9-107, as may be amended or renumbered from time to time.)

#### 8.21 Lighting

The intent of the standards in this section is to ensure that lighting is properly used to enhance the architectural detailing and landscape design of a structure during evening hours without overpowering the streetscape, producing excessive glare, or affecting adjoining lots. **Property owners are required to review and comply with Manatee County Land Development Code Sectio 806 for all applicable outdoor lighting regulations.** Architectural lighting must be shown on lot plans submitted for architectural review, and landscape lighting must appear on landscape plans submitted for landscape review. After completion of a structure, any additional architectural or landscape lighting projects must receive approval from the ARC Committee prior to commencement of the project.

##### (a) Exterior Lighting

Lantern style or sconces lighting fixtures are permitted for the front entry, proximate to garage doors, and on porches and patio decks not located on side yards. Sconces are permitted based on size and subject to ARC approval. Eave, wall and ground lights must be shielded. Globe lights will not be permitted. Allowable finishes include copper, bronze, Verde green, rust or black and other colors as may be approved by the ARC. White fixtures are not permitted.

Except as may be installed initially by Declarant, no spotlights, flood lights or similar high intensity lighting shall be placed or utilized upon any Lot which may cause light to be reflected on any other residence or the improvements thereon or upon any Common Area, Exclusive Common Area, Limited Use Common Area, or any part thereof.

##### (b) Location of Fixtures

All architectural lighting must be attached to the Structure and all landscape lighting must be located at least

10'-0" from the front lot line and 3'-0" from the side lot line. Post lamps are not permitted.  
All lighting fixtures located within fifty (50) feet of any other property shall not exceed sixteen (16) feet in height.  
All lighting fixtures located within one hundred (100) feet of any other property shall not exceed twenty (20) feet in height.  
All lighting fixtures must be spaced a minimum of ten (10) feet apart.

(c) Safety and Security Lighting

A maximum of two [2] wall- or eave-mounted spot lights, not exceeding 150 watts (1600 lumens) per fixture, are permitted only on the rear plane of a Structure, unless otherwise approved by the ARC. Fixtures must be mounted less than 12'-0" above grade and fitted with a shield to minimize light spillage.

Lamps may not be directed at such an angle to cause excessive glare or light spillage which may affect adjoining Lots, as determined by the ARC. Wall and eave mounted spot or flood lights are not permitted in front or side yard areas, unless otherwise approved by the ARC.

All wiring must be hidden from view. Any use of solar charging panels must be integrated into the structure so as not be visually obtrusive or detract from the overall architectural design.

All lighting will be considered on a case-by-case basis taking into consideration the guidelines listed above.

(d) Style and Finish of Lighting Fixtures

Lantern style lighting fixtures are permitted for the front entry, proximate to garage doors, and on porches and patio decks not located in side yards. Eave, wall and ground lights must be shielded. Globe lights will not be permitted. Allowable finishes include copper, bronze, Verde green, rust or black and other colors as may be approved by the ARC. White fixtures are not permitted.

(e) Illumination

The maximum level of illumination shall not exceed 3500k, and a range of 350 to 600 lumens to achieve a soft light or warm glow.

(f) Bulbs

When illuminated, exterior lightbulbs are limited to the following colors/styles:

- White
- Frosted
- Clear
- Flame-style bulbs that illuminate with a yellow/orange flame.

Mercury vapor and high-pressure sodium lights are not permitted.

(g) Controllers, Timers and Sensors

Lights shall not illuminate when not needed. Unnecessary light constitutes a nuisance and a harm that timers, light sensors, switches, motion detectors, and occupancy sensors may prevent.  
All electrical circuits for outdoor lighting shall have manually controlled switched conveniently located for manual operation.

Light Sensors shall automatically turn off when they sense adequate daylight.

Timers shall automatically turn off and turn on lights when their clocks arrive at pre-set times corresponding to the times needing the light. Alternatively, the controller may dim lights or allow fewer lights to remain on for security and safety. Motion detectors and occupancy sensors may interrupt turning on lights for timed

durations.

Motion-activated lighting fixtures should be calibrated, where feasible, to activate only when motion is detected within boundaries of the owner's property. This helps minimize unnecessary activation caused by movement on neighboring lots, streets, or sidewalks, thereby reducing light pollution and disturbance to adjacent properties.

(h) Path Lights

Path lights, not exceeding 30" in height above grade, may be used on a limited basis to light walkways. Pagoda or Ballard style lights must have diffusers with extended shields to reduce glare from the street.

(i) Landscape Lights

Ground lights, ground-level spotlights and well lights may be used on a limited basis.

(j) Exterior Entry Lights/Porch Lights

Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for entry lighting. Low-wattage incandescent lights are best for decorative wall-mounted fixtures, while higher-wattage fixtures are recommended for overhead use. Sconces will also be considered. A photograph of the proposed fixture must be provided with the ARC application.

(k) Side Yard Lights

Doors facing or opening to the side yards of Structures may be lighted with a shielded fixture which provides up and/or down light only.

(l) Patio String Lights

Patio string lights are only permitted to be installed under rear patio roof or inside rear-yard screened lanai. String lights may not be hung from free standing poles or trees, or fence line.

(m) Light Spillage and Glare

Other than lantern style fixtures attached to the entry or garage of a Structure, light sources should be hidden when possible, so the light is seen, but not the lamp. Besides achieving the most natural look possible, hiding the light source avoids glare that results when lamps are in direct view. Glare can also be reduced by using several smaller lights rather than one larger one. The use of diffusers, shields and grills is also helpful.

Owners of Lots adjacent to Conservation Tracts are responsible for ensuring that any outdoor lighting is directed toward the homes constructed thereon or toward other improvements, and away from designated habitats.

No exterior lighting will be permitted which would create a nuisance to adjoining Lots or excessive glare from the street. In the event lighting produces excessive glare or light spillage after installation, the Applicant will be required to correct the situation by reducing the wattage of lamps, adjusting shields, or taking other measures as directed by the Association.

(n) Holiday Decorations and Lighting

Holiday lights and decorations may be displayed on a lot for up to 30 days prior to a publicly observed holiday or religious observance and up to 30 days thereafter without prior approval, subject to the right of the Association to require removal of any such decorations which it deems to be excessive in number.

Holders/clips for holiday lights that are installed on a home must be removed at the time the lights are removed.

(o) Soffit Lighting

Installations should enhance architectural features while preserving neighborhood aesthetics and minimizing disruption to neighboring homes.

Soffit lighting is allowed only as subtle architectural accent lighting. It is not intended for general illumination, security floodlighting, or seasonal displays.

Fixtures must operate at 50 volts or less and be connected to a dedicated exterior.

Fixtures must be fixed in place and aimed downward. Adjustable or swivel heads are not permitted.

Fixtures must be recessed or flush-mounted under the soffit or eaves to maintain a clean profile and reduce glare.

Fixtures must be fully shielded to prevent visibility of the bulb or light source from any adjacent property.

Fixtures must be spaced no closer than 10 feet apart to maintain an understated, balanced appearance.

The total number of fixtures should reflect the scale and design of the home and must not result in an over-lit or visually disruptive appearance. The ARC may require adjustments to ensure aesthetic consistency within the community.

Lighting must not spill onto neighboring properties, yards, or windows. Glare and over-lighting will be considered non-compliant.

No line-voltage (120V) or indoor-rated fixtures.

Non-shielded lights with exposed bulbs or glare.

(p) Permanent Architectural Trim Lighting

Permanent architectural trim lighting systems designed for year-round accenting and seasonal display may be permitted when installed discreetly and used in a manner that complements the home's appearance and maintains community aesthetics.

Standards

- Low Voltage Only: Systems must operate at 50 volts or less and comply with applicable electrical and building codes.
- All wiring must be concealed, and mounting channels or tracks must be color-matched or neutral in tone to blend with the exterior. Exposed cords or uncoordinated mounting systems are not permitted.
- Installations must be low-profile, aligned with architectural lines, and visually unobtrusive when not

illuminated.

### Usage Guidelines

- **Year-Round Accent Use**  
Warm white lighting may be used nightly to accent architectural features. It must remain subtle and should not mimic decorative holiday lighting in color or effect. For winter holidays, holiday lighting is permitted from Thanksgiving through January 10.

### 8.22 Accessory Structures

The following detached/accessory structures are prohibited:

- Storage or tool sheds
- Dog houses/dog runs
- Gazebos
- Pavilions
- Cabanas
- Pergolas
- Guesthouse

Attached structures must comply with all state and local Hurricane Standards.

### 8.23 Landscape

In general, the landscape should not dominate the home or lot on which it is built. The landscape should instead blend with the overall texture and theme of the architectural concept of the home. The goal of any landscape improvement is to promote a pleasing and harmonious neighborhood character. Individual expression is permitted so long as it does not detract from this goal. Regardless of third-party involvement (i.e., landscape contractors), the owner of each lot is solely responsible for maintaining a well-kept landscape.

Any changes to existing beds, where configuration (outline) of existing bed is changed, or an addition of an entirely new planting bed or beds is created, must follow the guidelines in this document and must be approved in advance by the ARC. High maintenance plants needing considerably more care such as fruit trees or other such trees or plants will not be permitted in the community. New plantings must be compatible with the existing plant palette for the Community. When permission is granted, the owner, not the landscaping company or the association, is responsible for the maintenance of these plantings. No plantings of any kind may restrict the view of adjoining neighbors' view of retention ponds, preserve areas, or conservation areas.

Installation and removal of landscaping shall be subject to the prior approval of the ARC. Approval of Design Documents will be based on the selection of plant materials as well as the overall landscape design. In addition to the items listed on the Application, landscape modifications must include the following:

- Lot survey indicating location of all proposed modifications
- color photos of proposed shrubs, plants, flowers or trees, with common name listed.

### 8.24 Landscaping of Easements

Within the boundary of a Lot, landscape material in easements shall be limited to sod, low ground cover or shrubbery not to exceed 4' in height, subject to the approval of the ARC. Trees are not permitted in easements which will prevent maintenance of utilities or impede drainage. Owners of Lots shall be responsible, at the Lot Owner's expense, for the prompt removal and subsequent replacement of any landscape improvements within easements as may be required for access, installation and maintenance of utilities or other purposes.

8.25 Removal/replacement of Existing Trees

No trees shall be removed, except for diseased or dead trees and trees needing to be removed to promote the growth of other landscaping, or for safety reasons, and such removal may be conditioned upon replacement of removed trees at the Lot Owner's expense as determined by the ARC. All interested parties must contact and abide by the County Ordinances regarding the tree/plant removal.

To the extent reasonably practical, the clearing of mature trees on Lots shall be limited to areas required to accommodate the Structure and its normal and customary accessories, open yard areas and those limited areas required to permit utility services and driveways. The removal of trees shall be subject to the requirements of the County and ARC approval. All tree removal/replacement must comply with the Lot Tree Chart recorded in the official records of Manatee County at Book 2310 Page 1937 (see Appendix B)

Any tree removed must have the stump removed or ground down.

8.26 Prohibited Plants

The following plants are **not** permitted for use within the community:

<u>Common Name</u>	<u>Botanical Name</u>
Arbor Vitae	Thuja Orientalis
Australian Pine	Casuarina Spp.
Brazilian Pepper	Schinus Spp.
China berry	Meloa
Chinese Tallow	Acedarach
Eucalyptus Species	Sapium Sebiferum
French Mulberry	Eucalyptus Species
Jacaranda	Morus Alba
Mimosa	Jacaranda Mimosifolia
Peltophorum	Albiza Spp
Punk Trees	Peltophorum Pierocarpum
	Melaleuca Spp.

8.27 Landscape Enhancements

(a) Flowerpots

Flowerpots may be placed in landscaping beds, mulch beds, or used to accentuate or accessorize an entrance (including garage doors). Flowerpots may not be placed on the lawn. Flowerpots should not dominate the landscape and should be used only to accessorize. A maximum of five flowerpots may be approved per lot, but actual number of flowerpots permitted will be proportionate to overall size of landscape bed and is subject to the discretion of the ARC.

- i. Pots placed in flower beds should not exceed 18" in height.
- ii. Flowerpots placed at entry or garage doors should not exceed 3' in height; one flower pot per side of entry is permitted.
- iii. Pots that have natural finishes are preferable. Pots which are painted or glazed must blend with the exterior color scheme of the home.
- iv. Temporary/plastic/transport pots are not permitted.
- v. Pots must be removed to safe storage in the event of an impending storm or if the owner is leaving for an extended period of time.
- vi. Hanging flowerpots are not permitted.

(b) Garden Ornaments

The use of garden ornaments such as benches, sculptures, statues, "garden art", etc., is subject to review and approval by the ARC. In general, a maximum of three (3) such items, maximum height of 30" each, will be permitted without prior approval of the ARC, as long as the size and number do not dominate the overall landscape. Items must blend in with the overall texture and theme of the architectural concept. Sculptures of animals or birds are limited to those which are indigenous to Florida. All other ornaments which are painted or glazed must blend with the exterior color scheme of the home. Plastic items and ornaments are not permitted. Only faux rocks are acceptable to conceal backflow preventers on the lot.

(c) Garden Flags

One decorative garden flag per lot is permitted, size of flag may not exceed 12" x 18" (overall height of flag stand pole not to exceed 36"). Garden flags may only be placed in planting beds (not in lawns) and may not advertise a business or political ideology but rather must be decorative in nature. Garden flags which comply with the above do not need ARC approval.

(d) Landscape Borders

Decorative landscape borders around landscaping beds require the approval of the ARC. Generally, only landscape stones, pavers, wooden, and aluminum borders are allowed. All borders must be a solid design. Installed borders cannot exceed 18 inches in height. (Anything taller would be considered a retaining wall) Once in place, the borders must be maintained to keep the original aesthetic. I.E. a paver border around a tree is raised on one side due to a root coming through the turf. The root must either be addressed, or the pavers modified to incorporate the root.

(e) Mulch/Gravel

Landscape beds shall be top-dressed with 3" of Grade "A" hardwood, cypress or pine bark mulch after watering in. Rubber mulch is not permitted. Any changes to style or color of mulch must be approved by the ARC. Landscape stone may also be used subject to ARC approval.

(f) Landscape Boulders

The use of landscape boulders as a design element for modifications is not permitted without the approval of the ARC. Any such materials must be used in moderation and must be shown on plans submitted for Architectural Review. Size and location of landscape boulders is at the discretion of the ARC. The only exception is pre-fabricated "boulders" designed to cover backflow devices.

(g) Sod

All portions of road right-of-way and the Lot shall be sodded, except for conservation areas required to remain in natural state. After initial installation, turf areas may not be removed or replaced with mulch, stone, rock, gravel, crushed brick or similar materials without written approval of the ARC.

(h) No Artificial Vegetation

No artificial grass, plants or vegetation are permitted on the exterior of a Lot or Structure.

(i) Fountains and Waterscape Elements

Subject to approval of design elements by the ARC, certain fountains and waterscape elements are permitted within the Maximum Buildable Area of a Lot. Any such items must be shown on plans submitted for Architectural Review.

(j) Lawn Furnishings

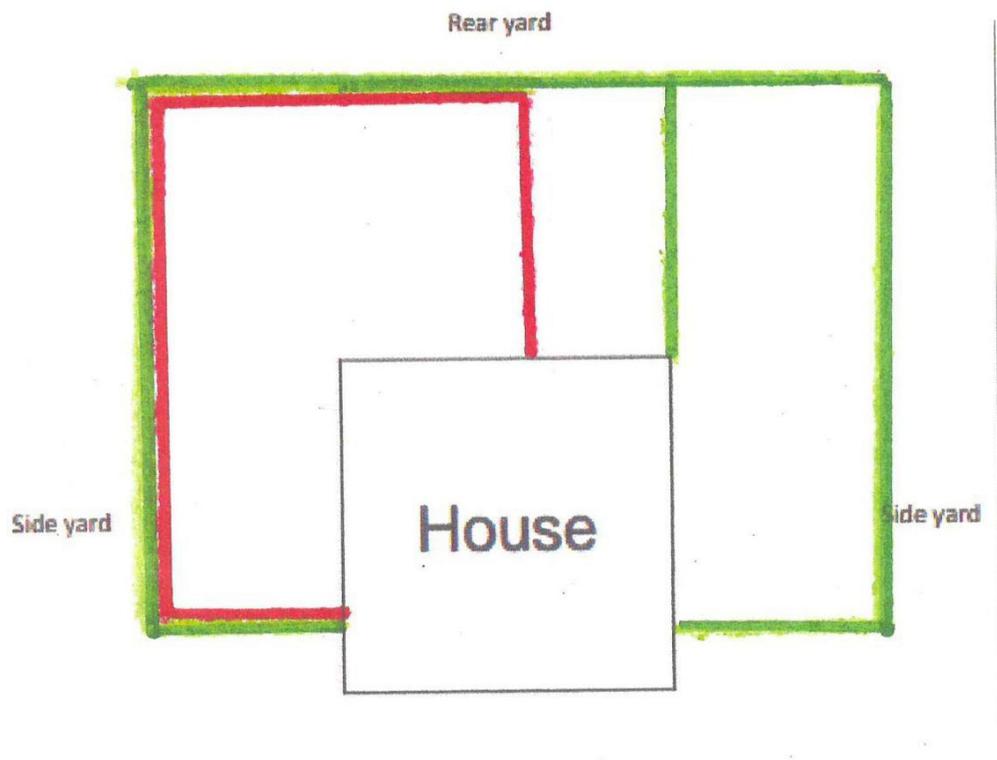
With the exception of the front porch or front entry, lawn/outdoor furniture shall be located in the rear of the home and not visible from the front of the home. Swings and patio style furniture will not be approved for placement in the front yard.

## 8.28 Fences, Walls, Hedges & Barriers

Depending on location and function, fences, walls, hedges and barriers are classified as one of the following:

- Perimeter fences
- Pool fences
- Privacy fences
- Service area walls
- Planters and decorative walls, including hedges
- Buffer walls and fences, including hedges

Fences constructed as “Dog Runs” are not allowed. Any perimeter fence must conform to the following illustration:



### (a) Locations

Unless otherwise approved in writing by the ARC, fences, walls, hedges and barriers shall be limited to the locations as provided in this section. Due to site conditions, swale grades, drainage and easements, locations may become more restrictive as may be determined by the ARC on a case-by-case basis. Fences, walls, hedges and barriers may not impede drainage for the Lot upon which such improvements are proposed or for any adjoining Lots or Association Property.

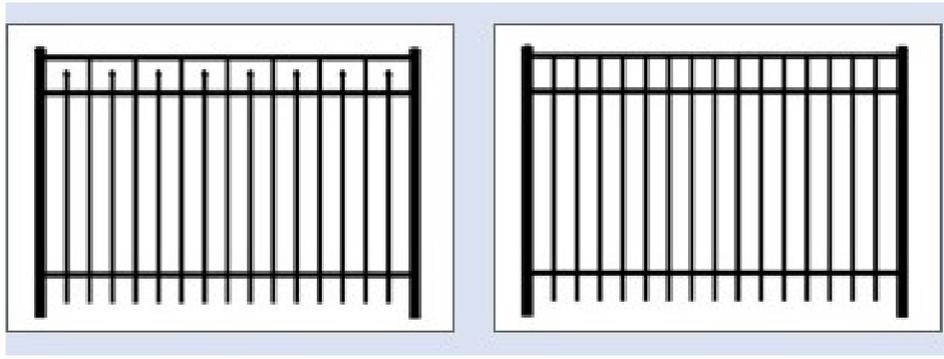
No fence, wall, hedge, or shrub planting shall be placed, permitted or maintained where such improvements would create a traffic or sight problem at intersections for Corner Lots or at the intersection of streets and driveways or pedestrian trails. No trees shall be permitted unless the foliage line is maintained at a sufficient height to prevent obstruction of sight lines for Corner Lots and intersections as set forth above.

If fences, walls, hedges and barriers are approved within an easement of record, the Owner shall be responsible for the prompt removal and replacement of any such improvements and related landscaping as may be required for access by the CDD, Association, or easement right holder.

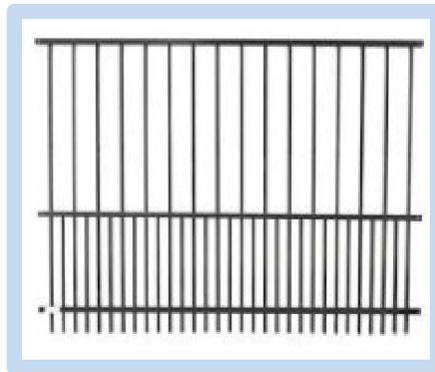
(b) Perimeter Fences

Subject to standard design criteria in this section, perimeter fences may be used to enclose portions of side and rear yards only. No fences, walls, hedges and barriers shall enclose a front yard.

- Fence must be 3-rail open picket style as depicted in the photos below. Double picket fencing is permitted.



- Puppy Picket fences are also permitted, example below:



- Fence may be either aluminum or steel frame.
- Fence must be black in color.
- Fence may not exceed 4 feet in height. Support poles (post) and columns must not exceed the height limitations by more than 3 inches. Gates may exceed the height limitations by not more than one (1) foot.
- Interior lots - Fencing must be set back 15 feet from the front corner of the of the house.
- Street Side or Corner lots - On the interior side yard of a Street Side or Corner Lot a perimeter fence may extend from a point 15 feet behind the facade of a structure to the side your property line and thereafter to rear property line. On the street side yard fencing may extend from the rear corner of the structure facing the street or corner to the Maximum Buildable Area line and thereafter along the Maximum Buildable Area line to and across the rear property line. NOTE: On the street or corner side of the house the fence must begin at the rear corner of the house, not 15 feet from the front corner of the house.
- The finished side of the fence must face the adjoining lot or any abutting right-of-way
- Each fence must have a minimum of one gate.

- There is no fencing permitted in a rear drainage easement. Fencing on drainage easements on the side may be approved on a case by case basis.
- If the fence is on the boundary of a Lot within Utility or Drainage easements, landscape material shall be limited to sod. Low ground cover or small shrubbery, not to exceed 30 inches in height, may be permitted, subject to ARC approval. Trees are not permitted in easements which will prevent maintenance of utilities or impede drainage. Owners of Lots shall be responsible, at the Lot Owner's expense, for the prompt removal of any landscape improvements within easements as may be required for access, installation and maintenance of utilities, drainage or any other purposes and replacement of the landscaping as required by the Harrison Ranch Governing Documents and Guidelines.
- The homeowner is responsible to verify with Manatee County that the proposed fence is not installed within any area restricted by Manatee County Code or Ordinance.

To avoid potential damage to homeowner's fence, the landscape vendor for the Harrison Ranch CDD will not mow or trim landscape within 12" of rear fence line. Once fence is installed, maintenance of this area becomes the responsibility of the homeowner.

(c) Privacy Fences:

In accordance with the First Amendment to the CC&Rs, recorded in Manatee County at Book 2518, Page 2576, privacy fences are limited to the following lots: 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, so long as the privacy fence complies with Architectural Review Committee standards and on the condition that Owner first receives prior written approval for the privacy fence from the ARC Committee. All other lots not expressly listed in this section are prohibited from installing any privacy fence on the lot.

(d) Service Area Walls

Service equipment such as air conditioning compressors, pool/spa equipment, water softeners, utility connections, generators, and trash cans must be screened from view from the Street. Appropriate enclosures shall be limited to ONLY landscaping or concrete block with stucco finish painted to match the home. Overall height of the enclosure shall not exceed 5'. Overall length shall be kept to the minimum necessary to accomplish the screening in accordance with this section.

Any slabs located inside service fences shall be designed for positive drainage. The location and construction of a service area wall may not impede site drainage between Lots.

If landscaping is used for screening, "adequate screening" shall consist of plantings which initially screen a minimum of 80% and which completely screens the trash cans or equipment within one year from the date of approval.

(e) Hedges

Hedges may be permitted on a limited basis for landscape purposes and to define entry walks or outdoor spaces. Subject to overall design approval by the ARC, hedges and decorative walls located in the front yard area must be at least fifteen feet [15'-0"] behind the front Lot line and Three feet [3'-0"] from the side Lot line. Unless otherwise approved in writing by the ARC, hedges and decorative walls shall be limited to a maximum height of thirty inches [30"]. A six foot (6' 0") high hedge, with plants four feet (4' 0") apart may extend no farther out than along the property line, beginning at the rear corners of the home and extending parallel to the outer corners of the lanai/patio. Beyond that, a four foot (4' 0") hedge may extend twelve feet (12' 0") with a four foot (4' 0") space between plants. Then from that point a thirty inch (30") hedge with plants four feet (4' 0") apart is permissible.

## 8.29 Play Equipment

All exterior recreation and play equipment, swing sets, jungle gyms, soccer goals, trampolines, etc. require the prior written approval of the ARC. All such equipment must be located within the rear yard of the property, not visible from the street and within the side setbacks. Play equipment must be located at least 5' from the property line. When not in use, temporary play equipment must be stored out of view from public.

The following criteria shall apply to all recreational and play equipment:

- The overall height of play structures may not exceed twelve (12) feet in height. However, the height may be reduced by the ARC based on the lot size and impact on neighboring lots. This may be determined by a site visit.
- Play structures may be crafted in wood, recycled plastic, or aluminum or metal tubing. A color photo and dimensions of the play structure must be submitted with the architectural application. Color, design and dimensions must be approved by the ARC.
- Applications for play structures must include a site plan clearly showing its intended placement.
- Playhouses are limited to 100 cubic feet in area and a maximum height of 6' above grade. The exterior of playhouses shall be stained or painted a medium to dark earth tone color to blend with the landscaping. No electrical or plumbing connections are permitted to service playhouses. They may only be placed, installed, or used behind a home and within the side setbacks and may not be visible from the street.
- Tree Houses are not permitted within the Harrison Ranch Community.
- Other than portable trampolines which are moved from view when not in use, trampoline intended to remain outside will be evaluated on a case-by- case basis by the ARC. If approved, they may only be placed, installed, or used behind a Home, within the side setbacks, and not visible from the street.
- All play structures must be securely anchored to withstand high winds that may accompany a tropical storm or hurricane. Any detachable parts must be removed and stored in a safe location when a tropical storm or hurricane warning is in effect.
- No permanent basketball goals, hoops, back boards, skateboard ramps, or any other play equipment may be constructed within the Subdivision. Temporary "roll-out" play equipment may be used during daylight hours but must be removed from sight and stored in a garage at night when not in use and cannot be placed at any time within any Common Area. All basketball goals must be mounted on a portable base and pole system only. Basketball goals may be placed on or near the driveway and just be set back at least 15' from the front lot line. Goals must have nylon nets in good condition at all times. The base and pole must be in good condition, free of rust and other exposure damage.
- Landscaping may be required for permanent play equipment to buffer views from the street, adjoining lots and common areas. The location of play equipment will be evaluated on an individual basis to determine the extent of landscaping required. Generally, more extensive landscaping is required for corner lots.

## 8.30 Satellite Dishes/Antennas, etc.

All outside antennas, electronic devices, satellite dishes, etc. are subject to the prior approval of the ARC. The ARC requires that the installation of the antenna comply with all applicable safety restrictions, including any restrictions as to location and height of antenna as imposed by applicable fire codes, electrical codes, zoning codes, and building codes. Installation of the satellite dish shall be in accordance with the 1996 and 1998 amendments to the Federal Telecommunications Act.

The following criteria shall apply:

- one (1) satellite dish is permitted if it is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite.
- Satellite dishes must be 40 inches or less in diameter or diagonal measurement. Except for standards which may result in unreasonable delay, use or cost or preclude acceptable quality signals, satellite dishes shall comply with the following:
- Placement shall be as inconspicuous as possible and preferably not visible from the street. No equipment may be installed on a post. All attendant wiring shall be internal to the Structure.
- Owners shall not permit satellite dishes or antennas to fall into disrepair or become safety hazards. Inactive dishes must be removed by Owner.

### 8.31 Solar Collectors

The location and design details for solar collectors shall be submitted for Architectural Review. A solar collector shall be subject to the provisions of Florida law, as amended from time to time, and without violating state law, the ARC may indicate the proper location upon the Structure or Lot for any Solar Collecting device so long as the ARC ensures that the placement is not detrimental to the ability of the apparatus. Solar collectors must be flush mounted to the roof. No yard mounted solar collectors are permitted.

### 8.32 Window Air-Conditioning Units

Window air-conditioning units are not permitted for any Structure or accessory structure upon any Lot.

### 8.33 House Numbers

One (1) set of house numbers would have been installed by the Association's Developer as part of original construction and then as maintained thereafter by Owner thereafter. Replacement numbers should be of floating or raised type, four to six inches in height. Replacement numbers can only be black in color, in either a matte or gloss finish. Font style cannot deviate significantly from the style of the numbers originally installed on the house, although different font styles will be evaluated by the committee. Replacement numbers will be placed on the header above the garage. For homes with secondary garages, numbers will be placed over the main garage. Any replacement house numbers must be approved in advance by the ARC.

### 8.34 Flags and Poles

In accordance with Florida Statutes 720.304, any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag.

Flags flown with the U.S. Flag may not be larger than the U.S. flag nor shall they be flown above the American Flag. Flags shall be replaced if faded, tattered, or in poor condition. Proper flag etiquette must be employed at all times.

The U.S. Flag shall be flown in accordance with the requirements of the United States Flag Code. In no instance shall the flag be flown in violation of Section 720.304, Florida Statutes.

No other flag of any sort may be displayed.

An owner may erect a freestanding flagpole no more than 20 feet high on any portion of the Owner's Lot. Location and placement of pole must be submitted for review and approval by the ARC. Bracket-mounted poles are permitted; roof mounted poles are not permitted. The flagpole and display must be approved by the ARC and are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances.

### 8.35 BBQs & Summer Kitchens

Outdoor cooking devices are only permitted in rear yards.

### 8.36 Outdoor Fire Pits & Fireplaces

Portable fire pits are permissible, so long as removed to an enclosed or covered porch or garage when not in use. Permanent fire pits are subject to ARC review. Material shall be finished brick or stucco which matches the home's exterior. No unfinished cinder block. The size of the fire pit shall not exceed 3 feet in diameter, if round; or 3 feet by 3 feet, if square or rectangular. In no event shall the fire pit exceed 3 feet in height.

Any outdoor fireplace must be attached to and incorporated into the single-family residence.

#### 8.37 Firewood

If stored outside, firewood must be stacked and stored at the rear of the Structure, not visible from the street.

#### 8.38 Clotheslines

Only single pole clothes lines (see example below) are permitted. They must be placed in the rear of the house and not visible from the center of the street within the side setbacks. Clotheslines must be removed when not in use.



#### 8.39 Generators

Permanent outdoor generators are allowed, provided they are screened from view from the street. Any fuel tank for the generator must be buried on the lot. A complete site survey indicating the position of the generator and tank must be included for the ARC application packet to be complete.

#### 8.40 Mailboxes

All mailboxes installed in the Subdivision (Harrison Ranch), or Neighborhood (Galloway, Bradford...) must be approved in all respects by the ARC prior to installation.

##### (a) Material and Size

Mailboxes shall be constructed of metal (Aluminum or Steel) and shall not exceed "Medium" size (see diagram below). Wooden or composite materials are prohibited.

##### (b) Placement

The mailboxes will be affixed atop the "Mailbox Pedestal" and securely fastened by use of removeable or adjustable fasteners.

##### (c) Color

The color of Mailboxes shall be BLACK or WHITE and is determined by the aesthetics of the neighborhood in which the resident lives.

##### (d) Street Numbers and Placement

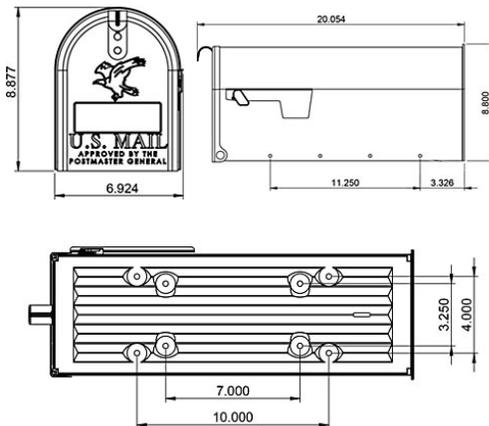
Street Numbers on mailboxes shall not exceed 1.5 inches in height, shall be placed on the front or face of the mailbox. Numbers shall be either BLACK or WHITE. BLACK numbers shall be used on WHITE mailboxes, and WHITE numbers shall be used on BLACK mailboxes for the purpose of contrasting with the mailbox. Font style shall be conservative in nature and be approved for use by the ARC.

(e) Decorations

Mailboxes must remain free of family names, designs, or decorations, with the sole exception of temporary holiday decorations. Holiday decorations must be seasonal, securely attached, maintained in good condition, and removed within ten (10) days after the holiday. No permanent or non-holiday embellishments are permitted.

(f) Maintenance

Mailboxes shall be kept clean and free of debris or blemish (bird droppings, oxidation, spiderwebs, etc.), and in good repair.



9. **ADDITIONAL REQUIREMENTS**

9.1 Wells

Lot Owners are not permitted to use lake water for irrigation. Such prohibition shall not limit the Developer, the Association or the CDD from drawing upon lakes or installing and maintaining wells.

9.2 Roadside Obstacles

No concrete cylinders, pyramids, half rounds or similar items or devices may be placed along roadways or within right-of-ways in front of a Lot.

9.3 Utility Equipment

All utility company boxes and transformers are set within road right-of-ways or easements. Grading around these items must ensure positive drainage. Upon maturity, the shrubs used to screen utility equipment shall be the type and size necessary to screen the full height of any such equipment.

9.4 Easements

Drainage, utility, irrigation, maintenance, conservation or other types of easements may be located on portions of Lots within the community. Owners are responsible for knowing the locations of all easements upon their Lot. Such easements may affect site work, the location of construction, and the installation of landscape material, patio decks, walkways, fences, walls and other improvements. Within these easement areas, no permanent improvements shall be placed or permitted to remain, or alteration made to the drainage system without approval of the ARC and, as

applicable, the Association, CDD, public utility companies servicing the Property, and governmental authorities with jurisdiction over such easement areas.

If any Lot Owner constructs any improvement or installs landscaping within any easement area, the Lot Owner shall remove (at Lot Owner's expense) said improvements or landscape items upon written request of the CDD, the Association, or the holder of easement rights.

9.5 Jurisdictional Wetlands. Upland Buffers. Restricted Habitats and Conservation Areas

Lot Owners shall not alter, fill, dredge, clear, place sod, excavate or perform similar activities on any portion of a Lot or adjacent areas which contain jurisdictional wetlands, upland buffers, restricted habitats or conservation areas without first securing written authorization or exemption from the requirements of requisite governmental authorities. No Owner has a right to alter CDD property abutting the Owner's property.

9.6 Lake & Littoral Areas

Lot Owners shall not remove native vegetation (including cattails) within the wet retention ponds abutting a Lot. Removal includes clearing, dredging, the application of herbicide, cutting, the introduction of grass carp, or the like.

9.7 Grading and Drainage

The installation of improvements on a Lot shall conform to the Surface Water and Storm water Management System for the community. Upon completion of site work and drainage, no changes are permitted which modify the flow of drainage of surface water, except as approved in writing by the requisite governmental authorities and the ARC. Drainage of individual Lots must be planned to provide sufficient drainage away from the Structure without adversely affecting Conservation Areas, Common Areas or neighboring Lots.

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This document was approved and adopted  
by the Board of Directors of the Harrison Ranch

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Community Manager

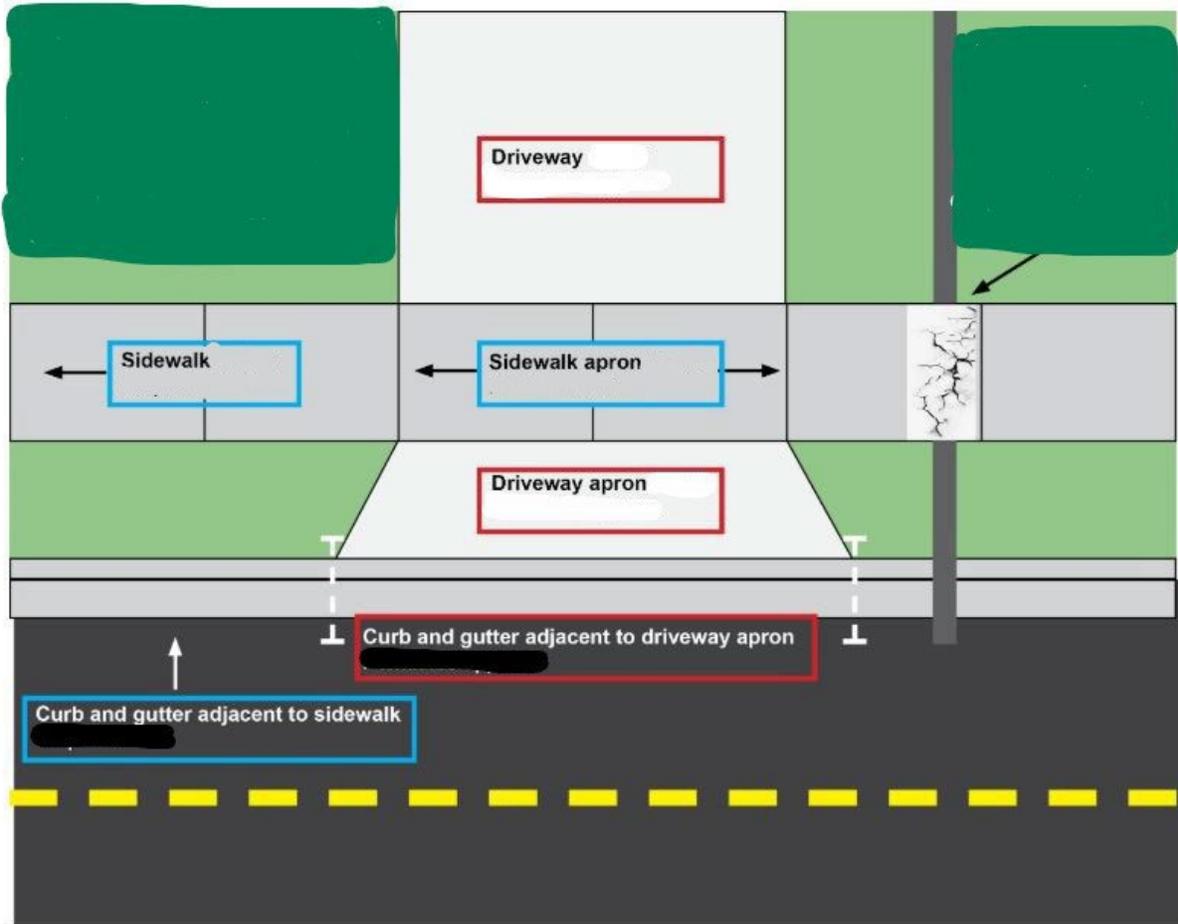
STATE OF FLORIDA  
COUNTY OF MANATEE

The foregoing instrument was acknowledged before  
me this personally known to me.

(Seal)

Appendix A

DRIVEWAY DIAGRAM



Appendix B

TREE SCHEDULE

SCHEDULE 1

LOT TREE CHART (STREET TREES• TOTAL)  
HARRISON RANCH PHASE 1-A

TABLE I		TABLE II		TABLE III		TABLE IV	
LOT#	2.5"	LOT#	2.5"	LOT#	2.5"	LOT#	2.5"
325	1	367	2	409	1	451	1
326	2	368	1	410	2	452	3
327	1	369	2	411	4	453	1
328	2	370	1	412	1	454	1
329	1	371	2	413	2	455	2
330	1	372	3	414	3	456	1
331	2	373	1	415	1	457	1
332	1	374	2	416	1	458	1
333	2	375	1	417	1	459	1
334	1	376	2	418	1	460	2
335	2	377	2	419	2	461	1
336	1	378	2	420	1	462	1
337	4	379	1	421	1	463	3
338	1	380	1	422	1	464	2
339	1	381	2	423	1	465	1
340	2	382	1	424	2	466	1
341	1	383	1	425	1	467	1
342	2	384	2	426	1	468	2
343	1	385	1	427	1	469	1
344	1	386	4	428	2	470	3
345	2	387	3	429	1	471	1
346	1	388	2	430	4	472	2
347	1	389	1	431	3	473	1
348	4	390	2	432	1	474	1
349	2	391	1	433	1	475	2
350	2	392	1	434	1	476	1
351	1	393	2	435	1	TOTAL	38
352	2	394	1	436	2		
353	1	395	2	437	1		
354	1	396	3	438	1		
355	2	397	2	439	1		
356	1	398	2	440	1		
357	2	399	1	441	4		
358	1	400	3	442	2		
359	2	401	2	443	2		
360	1	402	2	444	1		
361	2	403	3	445	2		
362	1	404	2	446	1		
363	2	405	2	447	2		
364	1	406	1	448	1		
365	2	407	2	449	2		
366	1	408	1	450	1		
TOTAL	65	TOTAL	75	TOTAL	66		

	2.5"
LOT TABLE I TOTAL	65
LOT TABLE II TOTAL	75
LOT TABLE III TOTAL	66
LOT TABLE IV TOTAL	38
PHASE 1-A TOTAL	244

"Proposed trees may utilize Live Oak, Slash Pine, Magnolia, or Red Cedar at the same

SCHEDULE 1

LOT TREE CHART (STREET TREES - TOTAL)  
HARRISON RANCH PHASE 1-B

TABLE I		TABLE II		TABLE III		TABLE IV		TABLE V		TABLE VI		TABLE VII	
LOT#	2.5"	LOT#	2.5"	LOT#	2.5"	LOT#	2.5"	LOT#	2.5"	LOT#	2.5"	LOT#	2.5"
1	1	43	1	85	1	127	2	169	1	211	2	253	1
2	2	44	2	86	2	128	1	170	1	212	1	254	1
3	2	45	1	87	1	129	1	171	1	213	1	255	1
4	1	46	2	88	1	130	1	172	1	214	1	256	2
5	2	47	1	89	1	131	1	173	1	215	1	257	1
6	2	48	4	90	1	132	1	174	1	216	1	258	1
7	1	49	3	91	1	133	2	175	1	217	1	259	1
8	2	50	1	92	2	134	1	176	1	218	1	260	2
9	2	51	2	93	1	135	1	177	2	219	4	261	1
10	1	52	1	94	1	136	1	178	1	220	1	262	1
11	2	53	1	95	1	137	1	179	1	221	1	263	1
12	2	54	2	96	1	138	1	180	3	222	3	264	1
13	1	55	2	97	2	139	2	181	2	223	1	265	2
14	2	56	1	98	1	140	1	182	1	224	1	266	1
15	1	57	2	99	1	141	1	183	1	225	1	267	1
16	1	58	1	100	2	142	1	184	1	226	1	268	3
17	2	59	1	101	1	143	1	185	3	227	1	269	1
18	1	60	2	102	2	144	2	186	1	228	1	270	2
19	2	61	1	103	1	145	1	187	2	229	2	271	1
20	2	62	1	104	2	146	1	188	1	230	1	272	4
21	1	63	1	105	1	147	1	189	1	231	2	273	1
22	1	64	1	106	2	148	1	190	1	232	1	274	1
23	2	65	1	107	1	149	2	191	1	233	1	275	1
24	1	66	1	108	1	150	1	192	1	234	1	276	1
25	2	67	1	109	1	151	1	193	1	235	2	277	1
26	3	68	1	110	1	152	1	194	2	236	1	278	1
27	1	69	2	111	4	153	2	195	1	237	1	279	1
28	2	70	1	112	4	154	1	196	1	238	1	280	1
29	1	71	1	113	1	155	1	197	1	239	1	281	2
30	2	72	1	114	1	156	2	198	1	240	4	282	1
31	1	73	1	115	1	157	1	199	2	241	1	283	1
32	1	74	2	116	1	158	1	200	3	242	1	284	1
33	1	75	1	117	1	159	1	201	1	243	1	285	2
34	4	76	1	118	2	160	1	202	1	244	1	286	1
35	3	77	1	119	1	161	2	203	4	245	1	287	1
36	1	78	1	120	1	162	1	204	1	246	1	288	3
37	1	79	1	121	1	163	1	205	1	247	1	289	1
38	2	80	1	122	1	164	1	206	1	248	1	290	2
39	1	81	1	123	2	165	2	207	1	249	1	291	1
40	2	82	2	124	1	166	3	208	1	250	1	292	1
41	3	83	1	125	1	167	1	209	1	251	2	293	1
42	4	84	1	126	1	168	2	210	1	252	1	294	1
TOTAL	72	TOTAL	57	TOTAL	57	TOTAL	54	TOTAL	56	TOTAL	55	TOTAL	56

"Proposed trees may utilize Live Oak, Slash Pine, Magnolia, or Red Cedar at the same caliper listed above. Trees must be at minimum Florida No. 1 graae.



SCHEDULE 1

LOT TREE CHART (STREET TREES - TOTAL)  
HARRISON RANCH PHASE 1-8

Page 2 of 2

TABLE VIII	
LOT#	2.5"
295	1
296	1
297	1
298	1
299	2
300	1
301	1
302	1
303	2
304	1
305	3
306	1
307	2
308	1
309	2
310	1
311	2
312	1
313	1
314	2
315	1
316	1
317	1
318	2
319	1
320	1
321	1
322	1
323	1
324	1
501 Villa	1
502 Villa	1
503 Villa	1
504 Villa	1
505 Villa	1
506 Villa	1
507 Villa	1
508 Villa	1
509 Villa	0
510 Villa	1
511 Villa	1
512 Villa	1
TOTAL	50

TABLE IX	
LOT#	2.5"
513 Villa	1
514 Villa	1
515 Villa	1
516 Villa	1
517 Villa	1
518 Villa	1
519 Villa	1
520 Villa	1
521 Villa	1
522 Villa	1
523 Villa	1
524 Villa	1
525 Villa	1
526 Villa	1
527 Villa	1
528 Villa	1
529 Villa	1
530 Villa	1
TOTAL	18

	2.5"
LOT TABLE I TOTAL	72
LOT TABLE II TOTAL	57
LOT TABLE III TOTAL	57
LOT TABLE IV TOTAL	54
LOT TABLE V TOTAL	56
LOT TABLE VI TOTAL	55
LOT TABLE VII TOTAL	56
LOT TABLE VIII TOTAL	50
LOT TABLE IX TOTAL	18
PHASE 1-B TOTAL	475

\*\*\*Proposed trees may utilize Live Oak, Slash Pine, Magnolia, or Red Cedar at the same caliper listed above. Trees must be at minimum Florida No. 1 grade.



**Schedule I**  
**LOT TREE (STREET TREES - TOTAL)**  
**HARRISON RANCH PHASE HA**

C

TABLE I		
LOT#	2.5" CAL.	PALM
477	1	1
478	1	
479	1	
480	1	
481	1	1
482	1	
483	2	1
484	1	
485	1	1
486	1	
487	1	
488	2	1
489	1	1
490	1	
491	1	
492	1	
493	1	
494	1	1
495	1	
531	2	1
532	1	1
533	1	
534	1	
535	1	1
536	1	
537	1	
538	1	
539	1	1
540	1	
541	1	
542	1	
543	1	
544	1	
545	1	1
546	1	
547	1	
548	1	1
549	1	
550	1	
551	1	1
552	1	
553	1	
<b>TOTAL</b>	<b>45</b>	<b>14</b>

TABLE II		
LOT#	2.5" CAL.	PALM
554	1	1
555	1	
556	1	
557	1	1
558	1	
559	2	1
560	1	
561	1	
562	1	1
563	1	1
564	1	
565	1	
566	1	
567	1	
568	1	
569	1	1
570	1	1
571	1	1
572	1	
573	1	
574	1	
575	2	1
576	1	1
577	1	
578	1	1
579	1	
580	1	
581	1	1
582	1	
583	1	
584	1	1
585	1	
586	1	
587	1	
588	1	
589	1	
590	1	
591	1	1
592	1	1
593	1	
594	1	1
595	1	
<b>TOTAL</b>	<b>44</b>	<b>16</b>

TABLE III		
LOT#	2.5" CAL.	PALM
596	1	1
597	1	
598	1	
599	1	1
BOOM	1	
601M	1	
602M	1	
603M	1	
604M	1	
605M	1	
606M	1	
607M	1	
608M	1	
609M	1	
1032	1	
1033	1	
1034		
1035	1	
1036	1	
1037	1	
1038		
1039	1	
1040	1	
1041	1	
1042	1	
1043		
1044	1	
1045		
1046	1	
1047	1	
1048	1	
1049	1	
1050	1	
1051	1	
1052		
1053	1	
1054	1	
1055	1	
1056	1	
1057	1	
1058	1	
1059	1	
<b>TOTAL</b>	<b>37</b>	<b>2</b>

TABLE IV		
LOT#	2.5" CAL.	PALM
1060	1	
1061	1	
1062	1	
1063	1	
1064	1	
1065	1	
1066	1	
1067	1	
1068	1	
1069	1	
1070		
1071	1	
1072	1	
1073	1	
1074	1	
1075	1	
1076		
1077	1	
1078	1	
1079	1	
1080	1	
1081	1	
1082	1	
1083	1	
<b>TABLE I TOTAL</b>	<b>1</b>	
<b>TABLE II TOTAL</b>		
<b>TABLE III TOTAL</b>		
<b>TABLE IV TOTAL</b>	<b>4</b>	<b>0</b>
<b>TOTAL</b>		

TABLE V		
LOT#	2.5" CAL.	PALM
1087	1	
1088	1	
1089	1	
1090	1	
1091		
1092	1	
1093	1	
1094	1	
1095		
1096	1	
1097	1	
1098	1	
1099	1	
1100	1	
1101	1	
1102		
1103	1	
1104	1	
1105	1	
1106	1	
1107	1	
1108	1	
1109	1	
1110	2.5" CAL.	PALM
1111	45	14
1112	44	16
1113	37	2
<b>TOTAL</b>	<b>23</b>	<b>0</b>
<b>TABLE V TOTAL</b>	<b>173</b>	<b>32</b>



**Schedule 1**  
**LOT TREE CHART (STREET TREES - TOTAL)**  
**HARRISON RANCH PHASE 11B**

TABLE VI		
LOT#	2.5" CAL.	PALM
620		1
621		
622	1	
623	1	
624	1	
625	1	
826	2	1
827	1	
826	1	
829	1	
830	1	
831	1	1
832		
833	1	
834	1	
835	1	
836	2	1
837	1	
836	1	1
839	1	1
840	1	
841	1	
842	1	
843	1	
844	1	
845	1	
846	1	
847	1	
846	1	1
849	1	
850	2	1
851	1	
852	1	
853	1	
854	2	1
855	1	
856	1	
857	1	1
858	2	2
859	1	
860	1	
861	1	
TOTAL	46	12

TABLE VII		
LOT#	2.5" CAL.	PALM
662	1	
663	1	
664		
665	1	1
666	1	
667	1	
868		
669	1	
870	1	
871	1	1
872	2	1
673	1	
874	1	1
875	1	
676	1	
877	1	
678	2	1
679	1	
660		
881	2	
882	1	
683	1	1
664	1	1
885	1	
886	1	1
687	1	
888	1	1
889	2	1
890	1	
891	1	1
892	1	
893	1	
894	1	
895	1	1
896	1	
897	2	
898	1	1
899	1	
900	1	
901	1	
902	2	2
903	1	
904	2	1
TOTAL	47	16

TABLE VIII		
LOT#	2.5" CAL.	PALM
905	1	1
906	1	
907	1	
908	1	
909	1	1
910	1	
911		1
912	1	
913	1	
914	1	
915	1	1
916	1	
917	2	1
918	1	1
919	1	1
920	1	
921	1	
922	1	
923	1	1
924	1	
925	2	1
926	1	
927	1	
928	1	
929	2	1
930	1	
931	1	1
932	1	
933	1	1
934	2	1
935	1	
936	1	
937	1	
938	1	
939	1	
940	1	1
941	3	
942	1	
943	1	
944	1	1
945		
946	1	1
947	1	
TOTAL	46	16

TABLE IX		
LOT#	2.5" CAL.	PALM
948	1	1
949	1	1
950	1	
951	1	
952	1	1
953	1	1
954	1	
955	1	1
956	1	1
957	1	1
958	2	
959	1	
960	1	1
961	1	
962	1	
963	1	
964	2	2
965	1	1
966	1	
967	1	
968	1	
969	2	2
970	1	
971	1	
972	1	
973	2	2
974	1	
975	1	1
976	2	1
977	1	
978	1	1
979	1	
980	1	
981	1	
982	1	
983	2	2
984	1	
985	1	
986	1	
987	1	
988	2	2
989	1	1
990	1	1
TOTAL	50	24

TABLE X		
LOT#	2.5" CAL.	PALM
991	1	
992	1	
993	1	
994	1	1
995	1	
996	1	
997	2	1
998	1	
999	1	
1000	1	
1001	1	1
1002	1	1
1003	1	
1004	1	
1005	1	
1006	1	
1007	1	1
1008	1	
1009	1	
1010	1	1
1011	2	2
1012	2	
1013	1	1
1014	1	
1015	1	1
1016	2	2
1017	1	
1018	1	
1019	1	1
1020	1	
1021	1	
1022	1	
1023	1	
1024	1	1
1025	1	
1026	1	1
1027	2	2
1028	1	1
1029	1	
1030	0	1
1031	2	1
<b>TOTAL</b>	<b>46</b>	<b>20</b>

	2.5" CAL.	PALM
LOT TABLE I TOTAL	44	21
LOT TABLE II TOTAL	43	5
LOT TABLE III TOTAL	47	17
LOT TABLE IV TOTAL	43	15
LOT TABLE V TOTAL	42	16
LOT TABLE VI TOTAL	46	12
LOT TABLE VII TOTAL	47	16
LOT TABLE VIII TOTAL	46	16
LOT TABLE IX TOTAL	50	24