

Prepared by/Return to:
McCabe/Ronsman
110 Solana Rd., Ste. 102
Ponte Vedra Beach, FL 32082

Coastal Oaks at Atlantic Beach Owners Association, Inc.

ARCHITECTURAL GUIDELINES

I. FENCING

- a. All fences must start at least 8 ft. back from the front corners of the home. Fences must generally extend to property lines on all sides or top of the lake bank when applicable. Applications to install fences must be submitted for approval and two copies of the site plan, showing the location of the fence must be included in the submission. The material, style, gate location, and color of the fence need to be indicated on the submittal. The only fence types allowed are a 6 ft. white vinyl fence and, for the lake front and preserve lots, a 4' open picket white vinyl or black aluminum along the rear. Wooden fences are not allowed.
- b. On lake front lots, fences are discouraged. However, they will be considered on a case by case basis provided that the only type of fencing allowed will be a 6 ft. vinyl fence along the sides and the side fence panels should taper to a 4 ft. open picket white vinyl or black aluminum style within the last 8 ft. before intersecting with the rear fence line. A rear gate will be required for homeowner's access to maintain the pond bank per the Covenants, Conditions, & Restrictions.

II. AIR CONDITION UNITS

It is preferred that air condition units be installed at the rear of each home. If the unit is installed in a side yard, it must be screened from view with landscaping.

III. BASKETBALL BACKBOARDS

The basketball pole must be black or dark brown and the backboard must be clear or white. A copy of the site plan, showing the location of the backboard, needs to be submitted along with the submittal form. Portable poles must be stored next to the house when not in use. Basketball backboards will not be permitted adjacent to the street or on a cul-de-sac.

IV. PLAY SETS

All play sets must have prior written approval from the Architectural Review Board and must be located in the rear yard.

V. POOLS AND SCREEN ENCLOSURES

All pools and screen enclosures require approval prior to construction. Two complete sets of plans, furnished by the contractor, need to be submitted - one will be retained in the files and one returned. Pool equipment must be screened from view with landscaping. If the pool is not screened, the yard must be fenced in compliance with these ARB Guidelines. No above ground pools are permitted.

VI. SATELLITE DISHES

Satellite dishes of up to one meter in diameter will be permitted as long as they are mounted toward the rear of the house. A site plan must be submitted with the application showing where the dish will be located. Approval may be conditioned upon requiring landscape or other screening to shield the dish from view, provided an acceptable quality signal is receivable.

~~VII. ADDITIONS~~

All additions require approval prior to construction. Four complete sets of plans, furnished by the contractor, need to be submitted - one will be retained in the files and three returned. Plans should include all elevations and materials to be used.

VIII. SIGNAGE

Lots will be permitted to have one (1) "For Sale" or "For Rent" sign at any given time. Signs shall be no larger than 18 inches x 24 inches.

IX. STORAGE BUILDINGS/SHEDS

Storage sheds and other "out" buildings are not permitted.

X. WASTE RECEPTACLES

Waste receptacles (including recycling) must be kept in a manner screened from view except when placed on the curb for collection. The screening shall consist of a white vinyl fence, four feet high, extending three feet perpendicular to the side plane of the house. Owners must submit an application to the ARB for approval along with a site plan showing the location and dimensions of the proposed screening fence. Waste receptacles may be placed on the curb for collection from 6:00 p.m. on the day preceding collection and must be returned to the screened storage location by 8:00 p.m. on the day of collection.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 28th day of April, 2020.

Developer
Buccaneer Beach, LLC.

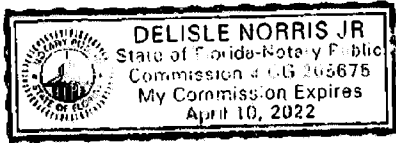
[Signature]
Signed

JAMES WATSON
Printed

As its Managing Member

STATE OF FLORIDA
COUNTY OF Duval

The foregoing instrument was acknowledged before me by means of physical presence or online notarization this 28th day of April, 2020, by James Watson, as Managing Member of Buccaneer Beach, LLC.



[Signature]
(Signature of Notary Public – State of Florida)
(Print, Type, or Stamp Commissioned Name of Notary Public)

Personally Known or Produced Identification
Type of Identification Produced: _____