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I. PROJECT TEAM

OWNER/MASTER DEVELOPER:

DLA
c/o Steele Realty, Inc.
P.O. Box 033108
325 5th Avenue, Suite 204
Indialantic, Florida 32903
(407) 724-5252

LANDSCAPE ARCHITECTS:

Glatting Jackson Kercher Anglin Lopez Rinehart, Inc.
33 E. Pine Street
Orlando, Florida 32801
Contact: Jack F. Glatting
(407) 843-6552

CIVIL ENGINEER:

Stottler Stagg & Associates
8660 Astronaut Boulevard
Cape Canaveral, Florida 32920
Contact: John Pekar
(407) 783-1320

II. GENERAL PROJECT DESCRIPTION

Baytree Corporate Park is a professional office complex adjacent to Wickham Road in Brevard County. The project consists of approximately 23.1 acres divided into 21 developable building sites (see Illustrative Site Plan, this section). The project zoning is currently professional office and commercial. Potential Lot Owners should verify that proposed land uses are permitted within these zoning classifications.

The design concept for Baytree Corporate Park is to unify the individual parcels through four primary project-wide systems, as follows:

1. PEDESTRIAN SYSTEM

The pedestrian system, comprised of walkways and paths, is planned to provide an efficient linkage between individual parcels.

2. SIGNAGE SYSTEM

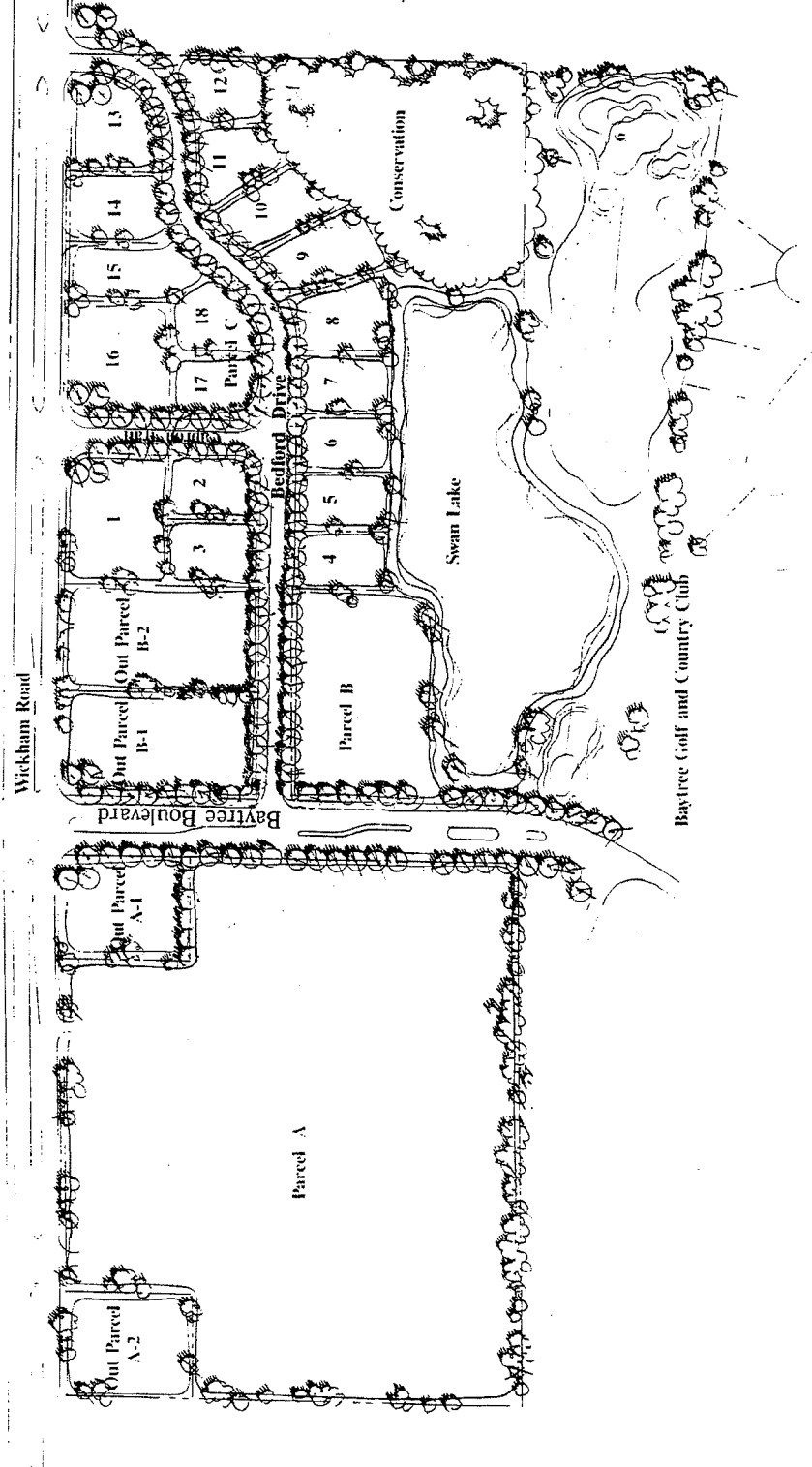
The signage system should provide a unified means of providing direction to individual businesses and buildings within Baytree Corporate Park. The character of the signage system will be established by a main entrance sign at Wickham Road, and repeated along the boulevard through smaller site identification signs, directional signs, and traffic signs.

3. LIGHTING SYSTEM

The lighting system should be designed to create a well-lighted night time environment, while enhancing the architecture, landscaping, and signage. Roadway and parking lot fixtures will be the most dominant, averaging 12 to 25 feet in height. Pedestrian or walkway lights should be 3 to 12 feet in height, providing a more comfortable scale in pedestrian environments. Signage, landscaping, and architectural accent lights should be lower than 1 foot in height -- typically concealed or camouflaged by plant material. All fixtures should be selected to be visually compatible with the signage/building character and materials.

BAYTREE CORPORATE PARK
Brevard County, Florida

Illustrative Site Plan



4. LANDSCAPING

The landscaping should be designed to create safe, comfortable and visually pleasing outdoor spaces, complement the architecture, call attention to vehicular and pedestrian entrances, screen undesirable views, and emphasize desirable views and site features. Plant materials within these guidelines have been selected to be compatible with existing vegetation, easy to maintain, and well-suited for existing soils and climate. The landscaping should also visually unify the campus through street tree plantings and shrub massing along the boulevard, and continuous use of the selected plants throughout the project.

III. PURPOSE OF DESIGN STANDARDS

These design standards have been developed to clearly define the Lot Owner's responsibilities in order to accomplish the design concepts outlined in the previous section.

These design standards represent the minimum requirements of DLA for Baytree Corporate Park. Lot Owners are encouraged to exceed these standards in terms of the quality of their development.

Lot Owners must also comply with the Brevard County zoning and land development standards, as well as any requirements of other governments or regulatory agencies having jurisdiction over the project. While these standards have been written to meet or exceed County standards, it is the Lot Owner's responsibility to meet the more stringent of the two.

IV. DIVISION OF CONSTRUCTION RESPONSIBILITIES

The Master Developer (DLA) is responsible for the design and construction of the following:

- main utility lines (water, sewer, power, cable TV and telephone) within the roadway rights-of-way (ROWs),
- construction of Bedford Drive and Capron Trail,
- crosswalks, roadway lighting, and signage within the roadway right-of-way,
- entry signage at Wickham Road,
- a master stormwater retention system.

The Lot Owner is responsible for the design and construction of the following (in addition to the principle structure and site development of the parcel):

- all utilities required to serve the parcel,
- street trees along roadway right-of-way; sod and irrigation back of pavement edge,
- sidewalks within the ROW along the site frontage, in accordance with the Master Boulevard Plan and Details (see Exhibit 1),
- additional landscaping and irrigation within the ROW in accordance with the Master Boulevard Plan,
- conveyance of stormwater runoff to the master stormwater system,
- individual site signage.

Prior to development of a parcel site plan, the individual Lot Owner should familiarize himself with the Exhibits outlined above, and verify his construction responsibilities with the Master Developer.

V. SUBMITTAL/REVIEW PROCESS

5.1 GENERAL

Projects proposed for development at Baytree Corporate Park must be approved by DLA. Approval consists of a two-stage review process:
1) Preliminary and 2) Final.

5.2 PRELIMINARY REVIEW

The Lot Owners shall submit the following:

- (a) a conceptual site plan showing the proposed location of all buildings, structures, and improvements;
- (b) conceptual building elevations and/or perspectives showing the type of construction, materials, and colors;
- (c) a conceptual landscape development plan based on a tree survey of the property delineating all pine trees 10 inches or greater in diameter and all hardwood (oak, maple, etc.) 6 inches or greater in diameter (at 4.5 feet above grade).
- (d) A statement outlining any proposed variances from these standards.

5.3 FINAL REVIEW

Following written approval by DLA of all preliminary plans, a final review shall be made of a final site plan, final building elevation and/or perspectives and a final landscape development plan. All submittals for review and approval under this section shall conform to the following:

Required Site Plan and Building Architectural Information

A required final site plan should be presented at a minimum scale of 1 inch equals 30 feet and building architecture at a minimum scale of 1/8-inch equals 1 foot.

The plans must include the following:

- (a) Location, size (total square feet), setback dimensions and floor plans for all proposed buildings, including storage areas and anticipated future expansion at full development.

- (b) Driveways and curb cuts with arrows indicating vehicular traffic patterns into and out of the property.
- (c) Layout of vehicle parking areas with stalls separately designated for the handicapped, employee cars and other vehicles. Parking areas for both initial and full development should be indicated.
- (d) Indication of paved areas with extent and type of paving shown and the drainage pattern identified for all parking and storage areas.
- (e) All areas to be landscaped in accordance with these standards.
- (f) Location and identification of utilities to serve the building or buildings on the property, including, but not limited to gas, electricity, telephone, water, cable television, sewer and other such utilities.
- (g) Building elevations and/or perspectives of the proposed buildings, additions or other structures showing type of construction, materials, and colors; all roof-mounted equipment and other exterior facilities, including, but not limited to, outside air conditioning equipment, exterior exhaust vents/fans, storage facilities and solid waste receptacle areas shall be architecturally integrated to appear to be part of the building or completely shielded from public view.
- (h) Other site information, including driveways with widths specified, property lines, dimensions, location and description of fences (material, type, color and height), site lighting, irrigation system, electrical boxes, backflow preventors and any other site features or conditions.

Landscape Development Plans and Identification Signs

DLA considers the landscape development and identification signs to be an integral part of the overall design of the facility. In order to preserve the existing aesthetic integrity of the site and its landscape treatment, all submitted landscape plans shall be certified by a Florida registered landscape architect or landscape contractor. Three (3) copies of the following shall be submitted for review:

- (a) Landscape development plans showing names of all trees, shrubs, and groundcovers, their dimensions, locations, quantities, spacings, irrigation facilities and other landscape construction details, together with specifications describing the work.
- (b) All areas to be sodded with St. Augustine.

- (c) Identification signs with sufficient illustrations showing size, type of material, color, language, location, and type of illumination.

VI. ARCHITECTURAL STANDARDS

6.1 GENERAL

Architectural styles of improvements within Baytree Corporate Park are not restricted; however, planned improvements must illustrate superior design and require quality materials and workmanship.

One of the key functions of these design standards is to encourage and maintain the high quality of design within the project. Interior design and materials will not be subject to approval.

Architectural styles shall reflect the Florida climate and environment. Simple design with articulation of window sills, entries, shadow reliefs and recesses, offsets, accent bands and/or fascias are encouraged to prevent a bland looking building. To help provide continuity and harmony, buildings within the same site/parcel must reflect similar styles, materials, and colors.

6.2 BUILDING MATERIALS

All buildings shall be faced with materials which exhibit a durable, permanent, and high quality appearance. Materials should be low maintenance, retaining a consistent, clean appearance.

Architectural character and quality must be consistent throughout the entire building. All colors, materials, and finishes are to be coordinated on all exterior elevations of the buildings, in order to achieve total continuity of design.

Each building or structure will be of one predominant material, preferably brick, metal, glass, granite, marble, stone, or stucco. Other materials not listed may be used if approved by DLA.

Once an architectural style is determined, building materials and details utilized shall be consistent with the chosen style. This includes exterior plaster (stucco) finish, brick, stone or painted or tinted concrete. Accent materials of wood, metal, glass, tiles and clay are encouraged. Roof materials, where visible (such as sloping or hipped roofs) shall be concrete tile, terra cotta, metal or other approved material. Asphalt, fiberglass and wood shingles are not recommended, but may be approved by DLA.

6.3 COLORS

All color schemes must be submitted to DLA for approval, and shall include samples of all finishes. DLA reserves the right to reject any color scheme if the color selections are not to its satisfaction.

Warm and light colors of earth or natural tones and pastels are permitted. Bright, chromatic colors and dark colors are permitted as accents only.

6.4 BUILDING PROJECTIONS

All appurtenances projecting above the roof, such as exhaust fans, heating and air conditioning units, elevator equipment, plumbing vents, satellite dishes (where permitted), and stacks, shall be unobtrusive from view with a parapet or other opaque screening, consistent in texture and color with the exterior skin of the building.

6.5 DLA DETERMINATION

If any circumstance where the determination of conformance to these standards depends upon design or material selections, colors proposed, or any matter regarding aesthetics or compatibility with other improvements within Baytree Corporate Park, such determinations are reserved solely and exclusively to DLA.

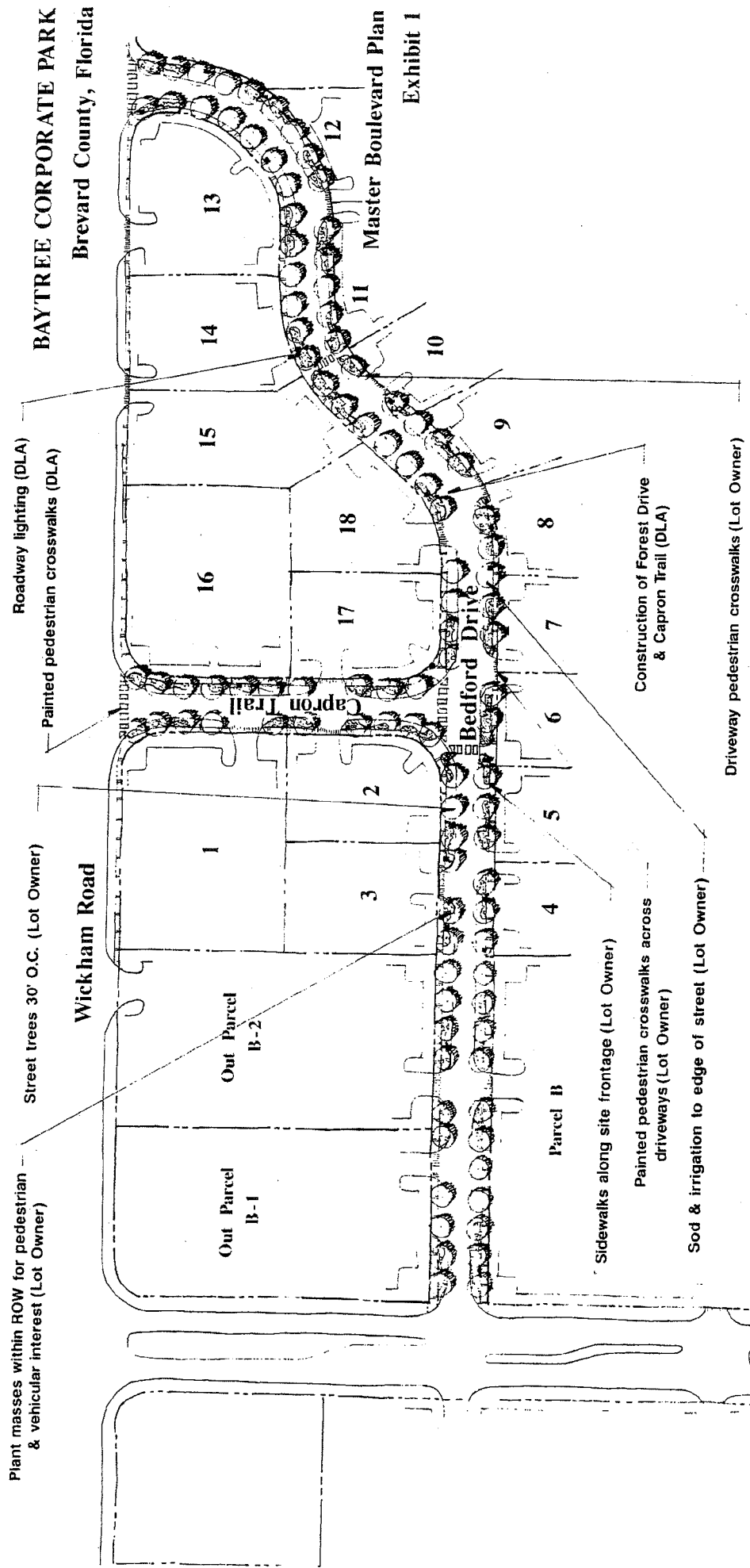
6.6 ANTENNAS, SATELLITE DISHES, AWNINGS AND CANOPIES

Antennas, if required and approved by DLA, must be located at the rear of a site/parcel and not visible from streets or rights-of-way, or incorporated as an integral part of the architectural design. (No advertising will be permitted on antennas.)

Satellite dishes will not be permitted on buildings unless they are screened from public view. All dishes on the ground must be located at the rear of the building site and screened completely from all streets and rights-of-way, or incorporated as an integral part of the architectural design.

Canvas type awnings or canopies may be permitted on buildings, but must be submitted to and approved by DLA.

BAYTREE CORPORATE PARK
Brevard County, Florida



Note: Driveway locations are for illustration purposes only.

VII. SITE PLAN REQUIREMENTS

7.1 BUILDING ORIENTATION

Buildings should be oriented to achieve the following objectives:

- maximize views to the lake, conservation areas, and other on-site amenities,
- maximize visibility from public streets,
- provide safe and easy vehicular and pedestrian circulation,
- minimize conflicts with adjacent buildings.
- minimize exposure to the afternoon (westerly) sun,

7.2 UTILITIES

- (a) All utilities will be located underground.
- (b) The locations of pull boxes, transformers, backflow preventers and other above-grade utility components shall be reviewed and approved by DLA. These components shall be located as inconspicuously as possible and screened from view with landscaping or other material approved by DLA.
- (c) All utilities must be designed in accordance with the Brevard County regulations.

7.3 DRIVEWAYS

All driveway locations are subject to review and approval by DLA, and must be designed in accordance with Brevard County requirements.

7.4 STORM DRAINAGE

- (a) The master stormwater system at Baytree Corporate Park is designed to meet retention and detention requirements of the entire development in compliance with the St. Johns River Water Management District (SJRWMD) and Brevard County.
- (b) Each Lot Owner will be required to submit site construction drawings to SJRWMD and Brevard County for compliance review and approval.

- (c) A SJRWMD permit will not be required for individual site development as long as the master stormwater system remains unaffected. Lot Owners should review and become familiar with the Master Stormwater System Design and Permit Conditions prior to developing their site design documents.
- (d) On-site grading and drainage conveyance systems shall be designed based on Erosion and Sediment Control best management practices, and Brevard County criteria.
- (e) A ten-year frequency storm is to be used for sizing storm sewers.
- (f) Wherever stormwater swales are utilized, they should be integrated into the overall grading of the site; swale side slopes may not exceed a 5:1 grade.

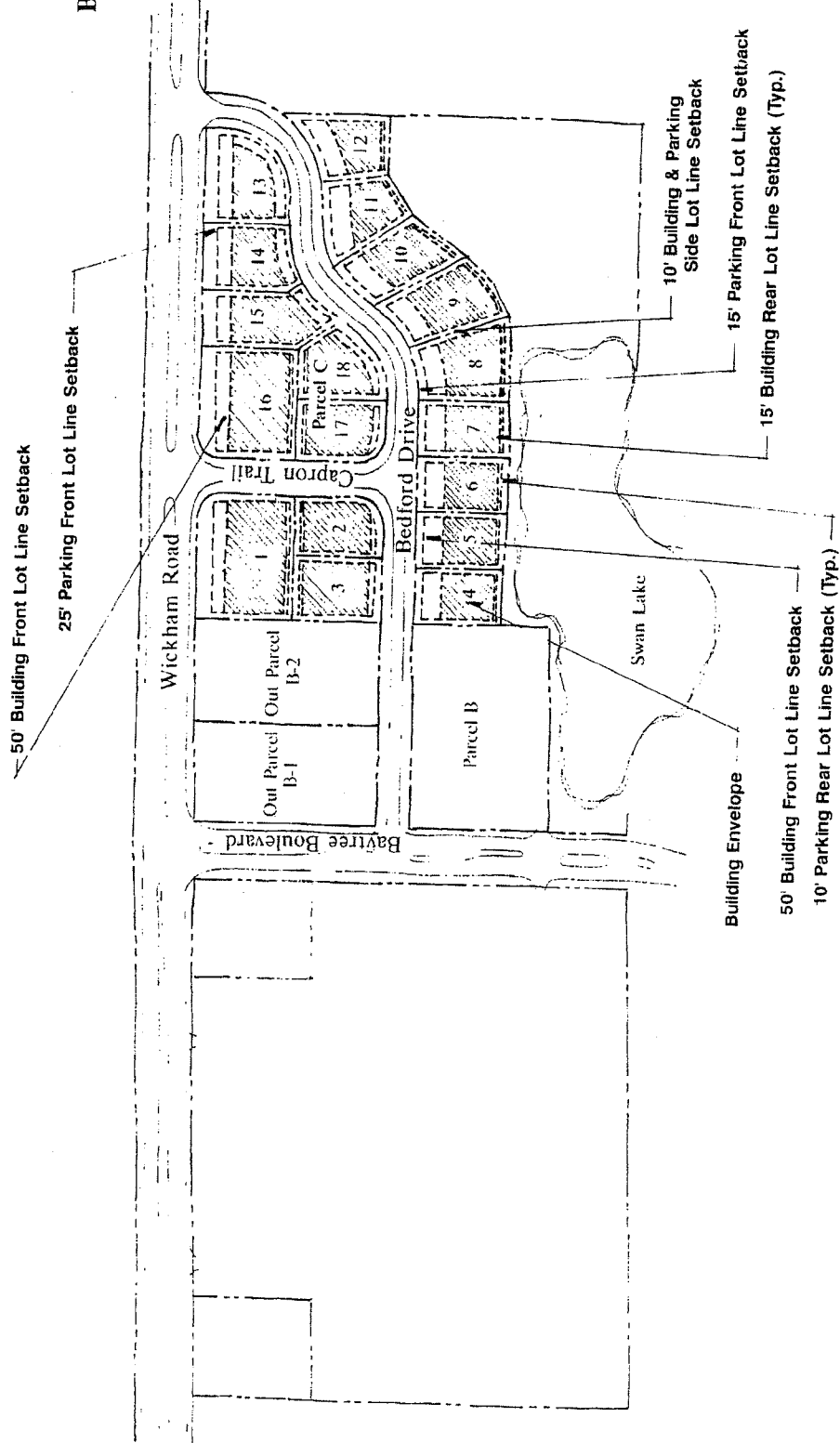
7.5 SETBACKS

The following setbacks are required, as shown on Exhibit 2, Regulatory Criteria. Applications may be made for variances to these setbacks if necessary for the proper functioning of the site plan. Any proposed variances must be noted on the preliminary site plan.

<i>Setback Area</i>	<i>Dimension</i>	<i>Comments</i>
<i>Buildings</i>		
From Wickham Road and South side of Bedford Drive to any building.	50'	Front yard only
From North side of Bedford Drive	25'	Front yard only
Side lot line to any building	10'	
Rear lot line to any building	15'	
From lake top of bank to any building	20'	

BAYTREE CORPORATE PARK
Brevard County, Florida

Regulatory Criteria
Exhibit 2



<i>Setback Area</i>	<i>Dimension</i>	<i>Comments</i>
<i>Parking</i>		
From Wickham Road ROW to any parking area	25'	Except where specific landscape easements are required of a greater setback
From all other ROWs to any parking area	15'	Except where specific landscape easements are required of a greater setback
Side lot line and internal lot line to any parking area	10'	Except when joint access drives cross internal lot lines
Rear lot line parking area	10'	
From edge of conservation area to any building	15'	
From the edge of building to any parking area	10'	

7.6 PARKING

- (a) Adequate off-street parking shall be provided to accommodate all parking needs for employees, visitors and company vehicles on the site. No on-street parking is permitted. If parking requirements increase as a result of a change in use or number of employees, additional off -street parking shall be provided to satisfy the intent of this section.
- (b) The minimum parking standard shall be either the Brevard County standards or the following, whichever is greater unless specific approval to the contrary is granted in writing by DLA:
 - (1) Medical or Dental - one (1) parking space for each 300 square feet of gross floor area used for medical or dental office space plus one (1) parking space for each employee.
 - (2) General Office - one (1) parking space for each 250 square feet of gross floor area.
- (c) Adequate off-street loading areas shall be provided and shall be properly marked.

- (d) At least one (1) (or more if required by Brevard County) of the required off-street parking spaces shall be designed for the handicapped and properly marked. It shall be located near the front entrance of the building and shall have accessibility to a curb ramp or curb cut to allow direct access to the building so that users will not be compelled to wheel behind parked vehicles. These spaces shall be designed to meet Brevard County requirements.
- (e) Parking spaces and aisles shall meet the requirements of Brevard County.
- (f) All parking lot edges shall be curbed in accordance with Exhibit 4 of these standards.
- (g) Wheel stops shall not be utilized.
- (h) The perimeter of all parking areas shall be screened from the public's view in accordance with Exhibits 3A and 3B of these standards.
- (i) Plans for the configuration of the parking areas on the site shall be submitted to DLA for approval.

7.7 TRASH RECEPTACLES, DUMPSTERS, AND MATERIAL STORAGE

- (a) Trash receptacles, dumpsters, and loading areas shall be located toward the rear of the site and screened from adjacent parcels.
- (b) Receptacles and dumpsters shall be screened with an opaque enclosure of similar material as the main structure. These sites shall be easily accessible for easy removal of refuse.
- (c) Following completion of any building(s), no materials or equipment shall be stored in an open area visible from off-site.

7.8 OPEN SPACE

- (a) The minimum open space required by Brevard County shall be provided on each development parcel.

7.9 WALKWAYS

- (a) Each property owner shall develop a walkway along their right-of-way frontage in accordance with the Master Boulevard Plan. An access walkway shall also be provided from the right-of-way into the site.

- (b) Walkways should connect to other walkways on the adjacent parcels, as well as to all primary structures.
- (c) All walkways shall be a minimum of 5 feet wide, and constructed of concrete as detailed in Exhibit 5.

7.10 BUILDING APPROACHES

- (a) Building approaches shall be designed to provide convenient, barrier-free access to the primary entrance of each building.
- (b) Building approaches shall be constructed as shown in the typical site plan, Exhibits 3A and 3B.

7.11 SITE DESIGN DETAILS/SPECIFICATIONS

The following specifications and/or details shall be incorporated into the design of each parcel:

<i>Item</i>	<i>Specification</i>
(a) Asphalt	ACSE Type III or S-3, minimum 1 1/2-inch thick over minimum 6-inch limerock or soil cement base, over minimum 8-inch stabilized, compacted subgrade.
(b) Curbing	FDOT Roadway and Traffic Design Standards Type F (curb and gutter) or Type D (see Exhibit 4).
(c) Striping	White.
(d) Sidewalks	5-foot wide concrete walks with tooled construction joints at 5-foot o.c., expansion joints at 20-foot o.c., finished with a light broom finish (see Exhibit 5).

7.12 SAFETY

Lot Owners should consider the following site design guidelines in order to create the safest environment possible for employees and visitors (source: "Crime Prevention Through Environmental Design"; Bureau of Crime Prevention and Training; Office of State Florida Attorney General):

- (a) Limit access to private spaces, such as side and rear yards, through the use of fences and landscaping.

- (b) Allow for unobstructed views and easy access to public spaces to maximize natural surveillance and to increase the perception of risk to offenders. Provide adequate lighting and maintain landscaping with a high understory.
- (c) Provide barriers between conflicting activities, such as auto and pedestrian movements, through the use of curbs, sidewalks, and landscaping.
- (d) Provide parking and exterior stairs close to buildings and/or within the view of adjacent buildings for natural surveillance.

7.13 HANDICAPPED ACCESSIBILITY

Lot Owners should insure continuous barrier-free accessibility on each site between forms of transportation, site elements, and building entries.

VIII. LANDSCAPING

8.1 LANDSCAPE CONCEPT

- (a) The landscape concept for Baytree Corporate Park is to create a campus-like setting in the midst of a pine/oak forest. Plant materials selected for the landscape palette are those commonly used throughout Brevard County. These are low maintenance, drought resistant plants, well suited for the soil and weather conditions of the area.
- (b) The Lot Owner's Landscape Architect should strive to design the site in accordance with the overall landscape concept.
- (c) DLA prefers for site developers to retain existing trees and material vegetation. Preservation of existing plant material must be substantial for required new plantings.

8.2 GENERAL REQUIREMENTS

- (a) All unpaved areas and areas reserved for future expansion and/or use shall be landscaped and irrigated in accordance with acceptable landscaping standards and only after the written approval of DLA has been given.

- (b) All trees, plants and shrubs shall be varieties that are adaptable to the local soil and climate condition, and, in the sole judgement of DLA, shall blend with existing natural growth and shall be compatible with adjacent landscaped areas. No person shall remove any live tree with a trunk of 6 inches or more in diameter (as measured 4.5 feet abovegrade) without the prior written consent of DLA. Further, sufficient evidence shall be given to DLA to show that the proposed development adjacent to any such existing tree will not adversely affect their form, character or abilities to survive. Site planning and design shall save existing tree cover wherever possible.
- (c) All landscaped plans shall be designed by a Registered Landscape Architect licensed to practice in the State of Florida.
- (d) All landscape work proposed for the site shall have the prior written approval of DLA.
- (e) No landscaping installation shall obscure sight distances in a manner that will create a traffic hazard at access areas.
- (f) All storage areas, garbage dumpsters, transformers, cooling towers, air conditioning equipment, electrical boxes, backflow preventers and other exterior equipment shall be effectively screened from the public view. If planted material is used for screening, it shall be installed at a minimum height of two (2') feet and shall form a three (3') foot or higher continuous, unbroken, visual screen within a maximum of one (1) year after planting. The planted material shall be a species which in Brevard County, Florida normally achieves a mature height of at least the height of the object to be screened.
- (g) Once written approval is granted for a final landscape plan, the person or entity with possessory interest in the property shall be responsible for ensuring that the landscape plan is executed in accordance with the plans and for the replanting of any plant material or tree that, regardless of cause, dies or is damaged.
- (h) All landscaping shall be complete by the time the building receives a certificate of occupancy.

8.3 PARKING LOT PERIMETERS

- (a) A semi-opaque buffer is required around parking lot perimeters consisting of a minimum of 5 shade or flowering trees for each 100 linear feet of perimeter.

- (b) A continuous massing of shrubs shall also be provided, consisting of a minimum 40 shrubs per 100 linear feet.
- (c) Where the perimeter of one parking lot abuts another, such as in areas adjacent to internal property lines, the design and selection of plant materials shall be coordinated between the two sites to appear as one planting mass.

8.4 PARKING LOT MEDIANS AND ISLANDS

- (a) Parking lot medians and islands should be planted to create as much shade as possible over the entire parking lot, and to provide visual interest.
- (b) No more than eight parking spaces shall be provided without a landscaped median or island.
- (c) Medians and islands shall be backfilled with a good quality planting soil mix and slightly crowned at a minimum 2% slope to provide positive drainage and visual interest.
- (d) A minimum of 2 shade trees shall be provided in each median and island.
- (e) Medians shall be planted with sod, groundcover, shrubs or any combination of the three.

8.5 OPEN SPACES

- (a) Open spaces throughout the site shall be planted with a minimum of 1 shade or flowering tree per 350 square feet of open space or fraction thereof. Presentations of existing trees shall be credited towards this requirement.
- (b) Massing of trees is encouraged to contribute to the overall landscape concept.

8.6 BUILDINGS

Landscaping around buildings shall be designed to complement the architecture, provide a setting for the building, and provide a transition into the campus landscaping.

8.7 IRRIGATION

- (a) All development sites shall be 100% covered with a fully automatic irrigation system.
- (b) The irrigation system shall be capable of tying into a wastewater reuse system when available.

8.8 LANDSCAPE GRADING

- (a) Harsh grading will not be permitted; no slopes shall exceed a 4:1 ratio.
- (b) Landscape berms are encouraged as a manner of visually screening parking lots and other potentially non-desirable uses from pedestrian activity and circulation areas.
- (c) Berms in buffer yards and other areas that are linear in dimension shall be linear in form.
- (d) Horizontal side slopes shall be no greater than 3 horizontal to 1 vertical. The end slope of berms shall be no greater than 6 horizontal to 1 vertical. The crown of a berm shall extend for a minimum of 50 feet. The crown is defined as the area within 1 foot of the high point of the berm.
- (e) The berm shall be designed in a curvilinear free form manner.

8.9 PLANT MATERIALS

For consistency in the landscape design of all plant material shall be selected from the following approved plant list unless otherwise determined by DLA.

All plant material shall equal or exceed the standards for Florida No. 1 as given in "Grades and Standards for Nursery Plant," Part I, 1963 and Part II State of Florida Department of Agriculture and Consumer Services, and any amendments thereto.

UPLAND MATERIAL - Minimum size at planting.

Street Trees - spaced 30 feet on center; 2"-2 1/2" caliper, 10-12 feet height, 4-5-foot spread, container grown in 30 gallon container.

Live Oaks (*Quercus Virginiana*)

Shade/Trees - 2"-2 1/2" caliper, 10-12 feet height, 4-5-foot spread, container grown in 30 gallon container.

Drake elm (*Ulmus parvifolia* 'Drake')

Laurel Oak (*Quercus laurifolia*)

Live Oak (*Quercus virginiana*)

Red Maple (*Acer rubrum*)

Southern Magnolia (*Magnolia grandiflora*)

Sweetgum (*Liquidambar styraciflua*)

Sycamore (*Plantanus occidentalis*)

Palms - 8 feet height overall, except as noted

Cabbage Palm (*Sabal palmetto*), 6' c.t.

Canary Island Date Palm (*Phoenix canariensis*)

Pindo Palm (*Butia capitata*)

Washington Fan Palm (*Washingtonia robusta*)

Accent/Flower Trees - 1 1/2"-2" caliper when standard and 1"-1 1/2" caliper when multi-trunk, 10-12 feet height, 4-5-foot spread, container grown in 30 gallon container.

Drake Elm (*Ulmus parvifolia* 'Drake')

Crape Myrtle (*Lagerstroemia indica*)

East Palatka Holly (*Ilex attenuata* 'East Palatka')

Ligustrum Tree (*Ligustrum japonicum*, *L. lucidum* in trade)

Loquat (*Eriobotrya japonica*)

Savannah Holly (*Ilex attenuata* 'Savannah')

Southern Wax Myrtle (*Myrica cerifera*)

Pines - 8' - 10' height

Longleaf Pine (*Pinus palustris*)

Slash Pine (*Pinus elliotii*)

Shrubs/Accent Plants - 3 gallon, container grown.

Azaleas (*Rhododendron* species)
Camellia (*Camellia japonica*)
Coontie (*Zamia pumila*)
Crinum Lily (*Crinum Asiaticum*)
Dwarf Horned Holly (*Ilex cornuta* 'Rotunda')
Dwarf Yaupon (*Ilex vomitoria* 'Nana')
Gardenia (*Gardenia* species)
White Indian Hawthorn (*Raphiolepis indica* 'Alba')
Japanese Yew (*Podocarpus macrophylla*)
Juniper (*Juniperus* species)
Lady Palm (*Rhapis excelsa*)
Ligustrum (*Ligustrum* species)
Nandina (*Nandina domestica*)
 Philodendron (*Philodendron selloum*)
Pittosporum (*Pittosporum tobira*)
Sago Palm (*Cycas revoluta*)
 Sandankwa (*Viburnum suspensum*)

Groundcover - 1 gallon container grown.

African Iris (*Iris vegeta*)
Blue Lily-of-the-Nile (*Agapanthus africanus*)
Blue Pacific Juniper (*Juniperus chinensis* 'Blue Pacific')
Boston Fern (*Nephrolepis exaltata*)
Cast-iron Plant (*Aspidistra elatior*)
Daylilies (*Hemerocallis* species)
Dwarf Shore Juniper (*Juniperus conferta* 'Compacta')
Giant Lilyturf (*Liriope muscari* 'Evergreen Giant')
Holly Leaf Fern (*Cyrtomium falcatum*)
Algerian Ivy (*Hedera canariensis*)
Lilyturf (*Liriope muscari*)
Mondo Grass (*Ophiopogon japonicus*)
Parson's Juniper (*Juniperus chinensis* 'Parsonii')
Periwinkle (*Vinca major*)
Society Garlic (*Tulbaghia violacea*)

Grass - Solid Sod.

St. Augustine Floratam (*Stenotaphrum secundatum* 'Floratam')

LOWLAND MATERIAL ONLY - near water edges - minimum size at planting.

Trees - 1½"-2" caliper, 8-10 feet height, 3-foot spread.

Bald Cypress (*Taxodium distichum*)
Carolina Willow (*Salix caroliniana*)
Dahoon Holly (*Ilex cassine*)
American Hornbeam (*Carpinus caroliniana*)
Loblolly Bay (*Gordonia lasianthus*)
Pond Cypress (*Taxodium ascendens*)
Red Ash (*Fraxinus pennsylvanica*)
Sugarberry (*Celtis laevigata*)
Swamp tupelo (*Nyssa biflora*)
Sweet Bay (*Magnolia virginiana*)
Sweet Gum (*Liquidambar styraciflua*)
Water Ash (*Fraxinus caroliniana*)
Water Locust (*Gleditsia aquatica*)

Shrubs - 3 gallon container.

Buttonbush (*Cephalanthus occidentalis*)
St. Johns-Wort (*Hypericum fasciculatum*)
Swamp Dogwood (*Cornus stricta*)
Water-Willow (*Justicia ovata*)
Wax Myrtle (*Myrica cerifera*)

Grasses/Forbs - 1 gallon or sprigs.

Alligator Weed (*Alternanthera philoxeroides*)
Bladderwort (*Utricularis* spp.)
Bulrush (*Scirpus* spp.)
Coon-tail (*Ceratophyllum demersum*)
Maidencane (*Panicum hemitomon*)
Swamp Fern (*Blechnum serrulatum*)

Unacceptable Landscape Materials - not to be used.

Arbor Vitae (*Thuja orientalis*)
Australian Pine (*Casuarina* spp.)
Brazilian Pepper (*Schinus* spp.)
Chinaberry (*Melia azedarach*)
Eucalyptus (*Eucalyptus* spp.)
French Mulberry (*Morus alba*)
Jacaranda (*Jacaranda mimosifolia*)
Mimosa (*Albizia* spp.)
Peltophorum (*Peltophorum pterocarpum*)
Punk Trees (*Melaleuca* spp.)
Queen Palm (*Syagrus romanzoffiana*)

IX. SIGNAGE

9.1 SIGNAGE CHARACTER

Signage is critical to establishing the quality and professional image of Baytree Corporate Park. The following signage standards outline the sizes and materials of the Baytree Corporate Park signage system.

9.2 GENERAL STANDARDS

- (a) All signage will be subject to review and approval by DLA.
- (b) All traffic operational signs shall be consistent with the standard system utilized by Brevard County.

9.3 PROJECT SIGNAGE

- (a) The Master Developer shall construct project signs at the intersection of Wickham Road and Capron Trail.
- (b) The Master Developer shall construct traffic and directional signs as needed throughout the project.

9.4 INDIVIDUAL LOT SIGNAGE

9.4.1 *Site Identification/Entry Signs*

- (a) The design theme and material selection of site identification/entry signs shall be compatible with the major project signs.
- (b) Only one free-standing site identification/entry sign shall be permitted per site. This site shall not exceed 4 feet in height or 32 square feet of surface area per side.

9.4.2 *Building Mounted Signs*

- (a) All building mounted signs shall be reviewed and approved by DLA.

9.4.3 *Temporary Site Signs*

Temporary site signs not exceeding 32 square feet of surface area are permitted. They shall conform to the requirements specified by DLA. All construction trade and professional consultant identification shall occur on the temporary site signs. No individual construction signs will be permitted.

9.4.4 INTERNAL SITE SIGNS

- (a) Internal site signs (handicapped, deliveries, no parking, directional, etc.) must be designed as a unified package, consistent with the major project signs.
- (b) Signs constructed after the completion of site development (as the need arises) should be consistent with the initial site signage and must be submitted to DLA for review and approval.

9.5 PROHIBITED SIGNS

- (a) Flashing signs, advertising signs, billboards, portable signs, and pylon signs are prohibited.
- (b) Any sign not approved by DLA is prohibited.

9.6 COUNTY STANDARDS

- (a) All signage shall meet the requirements of Brevard County.

X. LIGHTING

10.1 LIGHTING CHARACTER

The daytime appearance of the light poles and fixtures at Baytree Corporate Park will emphasize the quality, professional theme of the project. The actual night lighting should provide for the safety of tenants and visitors, while projecting a warm, pleasing image. Lighting should also enhance the buildings and surrounding landscape.

10.2 GENERAL STANDARDS

Building and signage lighting shall be reviewed by DLA on a project-by-project basis. All other lighting shall conform to the following standards.

10.3 PROJECT LIGHTING

The Master Developer shall install Roadway Lighting Standards along Baytree Corporate Park rights-of-way.

10.4 ROADWAY/PARKING LOT LIGHTING

Wherever the Roadway Lighting Standard is not utilized, the Lot Owner shall install a Parking Lighting Standard that is compatible in appearance, materials, and light color with the Roadway Lighting Standard. Parking lot lighting standards shall not exceed a height of 25' above grade.

10.5 OTHER PEDESTRIAN/LANDSCAPE LIGHTING

Uplighting of trees and other landscape features is encouraged. Bollard type units are acceptable in entry and plaza areas. In pedestrian areas, cut-off fixtures with a maximum 12-foot mounting height are permitted. These fixtures and poles shall be consistent in materials, light color, and general appearance with other site signage and lighting.

XI. MAINTENANCE

11.1 GENERAL

Lot Owners are responsible for properly maintaining all improvements within their property, including buildings, paving, lawns and plantings.

11.2 BUILDINGS

Building maintenance will vary according to the exterior materials used. Regardless of the exterior finishes, all buildings shall remain clean and free of dirt, leaves, and stains. Buildings shall be refinished as necessary to maintain an attractive appearance.

11.3 PAVING

Paved surfaces shall be swept and/or vacuumed daily and kept free of tree litter at all times. Stains, spills, gum and other foreign objects should be spot treated as they occur. Cracked or damaged paving should be removed and replaced if it is unsightly or creating a safety hazard.

11.4 LITTER CONTROL

Litter receptacles should be emptied daily. Litter should also be collected from lawns, plant beds, and pedestrian areas.

11.5 LANDSCAPE MAINTENANCE

(a) **General:** Maintain all lawns and plantings in a healthy, vigorous and attractive condition.

(b) ***Lawn Maintenance***

(1) ***Mowing:*** Mow all lawn areas at a height of 3" with a rotary mower. From March through October, mow all lawn areas weekly. From November through February, mow all lawn areas bi-weekly. Mowing wet grass shall be avoided.

(2) ***Fertilizing:*** Apply granular 16-4-8 fertilizer with micronutrients at one pound nitrogen per 1000 square feet. Apply in March, June and September.

- (3) *Weed Control:* Apply weed control in late fall and early spring using chemical and mechanical means to prevent weeds and undesirable grasses from encroaching into lawn areas. Apply spot treatments as necessary to control localized weed problems.
- (4) *Insect Control:* Apply insect control as required. Apply spot treatments as necessary to control localized insect problems.
- (5) *Edging:* Edge weekly adjacent to all curbs, walks and buildings, and bi-weekly around all plant beds and trees. Edging shall be performed with rigid blade edging equipment or manual hand edger only. Weedeaters shall not be used for edging purposes.
- (6) *Debris Removal:* Rake and clean all lawn areas of clippings, leaves, sticks, twigs, and all litter after each mowing. Dispose of materials cleaned from grounds off-site.
- (7) *Watering:* Water lawn areas at the rate of 1/2" per application, three times per week. Watering shall normally be performed by the automatic irrigation system. Water manually during times of unforeseen irrigation system shutdown. During periods of regular or prolonged rain, manually override the automatic system as necessary to prevent over-watering.
- (8) *Sod Repair:* In areas where sod has been damaged or become worn, remove damaged sod back to healthy sod, loosen soil, re-grade and re-sod. Provide additional topsoil if necessary. Blend so that seams between existing sod and new sod are not visible.

(c) Tree, Shrub and Groundcover Maintenance

(1) Pruning and Trimming:

- (a) *Trees:* Prune all trees to remove dead, broken, or infected branches, suckers, vines and dead or decaying stumps and all other undesirable growth. Perform cosmetic pruning, in addition to the above to enhance the appearance of specific trees. Perform all pruning in accordance with American Association of Nurserymen standards and recommendations.

- (b) *Palms*: Prune all palms to remove dead or substantially brown fronds only.
- (c) *Shrubs*: Prune and trim shrubs loosely to maintain the natural character of the species and to remove wayward shoots and branches which detract from the plants appearance.
- (d) *Groundcovers*: Do not trim or prune groundcovers unless directed by the Owner's representative in specific instances.

(2) *Fertilization*:

- (a) *Trees*: Fertilize all trees three times yearly: March, June and September in the following amounts:

Caliper (Dia.) Pounds of Fertilizer

2"	3 lbs
3"	6 lbs
4"	10 lbs
5"	15 lbs
6" and more	4 lbs per inch of dia.

Place fertilizer in equal amounts in 10"-12" deep holes spaced approximately two feet apart in concentric circles beginning two feet from the base of the tree.

- (b) *Shrubs and Groundcovers*: Fertilize all shrubs and groundcovers by broadcasting over beds three times a year. Fertilize in March, June and September at the rate of 1-1/2 to 3 lbs. per 100 SF.
- (c) *Palms*: Fertilize all palms during April and September. Fertilizer by broadcasting under foliage canopy at the rate of 1 lb. per inch of palm trunk diameter.

(3) *Mulching*:

- (a) Maintain a 2" to 3" layer of mulch in all plant beds and around all trees in lawn areas. Replenish to proper depth when necessary.

- (b) Limit mulching to routine periodic top-dressing to maintain an attractive appearance of plant beds. Major re-mulching necessitated by washouts, foot traffic and other unforeseen circumstances shall be compensated for on a pre-negotiated basis.
- (4) Weed Control: Remove weeds mechanically in all plant beds and paved areas as soon as they appear. Do not use herbicides to control weeds in plant beds.
- (5) Insect Control: Control insect pests which infest plant materials, and control ant mounds which may occur in landscaped areas.
- (6) Plant Replacement: Replace defective trees, shrubs and groundcovers with plants that match the specifications of adjacent existing plant materials of the same species.

11.6 IRRIGATION SYSTEM MAINTENANCE

- (a) General: Maintain the irrigation system in an optimum operating condition.
- (b) Periodic Adjustment: Monthly: Inspect and adjust the complete system, including but not limited to: adjusting spray patterns, adjusting riser heights, cleaning clogged nozzles, and straightening sprinklers as necessary to keep the system in an optimum operational state.
- (c) Seasonal Adjustment: Adjust the controller timing to coincide with seasonal water demands.
- (d) System Repair
 - (1) Replace malfunctioning equipment and repair leaking and broken pipes immediately upon discovery or notification.
 - (2) Restore washed out grades and plantings to their original condition. Provide additional topsoil if necessary.

BAYTREE CORPORATE PARK PROPERTY
OWNER'S ASSOCIATION, INC. (The "Association")

RESOLUTION OF THE BOARD OF DIRECTORS

WHEREAS, Section 1 of Article VII of the Declaration of Covenants and Restrictions for Baytree Corporate Park provides that the Board of Directors of Association has the power and authority to amend from time to time the Design Standards of the Association.

WHEREAS, the Board of Directors of the Association desire to make certain amendments to the Design Standards as provided hereinbelow.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Association hereby adopts the following amendments to the Design Standards.

1. Section 6.6 The following new sentence shall be added at the beginning of section 6.6: "The following restrictions on antennas and satellite dishes shall apply to all of Baytree Corporate Park, except to the extent any restriction or portion thereof is now or hereafter preempted by law or otherwise rendered unlawful."

2. Section 8.9 The following new sentence shall be added at the end of section 8.9: "Notwithstanding anything in this section 8.9 to the contrary, Bahia sod may be planted in drainage swales and Common Areas."

3. Section 9.4.1. Section 9.4.1 is revised to read in its entirety as follows:

9.4.1 Site Identification/Entry signs

(a) All site identification/entry signs shall be reviewed and approved by the Architectural Review Committee of the Association prior to the commencement of construction or installation of such signage. The design theme and material selection of site identification/entry signs shall be compatible with the major project signs.

(b) Only one freestanding identification/entry sign shall be permitted per site. For lots facing Wickham Road, such sign shall comply with the size and height requirements imposed by Brevard County. For all other lots in Baytree Corporate Park, such signs shall not exceed six (6') in height or forty-five feet in surface area; provided, however, that the Board of Directors of the Association may on a case by case basis grant variances to such height and surface area restrictions.

4. DLA. All references in the Design Standards to "DLA" shall mean and refer to the Architectural Review Committee of the Association.

UPON A MOTION DULY MADE AND SECONDED, the Board of Directors hereby approves this Resolution the ____ day of November, 2001.

Secretary

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