



Architectural Guidelines

February 9, 2023
Version 2.15

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Section 1 – Introduction to Ashley Plantation

Introduction

Ashley Plantation is located along Quintette Road, three miles west of “Five Points” (intersection of Quintette and Woodbine) This upscale, master planned, community offers everything from patio-sized lots to expansive 4-acre tracts.

As a managed community these Architectural Guidelines exist to ensure that homes are constructed and existing homes maintained to a standard that preserves the beauty of this scenic, secluded subdivision and also preserves the investment homeowners made in their property.

Purpose of the Architectural Guidelines

Intent

The intent of these Architectural Guidelines is twofold. For new home construction the guidelines create a set of standards of construction to ensure that each home is quality built and each finished home compliments the look and feel of all other homes in the subdivision. After construction has been completed the guidelines provide homeowners with standards needed to insure that added amenities and landscaping preserve the quality and appearance of the home.

Interpretation

Interpretation of conformance to the Architectural Guidelines is the duty of the Architectural Review Committee (“ARC”) for the Ashley Plantation, or of individuals or companies specifically designated by the ARC.

Enforcement

Enforcement of the guidelines shall be the responsibility of the Architectural Review Committee (ARC), unless it defers to the Board of Directors of the Association.

Maintenance

Homeowners are expected to keep their property maintained and in conformance with the Architectural Guidelines. The ARC shall enforce and may seek the opinion of others in determining nonconformance.

Submittal and Review Process

Construction Requiring Submittal and Review

All new houses are required to submit plans and provide the necessary items for the Review Process which shall include:

Drawings Required

Site Plan

The site plan should have the following information:

- Property lines
- Building setback lines
- House and accessory structures
- Driveways and other site improvements
- Pools
- Fencing
- Sidewalks

Landscape Plan

The landscape plan should have the following information:

- Property lines
- House and accessory structures
- Driveways, walkways, and paving
- Trees, both existing and new (see section 4). Plans must indicate height of trees.
- Plantings, including height where applicable
- Sodded areas
- Irrigation plan

Floor Plans

The floor plans should have the following information:

- Dimensioned floor plans for each level
- Elevations of slabs and floors

Roof Plan

The roof plan should show all roofing surfaces and the direction of water flow.

Elevations

The elevations should have the following information:

- All elevations should be shown (minimum of 4)
- Materials drawn to scale
- Actual windows and doors to be used
- Overall building height
- Chimneys, arbors and other accessories

Wall Sections

The wall sections should contain the following information:

- Materials used
- Slab and adjacent grade elevations

Exterior Details

Exterior details should contain the following information:

- Materials used
- Finish of materials

Door and Window Schedules

Door and window schedules should contain the following information:

- Manufacturer and product number
- Sizes
- Style including mullion patterns and glass patterns

Exterior Materials List

Exterior materials list should contain specifications for all exterior materials used on the project and include the Florida Building Code # and colors.

Additions and Renovations

Additions and Renovations to houses and structures are required to submit plans and provide the necessary items for the Review Process. Minor Improvements that do not require drawings may be eligible for an Accelerated Review. The ARC will conduct the Accelerated Review but may solicit the services of others. If it is unclear whether the project should be treated as an Addition and Renovation or a Minor Improvement, please contact the ARC.

Drawings Required

Site Plan

The site plan should have the following information:

- Property lines
- Building setback lines
- House and accessory structures
- Driveways and other site improvements
- Pools
- Fencing
- Sidewalks

Landscape Plan (must be provided no later than 30 days prior to the renovation or addition being completed)

The landscape plan should have the following information:

- Property lines
- House and accessory structures
- Driveways, walkways, and paving
- Trees, both existing and new (see section 4). Plans must indicate height of trees.
- Plantings, including height where applicable
- Sodded areas
- Irrigation plan

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Exterior details should contain the following information:

Materials used

Finish of materials

Door and Window Schedules

Door and window schedules should contain the following information:

Manufacturer and product number

Sizes

Style including mullion patterns and glass patterns

Exterior Materials List

Exterior materials list should contain specifications for all exterior materials used on the project and include the Florida Building Code # and colors.

Submissions

Submission of plans for review should be delivered to the Architectural Review Committee at the address below:

Ashley Plantation Architectural Review Committee
c/o Liberty Community Management
38 S. Blue Angel Parkway #136
Pensacola, FL 32506
ARC@LCMFL.COM

Review Fees

At this time there are no review fees required for new construction, additions, renovations or minor improvements.

Review Process

All requests for new construction by private lot owners must be submitted to the Architectural Review committee for review and the committee shall grant final approval of the home plan and the proposed completion dates. All requests for remodeling and/or additions to the home must also be submitted for review and the committee shall also grant final approval of the plans and proposed completion dates. Lastly, additional amenities and landscaping needs that are covered in this document must also be submitted for review and approval

Performance of Work

Once approval for construction is granted by the ARC, the project should begin as promptly as possible and must be completed within a 9-month timeframe from the date the Architectural Review request was approved. If the work effort cannot be completed by the date the committee approved the request, a revised Architectural Review request must be submitted to the ARC requesting re-approval of the project and a new completion date.

Appeals Process

If a request made to the Architectural Review Committee is found to not conform to the Architectural Guidelines the requestor may submit a written appeal to the Committee stating why the request should be granted or an exception granted. Based on the written appeal, approval may be subsequently granted or again denied. If denied the requestor may make a second written appeal to the Board of Directors who will examine the original denial and denial of the first appeal and determine if a reasonable outcome is available or whether the existing denial should be upheld.

Complaints

In the event that an owner feels another property owner has violated or not conformed to the Architectural Guidelines, he or she shall report the violation using the online form located on the associations website.

Section 2 – Planning Considerations

Square Footage Requirements

Minimum square footages of heated and cooled living space vary by the size of lots.

Approx. lot size (acres) or type of lot	Living space SF	First floor living space SF if multistory
Patio (Blocks A thru D)	1500	800
1/2	1800	1000
3/4	2200	1200
1	2500	1500
2	2600	1800
4	3000	2000

Setbacks

Lot Setbacks vary by size of lots. No residential dwelling shall be constructed on any Lot or building site in the Subdivision which does not conform to the setback lines shown on the recorded Plats. However, an automatic waiver of 10% of any setback requirement on the Plats is hereby granted for unintentional violations, so long as they do not violate any county code requirements. For each Lot located within the subdivision, the setbacks are:

Patio Lots:

Front- 20 feet
Rear- 15 feet

Side- 15% of front at property line, except on a corner or cul-de-sac, which shall then be 15% at the front set back line, provided, however, the setbacks for any corner Lot shall be determined based upon building orientation according to the Santa Rosa County, Florida, Land Development Code.

1/2 Acre and Larger Sized Lots:

Front- 30 feet

Rear- 25 feet

Side- 15 % of front at property line, except on a corner or cul-de-sac, which shall then be 15% at the front set back line provided however, the setbacks for any corner Lot shall be determined based upon building orientation according to the Santa Rosa County, Florida, Land Development Code.

Section 3 – Architectural Considerations

Style

Style Restrictions

The overall style of homes in the development is not meant to be restrictive. Owners are encouraged to employ varying styles in order to make a diverse development. While no single style is mandated, it is the responsibility of the owner to have their home appropriately designed for the development. The design should both complement the neighborhood and support the theme of Ashley Plantation; however, the ARC reserves the right to reject (reasonably) any style or development plan.

The following provisions shall help determine appropriate designs. If a particular design or style is in question, the lot owner can consult with the ARC prior to having plans drawn. This may involve consulting fees payable to the ARC by the owner. (See Review Fees in Section 1)

Proportions and Shapes/Composition

The overall composition of the house and accessory structures shall be consistent. Blending of design styles is discouraged unless addressed by the ARC. All buildings are to consider proper proportions and shapes for the particular style. Irregularities throughout the design may be called into question by the ARC.

Originality/Repetition

In order to accomplish diversity within the development, the repetition of the same house design is limited. Repeated house designs are discouraged but can be used with the following provisions. Repeated designs cannot occur within 6 lots of a similar design. Mirrored house plans shall be considered repeated designs. When repeated designs are across the street from the original, the repeated house shall not be visible from the original house.

Colors

If house plans are repeated within the development, the color scheme must be different from the original house. This may involve changing brick color, siding color, trim color, windows, doors, etc. Also, house and roofing colors should be different from those houses in close proximity.

Propane Tanks

Propane tanks must be screened with materials described in the “Screening” section found in Section 4 of this guideline and must be reviewed by the Architectural Review Committee.

Crawlspace

Crawlspaces beneath houses are strictly forbidden.

Exterior Materials

Preferred Materials

Brick, natural stone, or approved manufactured stone
Hardcoat Stucco with integral color
Painted – pressure treated wood, Cedar and similar wood accents
cement siding products such as Hardy-Board
Vinyl Siding will be discouraged as a covering for an exterior wall

Material Continuity

All sides of houses shall have “Material Continuity”. This means that all materials shall wrap around the house and be integrally designed.

Chimneys

Chimneys shall be constructed of materials that are used elsewhere on the house exterior. Chimney screens and shrouds should be used to hide the Chimney Cap.

Eaves

Vinyl Siding or other approved materials may be used on the underside of eaves, balconies, and porches.

Columns

Columns may be constructed of wood, stucco or similar materials. Vinyl columns will not be accepted.

Floor Elevation

Finish floor elevations of all houses shall be a minimum of 16" above finished grade. This will be measured at the front entry after all construction and site grading is complete.

Colors

All colors must be approved by the ARC. Color submittals are to be delivered to the ARC when the plans are submitted.

Front Entry of Home

Front Entry Definition

The design of the house should incorporate a definitive front entry. It should be obvious to the public where the front entry is. The entry should help accentuate the style of the house and have more detail than surrounding areas.

Covered Entry

A covered front entry area of 30 square feet or greater is encouraged. In cases where the architectural style doesn't warrant a covered front entry, the owner may submit plans to the ARC without a covered front entry.

Garage Entry and Doors

Side Entry

Unless a specific exception is granted for unusual circumstances, garages will be for a minimum of two cars. All houses are encouraged to place garage doors on the sides and rear of the house. Front entry garages should be avoided. If a lot size does not allow for a side or rear entry garage, a front entry garage may be necessary. Detached garages may have the garage doors located on the front of the structure. Carports will not be allowed.

Garage Door Height

All garage doors shall have a minimum door height of 7'-0".

Roofing

Style

All roofs are to be designed to support the main house style. Acceptable materials are dimensional shingle, metal (concealed fasteners only), clay tile and similar materials.

Slope

The minimum pitch for roofs is 4:12.

Gutters

Gutters shall be employed in areas subject to excessive water run-off. Water drainage from roofs shall not increase the natural water flow between houses. If gutters are employed, they shall match the style of the house and closely or identically match the trim color of the home.

Solar Panels and Solar Water Heaters

When adding solar Panels or solar water heaters the homeowner must notify the Architectural Review Committee of their location prior to their installation.

Windows

Materials

Windows shall be approved by the Florida Building Code and approved by the ARC.

Storm Shutters and Protection Devices

Architectural Storm Shutters, Concealed Storm Shutters, and removable shutters are acceptable forms of Storm Shutters. Removable storm shutters must be stored inside a structure on the property. Plywood and manually installed Storm Shutters will not be allowed to remain up for more than 2 weeks after a weather event.

Trim

Window Trim shall match the style of the house.

Doors

Exterior Doors

All Exterior Doors shall match the style of the house. Door trim, transoms, and hardware shall match the house style as well. Sliding glass doors shall be of good materials and appearance.

Screen/Storm Doors

A request for adding storm door during construction or as an addition or renovation will require a complete description of the door materials, a photograph of the door as well as a color sample of the screen/storm door itself as well as a color sample of the entry door it will cover. Without exception, all screen/storm doors must be reviewed by the Architectural Review Committee before they are installed.

Exterior Lighting

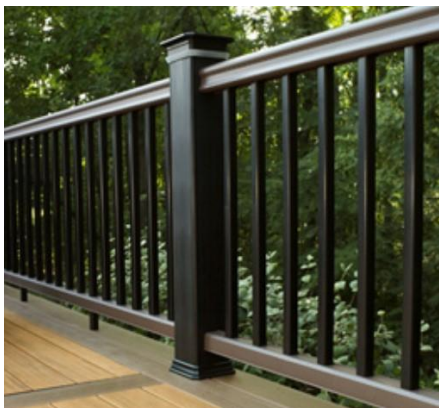
Exterior Lighting shall be installed as not to interfere with adjacent houses, green spaces, streets, and public spaces. Exterior Lighting should be a down-directed cut-off style with little "spray". Accent lighting directed at the house is acceptable. Floodlight style lighting is discouraged.

Awnings

Awnings may be approved provided they match the style of the house. Awnings must be kept in satisfactory condition at all times.

Porch and Deck Railings

New or replacement porch or deck railings must be made from either wood, composite materials, aluminum or vinyl providing that the posts and rails appear to be made from wooden posts and rails. Regardless of whether the materials used are prefinished or not, the color must either match the original railing or match the color of the trim or shutters on the home. Iron or steel railings will not be approved due to the potential for them rusting. Requests for new or replacement railings must be submitted for approval by the Architectural Review Committee and must include a sample photo of the proposed railing along with the color. Like the rest of the home, deck and porch railings must be maintained to a standard that preserves the beauty of the subdivision and investment homeowners have made to their property. An example of a suitable railing (Vinyl) is shown below.



Street Numbering

During the home's initial construction, home builders may decide to place the street number in a discrete location on the front of the home (usually on the trim). If the prospective homeowner wishes to have street numbers of their own choosing installed in a specific location during construction, then a request to do so must be submitted and reviewed by the Architectural Review Committee.

After the initial construction homeowners may place an additional set of street numbers on the designated mailbox. Any additional numbering on the house or elsewhere must be submitted to and reviewed by the Architectural Review Committee.

Curb Address Markers

Curb address markers may be added to a residence providing that the marker is placed adjacent to the mailbox and consists of a white background with black numbers. If desired, the marker may also display the American flag or the military branch logo for those that serve however no other designs, symbols, letters, or other markings will be allowed. Requests for curb address markers must be submitted for approval by the Architectural Review Committee and must include a sample photo of the proposed marker. An example of a suitable curb marker with a military branch logo is shown below.



Exterior Painting

Whitewashing or painting of brick, natural stone or approved manufactured stone or hard coat stucco is **not permitted**.

Painting or staining of pressure treated wood, cedar, cement siding material such as Hardy Board and wood accents is permitted. If the proposed color is the same as the preexisting color on the surface (i.e. touch ups or refreshes) no approval is required. If the proposed color is not the same as the preexisting color, the new color must be approved by the Architectural Review Committee. ARC requests being submitted for approval must include a color sample of the proposed color and any color submitted must be complimentary to adjacent homes and to all homes within Ashley Plantation. Outlandish colors, in the opinion of the Committee, will not be approved.

Painting or repainting of shutters is permitted however ARC requests are required for a color other than the preexisting color. Furthermore, it is expected that the homeowner will follow the same guidelines regarding the proposed color change as noted above when submitting their ARC request.

Accessory Structures

Accessory Structures including garages, storage buildings, pool houses, etc. shall be designed to fit the style of the main house and all plans and specifications must be reviewed by the Architectural Review Committee prior to any construction and/or purchase.

Detached Garages

- The garage must be of a height, width and depth necessary to accommodate at least one full size automobile and must be constructed of the same materials used in the construction of the home itself.
- The trim used on the garage must match the trim on the home.
- Gutters may be added as long as they closely or identically match the trim color.
- All garage doors shall have a minimum door height of 7'-0" and the garage door color must match the color of the garage door on the home.
- The roof of the garage must closely match the design aspects of the home itself.
- Shingles on the garage must match the shingles used on the home.
- All garages must have an electric garage door opener and electrical outlets in accordance with approved electrical standards.
- All detached garages must be built on a concrete foundation.
- Driveway extensions from the garage to the home's driveway may be added as long as the plans are submitted to and reviewed by the ARC.
- Additional amenities such as doors and/or windows may be added providing that the amenity being added is of a style and color that matches or compliments the home and has been reviewed by the ARC.
-

Please note that when submitting a request for a detached garage the requestor must provide the following:

- A complete set of specifications, photos and/or architectural blueprints that outline the dimensions of the garage, its elevation and all setbacks.
- A description of the materials and colors being used for the garage, trim, garage door, roof and any other amenities such as entry doors and windows.
- A site development plan of the property containing measurements of the proposed location of the garage in relation to the home, property lines and any other nearby structures such as privacy fences that already exist. The site development plan must also show the direction of water runoff from the structure in relation to any adjoining neighbor's property.
- A drainage plan on any garage whose dimensions exceed 600 square feet to mitigate any water runoff that might result in flooding of any adjoining property

- A landscaping plan for garages whose dimensions exceed 600 square feet or whose height exceeds 19 feet from the base to the top of the roof line. This landscaping plan must indicate where additional trees will be planted to help obscure the view of the structure from adjoining property.

Sheds

- Sheds are accessory structures designed primarily for the storage of lawn equipment, tools, etc., whose dimensions should typically not exceed 200 square feet and whose height should typically not exceed 12 feet from its base to the top of the roofline. Shed, regardless of whether they are prefabricated or built on site, must be able to withstand 130 MPH winds and be constructed in accordance with the Florida Building Code, Residential section R301.2.1.1 latest edition.
- The roof of the shed can be of a gable or a hip design as long as the design closely matches the design aspects of the home itself. Barn style or Gambrel style roofs will not be approved.
- The roof should be shingled in a color similar or identical to the shingles of the home.
- If exterior siding is used instead of brick, the siding and trim material must either be fiber cement (i.e. Hardieplank) or an OSB siding material (i.e. LP SmartSide/SmartTrim). Plastic or metal siding is strictly forbidden.
- If SmartSide or Hardieplank siding is used then the exterior colors of the shed must reflect or complement the existing colors of the home. (Note: All color combinations will be submitted and reviewed by the Architectural Review Committee).
- On larger sheds with roll up garage style doors instead of hinged doors, the doors must be painted to closely or identically match the color of the garage door of the home.
- Additional amenities can be added to the shed such as windows and shutters however the frames and/or shutters must be painted to closely match the existing colors of the home.

Please note that when submitting a request for a detached shed the requestor must provide the following:

- A complete set of specifications in regard to height, width and depth of the shed, the building materials to be used and samples depicting the color of the roof, siding and trim and setbacks.
- A photo depicting the shed's style.
- A site development plan of the property containing measurements of the proposed location of the shed in relation to the home, property lines and any other nearby structures such as privacy fences or detached garages. The site development plan must also show the direction of water runoff from the structure in relation to any adjoining neighbor's property.
- A drainage plan on any shed whose dimensions exceed 200 square feet to mitigate any water runoff that might result in flooding of any adjoining property.

- A landscaping plan for sheds whose dimensions exceed 200 square feet or whose height exceeds 12 feet from the base to the top of the roof line. This landscaping plan must indicate where additional trees or tall hedge will be planted to help obscure the view of the structure from adjoining property.

Pets and Pet Enclosures.

Section 7 of the Covenant states that “No animals, livestock or poultry of any kind shall be raised, bred or kept on any Lot or building site, except that dogs, cats or other household pets may be kept, provided that they are not kept, bred or maintained for any commercial purpose, and provided that they are not permitted to run at large. Pets off of the Owner's Lot must be under the direct, immediate control of a responsible person and preferably on a leash. The Owner is responsible for immediately picking up or cleaning up any excrement caused by any pet owned or maintained by anyone residing at or temporarily visiting at his or her residence or Lot”.

To clarify, some examples of animals classified as “livestock” includes cows, sheep, donkeys, horses, goats, swine, etc. and examples of “poultry” includes chickens, ducks, geese, guinea fowl, etc. Despite the fact that some homeowners may consider these animals as pets, these types of animals cannot be kept on the owner’s lot or within the owner’s dwelling as noted in the covenant.

Other household pets such as dogs and cats, etc. are permitted however, these pets shall not be left outside of the owner’s dwelling at night. During the daylight hours, pets can be kept within the owner’s back yard providing that the back yard is fully enclosed with a privacy fence or within a secondary fence used to enclose a dog run as described in Section 19 of the Covenant that states that secondary, chain link fences are allowed providing that the secondary fence is within the owner’s primary fence and lower in height than the primary fence.

Because livestock and poultry animals are not allowed, structures commonly referred to as barns, stall, pen, roosts, lofts, coops, aviaries, bird cages, etc., used as enclosures for these types of animals are not permitted. Other structures for household pet, such as dog houses, are permitted to be in the fenced in back yard or within the secondary dog run providing that:

- The structure, whether commercially purchased or built, is lower than the fence in which the structure is to be located.
- The structure must be anchored to the ground and must be able to withstand the same 130 MPH wind requirement of a shed.
- The structure is enclosed with solid sides and a roof to provide the pet shelter from the hot sun, rain and/or high winds.
- Regardless of whether the structure is pre-manufactured or is being built by or for a pet owner, the enclosure must be submitted to the ARC for approval and in addition to a complete description of the structure, the request must include a site map of the lot that shows where the enclosure is to be located.

- If pre-manufactured a photograph of the proposed structure must be submitted along with a description of the materials used in its construction, the height, width, and length of the structure and the color or colors used.
- If not pre-manufactured and is being built by or for the homeowner, the homeowner must provide detailed specification of the proposed structure that includes the height, width and length along with the materials to be used for the siding, roof and color that the structure is to be painted. Specifically, the siding used for the structure must be SmartSide or Hardieplank, the roof must be either a hip or gable roof and shingled. Lastly the shingles on the roof and the paint used on the siding must closely match the colors of the home itself.

Greenhouses

- All greenhouses will be subject to review by the Architectural Review Committee.
- Greenhouses shall be placed behind privacy fence and can be located anywhere in an area that extending from the back of the home to the fence.
- Greenhouses shall be a permanent structure with an adequate foundation for the proposed building.
- Greenhouses shall be composed of materials that generally conform to the quality of prefabricated greenhouses intended for installation of a homeowner's lot. The materials shall be rust proof steel or aluminum frames finished in muted shades, and the panels shall be flat, rigid, clear or opaque, non-yellowing panels made of glass or plastic.
- The maximum height of structure shall not exceed nine feet in height, as measured from natural grade.
- The maximum floor area permitted shall not exceed 120 square feet
- Associated garden supplies and equipment must be store inside away from public view.
- All exterior lighting must be "Dark Sky" compliant.
- Grow lights intended to extend the growing season are not allowed after dusk or before dawn unless visually confined to the interior of the greenhouse.
- Greenhouses are intended only for the purpose of cultivating plants for the private use of the homeowner. Commercial use is not allowed

Please note that when submitting a request for a greenhouse the requestor must provide the following:

- Photographs depicting the greenhouse design and style
- A description of the foundation as well as measurements of the height, width and depth of the proposed structure.
- Material specifications including the type of framing and panels that will be used as well as the color of the frame.
- A site development plan of the property containing measurement of the proposed location of the greenhouse in relation to the home, property lines and any other nearby structures such as a privacy fences or detached garages. The site development plan must also show how water runoff from the structure will be handled in order to mitigate flooding issues on any adjoining neighbor's property.

Section 4 –Site and Landscaping Considerations

Ashley Plantation was designed around the concept of being close to the existing natural elements. To preserve this concept, no clear-cutting will be allowed. All native trees larger than 6” in diameter and not in the building footprint shall remain unless otherwise addressed by the ARC. The only exception is that any species of Pine are allowed to be removed without ARC approval. Property owners are required to clearly mark all existing trees that will remain and notify the ARC prior to lot clearing. Covenants Section VII.23 should be strictly followed with regard to erosion control after clearing. Per Santa Rosa County ordinance, the burning of lot debris is permitted provided it does not occur within 300 feet of a dwelling, including the Ashley Plantation common area buildings. The complete yard shall be landscaped prior to occupancy of the residence.

Vegetative Natural Buffers

Vegetative natural buffers are strips of lands designed by the Florida Department of Environmental Protection to intercept storm water runoff and minimize soil erosion. According to state law, it is not permissible to cut or clear any vegetation within a designated buffer nor is it permissible to build any structure or fence within the buffer unless the property owner first receives expressed written permission to do so from the Florida Department of Environmental Protection and Santa Rosa County. As stated in Article VII, Section 37 of the Ashley Plantation covenants, neither the HOA Board of Directors nor the Architectural Review Committee can approve or grant waivers for any request that would conflict with state and county requirements regarding these vegetative natural buffers.

According to the Florida Department of Environmental Protection, even though an Ashley Plantation property owner’s site development plan may or may not designate a vegetative natural buffer being present, this designation or lack thereof may be incorrect. As confirmed by the Florida Department of Environmental Protection in the fall of 2018, the following are the ONLY lots within Ashley Plantation where vegetative natural buffers exist. If your property is NOT listed below but shows the buffer on the site development plan, the Architectural Review Committee will consider all requests submitted to cut or clear vegetation or to construct fences within that area.

The lots within Ashley Plantation that do have vegetative natural buffers are:

Block C:

Lot 10 2598 Caldwell
Lot 11 2604 Caldwell
Lot 12 2610 Caldwell
Lot 13 2610 Caldwell
Lot 14 2622 Caldwell

Block E:

Lot 1 2581 Tulip Hill
Lot 2 2585 Tulip Hill
Lot 3 2589 Tulip Hill
Lot 4 2593 Tulip Hill

Block F:

Lot 1 2629 Tulip Hill
Lot 2 2633 Tulip Hill
Lot 3 2637 Tulip Hill
Lot 4 2641 Tulip Hill
Lot 5 2645 Tulip Hill
Lot 6 2649 Tulip Hill
Lot 7 2653 Tulip Hill
Lot 8 2657 Tulip Hill
Lot 19 6012 Fieldbrook Court
Lot 20 6020 Fieldbrook Court
Lot 21 6028 Fieldbrook Court
Lot 22 6036 Fieldbrook Court
Lot 24 2689 Tulip Hill
Lot 25 2693 Tulip Hill
Lot 26 2697 Tulip Hill
Lot 27 No Address Assigned
Lot 28 2705 Tulip Hill
Lot 29 2709 Tulip Hill
Lot 30 2713 Tulip Hill
Lot 31 No Address Assigned
Lot 32 2721 Tulip Hill
Lot 33 2725 Tulip Hill
Lot 34 2729 Tulip Hill
Lot 35 2733 Tulip Hill
Lot 36 2737 Tulip Hill
Lot 37 2741 Tulip Hill
Lot 38 2745 Tulip Hill

Block F (continued):

Lot 39 2749 Tulip Hill
Lot 40 2753 Tulip Hill
Lot 41 2757 Tulip Hill

Block O:

Lot 9 2810 Wildhurst Trail
Lot 10 2818 Wildhurst Trail
Lot 11 2826 Wildhurst Trail

Block Q

Lot 8 2370 Phylis Rae
Lot 9 2370 Phylis Rae
Lot 10 No Address Assigned
Lot 11 2354 Phylis Rae
Lot 12 2346 Phylis Rae
Lot 13 2338 Phylis Rae
Lot 14 2330 Phylis Rae
Lot 15 2322 Phylis Rae
Lot 16 2314 Phylis Rae
Lot 17 2306 Phylis Rae
Lot 18 2298 Phylis Rae
Lot 19 2290 Phylis Rae
Lot 20 2282 Phylis Rae
Lot 21 2274 Phylis Rae
Lot 22 2266 Phylis Rae

Block R:

Lot 14 2353 Phylis Rae
Lot 15 2369 Phylis Rae
Lot 16 2385 Phylis Rae
Lot 17 2393 Phylis Rae
Lot 18 2401 Phylis Rae

Block S:

Lot 11 5918 Mountain Crest
Lot 12 5910 Mountain Crest
Lot 13 5909 Mountain Crest
Lot 14 5894 Mountain Crest

If a homeowner's lot is on the above list, and the vegetative buffer has been disturbed due to cutting, clearing or construction, the homeowner should take whatever action necessary to remove any fences or structures and return the vegetation to its preexisting, natural state.

Also note that if a homeowner's lot is on the above list, the Architectural Review Committee may grant waivers to the requirement for 6 foot shadow box fencing along the perimeter of the buffer as long as the request is for aluminum picket fencing similar to the picture shown below if shadowbox fencing is not desirable.



Landscaping Plan Criteria

Trees

In addition to the tree preservation which should result from the Lot clearing procedures discussed above, tree planting will be required as set forth below.

There shall be planted on each patio Lot two trees and on each other Lot four trees with a minimum of 4' in height, when planted, indigenous to the Northwest Florida area (plus, in the case side street Lots, one additional tree along the side street line). These are minimums.

The street trees shall be planted between 10' and 15' behind the curb of the abutting street and fairly evenly spaced. This street tree provision may be waived, in whole or in part, by the ARC upon request of an Owner whose Lot has numerous existing large (4" or greater caliper) trees in the same general area as where the street trees would be planted.

Sod and Grass Seed

Sod shall either be Saint Augustine, Centipede, Bermuda, Zoysia or such other traditional ornamental sod as might be authorized from time to time by the ARC. BAHIA IS PROHIBITED.

During the initial landscaping installation, the same type of sod shall be used to sod the entire Lot, except those areas receiving other landscaping improvements. Sod shall be carried to the back of the curb of all adjacent road right-of-ways and to the edge of paved improvements (e.g., sidewalks and driveways), unless interrupted by an approved planting bed or shrubs.

Grass seed, sod or sod plugs used for minor patching shall be of the same variety as the grass used on the section of lawn requiring repair and patching of this nature does not require an Architectural Review request.

When minor patching is insufficient to repair the existing sod on the property the owner may initiate a re-sodding effort and must follow the guidelines listed below:

- An Architectural Review Request form must be submitted along with a site development plan of the property showing the area to be re-sodded and the variety of sod being used.
- Unless a fence exists on the property to separate the front section of the property from the rear, the property owner must submit a request to re-sod the entire lot with a variety of sod previously noted in this guideline.
- If a fence does exist on the property that completely separates the front section from the rear, the property owner may submit a request to re-sod the front or the rear section of the property or submit a request to re-sod the entire lot with a variety of sod previously noted in this guideline.
- When re-sodding, the effort must include all areas previously sodded with grass unless the request also includes a request to create a new or modify an existing landscaping area in an area where grass might or might not currently exist.
- Regardless of the variety of sod or the extent of the re-sodding effort, all work being requested, must be completed in a timely manner within the timeframe approved by the Architectural Review Committee.

Screening

Certain items such as pool pumps, trash containers, propane tanks, air conditioning condensing unit (HVAC), etc. that cannot be hidden behind a privacy fence and are visible from the street, must be screened.

Listed below are some examples of materials that may be used for screening the type of objects listed above:

- Brick – If brick screening is use it must be built on a poured concrete base and the brick color must match the brick used on the home.
- Shadowbox Fence – Short sections of Shadowbox fence can be used providing that the construction of the screen follows the guidelines found “Fencing” section of this document.
- Wood Panels – Framed, panels constructed of solid hardwood planks can be used providing that there are no gaps between each plank or the plank and the solid wood frame. Framed, decorative lattice can also be added to the top of the panels providing that the hardwood making up the lattice is of the same variety of wood as the planks used in main body of the screen.
- Lattice – Wooden lattice screens constructed in a crisscrossed framework can be used providing that the small gap between the crossing wooden laths is significantly small enough to obscure the object from view.
- Shrubbery – If shrubbery is used then the type of shrubbery may vary but it must be a minimum height of 2 feet and attain a height of 4 feet and 80% opacity after planting,

Regardless of the type of screening materials used the height, length and depth must be sufficient to screen the item in question and all designs, materials and any stain colors must be reviewed by the Architectural Review Committee. Screen plans can be submitted on a site development plan of the property or may consist of a simple drawing as long as the plan contains a description of the object to be screen, the dimensions of the screen and the distance (location) of the proposed screen from the nearest corner of the home. If the homeowner wishes to stain a Shadowbox, wood panel or lattice screen at the same time then a sample of the stain color must also accompany the request.

Berms for screening are prohibited.

Planting Bed

Planting beds, ground cover and/or shrubs in at least the front and side yards are a condition of the landscape plan. The minimum amount of planting bed and/or shrubs will be determined from reference to the minimum Lot planting requirements set forth below, with approximately two-thirds of the minimum requirements of the planting beds/shrubs to be located in the front yard and one-third in the side yards. It is to be noted that the quantities set forth below are minimum; Owners are encouraged to do more; and the ARC reserves the right to require greater quantities where circumstances warrant.

Patio Lots

2
75

Trees - 4' + in height
3-gallon shrubs

All Other Lots

4
100

Trees – 4'+ in height
3-gallon shrubs

Any trees or shrubs required to be planted by reason of any of the tree and screening requirements set forth above may be credited against these minimum requirements.

For a variety of height, color and texture, substitution to the above shrub quantities may be made as follows:

- 3-1-gallon ground covers = 1-3-gallon shrub (but with total landscape of no more than 50% ground cover)
- 1-5-gallon shrub = 2-3 gallons
- 1-7-gallon shrub = 3-3 gallons
- 1-10-gallon shrub = 4-3 gallons
- 1-15-gallon shrub = 5-3 gallons

Plant Palette

With a view toward encouraging harmonious landscaping throughout Ashley Plantation, the ARC has established a recommended plant list, which accompanies as Exhibit "A". Planting materials other than those on the recommended list will be considered by the ARC as a part of the Architectural Review Process.

Landscape Installation

Landscaping shall be planted using best practices, with appropriate soil amendments and utilizing the services of an experienced landscape contractor. Planting beds shall be liberally mulched with an approved mulching material (e.g. hardwood or colored rubber chips, pine straw or rock). For two years after planting, any plants which do not survive shall be promptly replaced. The Owner shall schedule landscape planting to be complete prior to the occupancy of the residence.

Irrigation System

All Lots shall have a fully automatic irrigation system for irrigating at least the front and side yards with 100% coverage. The irrigation system shall be designed and operated for efficient conservation of water usage and adjusted so that the spray pattern does not

excessively extend onto impervious surfaces. Ashley Plantation is serviced by a modern, environmentally-friendly water reuse system.

Properly permitted wells for irrigation purposes shall be allowed. However, any well water which tends to stain or discolor will not be allowed. Any and all staining or discoloration which might result from any non-compliant wells before corrective action is taken (including staining or discoloration of road right-of-way curbs, sidewalks and driveways) shall be completely cleaned by the Owner responsible for same.

Landscaping Maintenance

Owners of Lots in Ashley Plantation shall maintain the landscaping on their Lot (and also that area between their Lot line and adjoining street curb) in a healthy, clean and attractive manner. Landscaping shall in no way detract from the appearance of the neighborhood. Landscape maintenance shall include, but not be limited to, the mowing and edging of all lawn areas; the pruning and authorized cutting of trees and shrubbery; the removal of weeds and unsightly materials from all planting beds; the maintenance and periodic restoration of mulch in planting beds and shrub areas; and the fertilizing and watering of all plant materials and lawn. All landscape maintenance shall be executed in a manner, and with such frequency, as is consistent with diligent and superior property management.

It shall also be noted that anytime a plant in a landscaping bed does not survive or is removed by the homeowner, the plant must be replaced by either the original variety of plant or a suitable replacement plant. In addition, in the case of a complete or partial landscaping redo, the number of the plants planted in each planting bed must conform to the number of plants noted in the section entitled "Planting Beds" in this guideline.

If any Lot becomes unattractive in appearance due to neglect, or plant material has been allowed to become detrimental to adjoining property Owners, the Association has the right to remedy the condition in question, at the expense of the Owner, all as more particularly set forth in the Declaration.

Any plantings, hedges or the like which might tend to obstruct views of pedestrian or vehicular traffic on side streets, around curbs or in crossing areas shall not be allowed.

Flower Gardens

Acceptable without review by from the ARC.

Produce Gardens

Acceptable in rear and side yards without review by the ARC. Must not be visible from the street.

Enhancements

Fountains and Statues will require a review by the ARC prior to installation.

Fencing

Materials

Wood

Wooden privacy fences, partitions and fence style screens must be pressure treated pine and shall be constructed in a shadowbox style with a minimum board thickness of $\frac{3}{4}$ inch and a $3\frac{1}{2}$ inch maximum gap between slats with all fence posts facing toward the home of the requesting property owner. Note that in the case of privacy fences, Santa Rosa County may require a smaller gap between slats if the fence is being built to accommodate a swimming pool.

Vinyl or Composite

Vinyl or composite privacy fences and partitions will be allowed providing that the fence material between the posts provides the appearance of having vertical wooden boards. Because of the nature of the materials, vinyl or composite fences may also have a solid horizontal rail along the top and bottom sections of fence that runs the distance between each post. Although no specific brands or materials are specified, Exhibit B of this document contains several examples of vinyl and composite fences and color samples in brownish hues that the Architectural Review Committee may approve upon request.

As described in Section 19 of the covenant, chain link fences are permitted in backyards for enclosing pet areas and dog runs providing that the enclosure is located behind the owner's privacy fence, is lower than the privacy fence and not visible from the street.

Regardless of whether the homeowner is installing a privacy fence, a partition or a fence style screen all requests must be submitted and reviewed by the Architectural Review Committee prior to construction. Privacy fencing plans should be submitted on a site development plan showing the length of each fence section, the location of the fence in relation to the property lines and the measured setback of the fence from the front corners of the home where the fence might abut that structure. If gates are being added, the plan must also include the size of each gate and the location of the gate along that section of fence. Plans for partitions should also be submitted on a site development plan showing the length and location of each partition section in relation to the property lines, the home and any structures that will be in close proximity to the partition. Screen plans can be submitted on a site development plan or consist of simple drawing as long as the plan contains a description of the object to be screened, the height, width and length of the fence style screen and the distance (location) of the screen from the nearest corner of the home.

If the homeowner wishes to have the privacy fence, partition or screen stained at the time of construction then a sample of the proposed stain color must be provided as well.

Height

The maximum height any privacy fence, partition or screen is 6'-0".

Location Restrictions

Fences shall not run past the front of the house.

As described in section 37 of the covenant, portions of certain lots may be subject to a Vegetative Natural Buffer (VNB) pursuant the regulations of the Florida Department of Environmental Protection and Santa Rosa County. If such a buffer exists on the lot no fence or partition can be placed in the buffer zone.

Fencing Not Allowed

Chain link fences other than fence material used for pet enclosures and dog runs or where its use is specified by local ordinances, such as around retention ponds, lift stations and other utility stations.

Vinyl or composite fences of a style other than what has been previously described above and not of any color outside of the range of colors shown in Exhibit B. The only exception is where a local ordinance requires that a different style or color vinyl or composite fence be used around retention areas and greenbelt areas.

Wooden privacy fences and partitions constructed of materials or of a style other than the shadowbox style previously described.

Any other type of fence or partition made of any other material or of any other style not previously described above.

Fencing Along Alderbrook Drive

All lots which adjoin Alderbrook Drive shall erect a rear fence consisting of brick columns and wooden fencing materials prior to the completion of or occupancy of any structure on said lot. Brick columns must be spaced exactly 25 feet from each other and the cap of the brickwork shall be 7 feet in height. The type of brick used for the columns must also be of one type and style approved by the ARC and must be consistent with all other columns along Alderbrook. The wooden fencing materials used must be pressure treated pine and shall be constructed in a shadowbox style with a minimum board thickness of $\frac{3}{4}$ inch and a 3 $\frac{1}{2}$ inch maximum gap between slats. If the fencing or the brick columns becomes unattractive due to damage or neglect, the Association has the right to remedy the condition in question and change the expense back to the owner.

Driveways

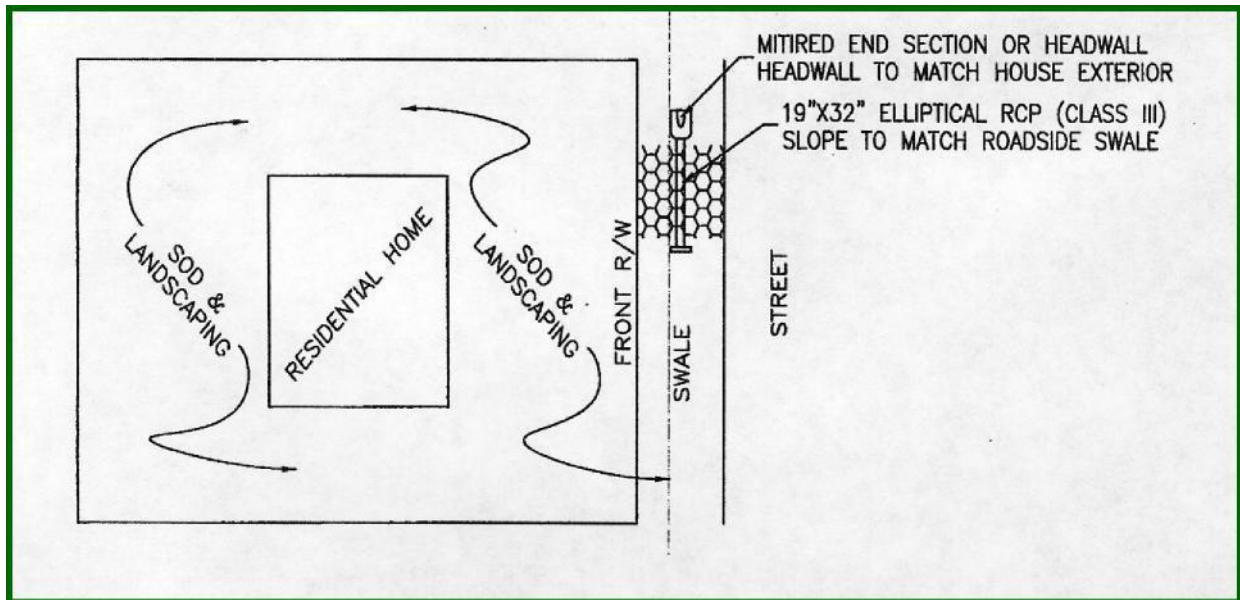
Driveway Width

Two car garage driveway entries shall be a minimum of 19'

Driveway Connection

Driveway connection shall be approved by the ARC. The installation for the driveway connection must be approved and completed by a contractor who has been approved by the ARC. Strict adherence to the depth and type of materials will be enforced (see attached driveway exhibit). During construction rock or approved aggregate of appropriate depth shall be placed in the driveway connection.

1. Homebuilder shall construct a 19" x 31" elliptical RCP (CLASS III) at the driveway crossing: slope of pipe shall match the roadside swale. Mitered end sections or headwalls shall be used at the ends of pipe. If headwalls are chosen, style shall match that of the house exterior.
2. The homebuilder and homeowner shall ensure that the roadside swale and driveway pipe shall remain free of any debris (construction materials, un-cut grass, yard waste, etc.) that would impede storm water flow.
3. All other applicable requirements found in the Restrictive Covenants and Architectural Guidelines shall also apply.



Adjacent Driveways

Driveways shall not be located closer than 2'-0" from the property line.

Circle Driveways

Circle driveways are allowed provided they meet the other Driveway guidelines.

Materials

Suitable materials include concrete with various finishes, shell-concrete, stone, brick, concrete pavers, etc. Gravel and loose material driveways are not allowed. Painted and stained driveways must be approved by the ARC.

Mail Boxes

Mailboxes will consist of a standard plastic mailbox built into a brick enclosure where the brick matches the brick used on the home. Although there may be a slight variation in the measurements, the standard dimensions of the mailbox are:

Height: 50 inches (from the base to the center of the arch on top)
Width: 19 Inches
Depth: 24 inches.

In addition, each brick enclosure will contain an additional slot for newspapers, flyers, etc. that will be located immediately below the opening for the plastic mailbox. If desired, the homeowner can add additional, attached brick areas to the right and/or left of the main brick enclosure to create a small flower bed.



Garbage Cans

Garbage cans shall be screened and not be visible from the street.

Garbage Cans may be placed at the street the night before pick-up.

Garbage Cans shall be removed from the street on the evening of the pick-up day.

Air Conditioning Condensing Units (HVAC)

Air conditioner condensing units (HVAC) must be located on the side or rear of the home. If the unit is located on the side of the home it must not be visible from the street. If the unit is not hidden through the use of a privacy fence, the homeowner must follow the "Screening" guidelines found earlier in this document to screen the unit from view.

Satellite Dishes and Antennas

Although Section 14 of the covenant specifies that satellite dish shall be no larger than 36 inches in diameter and can only be installed after the design and location of the dish are approved by the Architectural Review Committee these requirements have been rendered null and void by section 207 of the Telecommunications Act of 1996. In section 47 .C.F.R. Section 1.4000 of the FCC's rule, the rule prohibits most restrictions that (1) unreasonably delay or prevents the installation, maintenance or use; (2) unreasonably increases the cost of installation, maintenance or use; or (3) precludes reception of an acceptable quality signal on satellite dishes that are less than 1 meter (39.37 inches) in diameter. Therefore, the following are the recommended guidelines that homeowners should follow during the dish's installation:

In most cases satellite dishes can be mounted on a short pole adjacent to where the television wiring protrudes from the side of the home. Using this method usually does not cost the homeowner any additional money or cause a delay in the dish's installation and does not result in holes being made in the roof of the home. In general, dish installs using this method generally improve the appearance if the home especially if that dish can be placed behind a preexisting privacy fence or a privacy fence that might be added at a later date.

Satellite dishes can also be mounted on the edge of the roof preferably above where the television wiring protrudes from the side of the home. This method is used most often when the satellite television installer indicates adequate television reception cannot be attained because angle needed for reception and/or an obstruction prevents the use of a pole mounted installation.

Mounting a dish on a tall pole or mast that would place the dish higher than a roof mounted dish is strongly discouraged due to the potential of lightning strikes that could cause damage to the dish, damage to the satellite receiver box or damage to the home's structure.

For more information on the FCC rule, please refer to the Article "Over-the-Air Reception Devices Rule" that can be found in the internet at <https://www.fcc.gov/media/over-air-reception-devices-rule>.

Unless expressly permitted by government regulation, any other type of transmitting and/or receiving antenna shall not be permitted on residential property.

Underground Wiring

All electrical wiring shall be run underground. This includes power service to the main house, detached garages, and any other area requiring power.

Sporting Goods

Swing Sets and Playground Equipment

Swing sets and playground equipment, batting cages, etc. shall be located in the rear yard and not visible from the street in front of the home.

Basketball Hoops

Although the covenant allows for roof mounted hoops to be installed above the garage, this type of installation should be avoided as it can cause damage to the roof of the home.

Providing that the homeowner receives prior approval from the Architectural Review Committee, the homeowner may purchase a portable basketball goal providing that the backboard is made of clear plastic and the homeowner, to the best of their ability, complies with the terms and restrictions found in section 15 of the covenant.

Article VII, Section 15 of the covenant specifies that basketball hoops must be stored in the owner's garage or be out of sight of the street and adjoining lots when they are not being actively used for play. If complying with the covenant restriction results in a hardship for the homeowner, they may submit an ARC Request Form and a Portable Basketball Hoop Waiver Request Form to seek an exemption to this requirement. Requests made for exemptions without a Portable Basketball Hoop Waiver Request Form will be automatically denied. Also, keep in mind that the Architectural Review Committee has the option to rescind this exemption at any time at its discretion if conditions warrant. Portable Basketball Hoop Waiver forms are available on the HOA website.

Tree Houses

Tree Houses shall be treated as "Accessory Structures" and their plans must be reviewed by the Architectural Review Committee prior to construction or purchase. Tree houses must not be visible from the street.

Birdhouses and Feeders

If Birdhouses or Feeders are visible from the street, their design and location must be reviewed by the Architectural Review Committee prior to their purchase and installation.

Decks

Decks and porches will require submittal under "additions and renovations" if the main house is already constructed.

Outdoor Storage

All Outdoor Storage Items shall not be visible from the street. This includes firewood storage and landscaping tools.

Hot Tubs

Hot Tubs must be located in the rear yard and not visible from the street.

Freestanding Flagpoles

Section 720.304(2) of the Florida State Statutes governs the requirements that homeowners must follow if they wish to install a freestanding flagpole on their property. Because these requirements are state law there is no requirement to submit an Architectural Review Request if a homeowner wishes to install a flagpole on their property. The Architectural Review Committee does recommend that homeowners review the statute ahead of any purchase and installation to ensure that any flagpole

being installed is in compliance with the law. For more information please visit the following website:

http://www.leg.state.fl.us/Statutes/index.cfm?App_mode=Display_Statute&URL=0700-0799/0720/Sections/0720.304.html.

Pools

Pools should be located in the rear yard and not visible from the street. Above ground pools are not allowed.

Pool Enclosures and Childproof Pool Fencing

Pool enclosures and small, childproof fencing around pools is allowed however the homeowner must provide a description of the enclosure or fence as well as the specifications (i.e. height, width and length) and color of the structure along with their Architectural Request. In addition, whenever possible, the homeowner should provide a photo of the enclosure or pool fence to help speed the review process. Lastly, without exception, pool enclosures must not exceed the height and width of the residence adjacent to the pool and all enclosures or fences must meet all building codes and be installed by a builder or a qualified enclosure installer and approved by the ARC.

Pergolas and Outdoor Covered Patios

A pergola, in this document, is defined as an open shaded area consisting of vertical posts or pillars that support open cross-beams overhead. An outdoor covered patio is defined as an open shaded area consisting of vertical posts or pillar and cross beams that support a completely covered roof overhead.

Any request for a Pergola must include the following:

- A statement indicating whether the Pergola is stick built or a pergola that's manufactured and sold through a store.
- Specifications for the Pergola including height, width, length, type of materials being used.
- If the Pergola comes pre-finished or will be stained as part of the requested construction, please provide a color sample of the stain or finish. If the left unstained please indicate that as well.
- A description, as well as the dimensions, of the base the pergola will sit on.
- If the design of the pergola includes a fixed roof please see the specifications below for an outdoor patio as Pergola, as defined in this document, have an open beam structure overhead instead of a fixed roof.
- A site development plan of the property or a drawing that shows the location of the pergola in relation to the home, property lines, setbacks and any other structures on the property such as pools, garages, etc.

Any request for an Outdoor Covered Patio must include the following:

- A statement indicating whether the Patio is stick built or pre-manufactured and assembled on site.
- Specifications for the Patio including height, width, length, type of materials being used.
- If the Patio comes pre-finished or will be stained as part of the requested construction, please provide a color sample of the stain or finish. If the left unstained please indicate that as well.
- A description, as well as the dimensions, of the base the patio will sit on.
- A description of the shingles being used on the fixed roof. Shingles used on any outdoor covered patio must be similar or identical to the shingles of the home.
- A site development plan of the property or a drawing that shows the location of the patio in relation to the home, property lines, setbacks and any other structures on the property such as pools, garages, sheds, etc.

Freestanding Fountains

- All requests for freestanding fountains must be reviewed by the Architectural Review Committee before installation and the requestor must provide product specifications and a color sample at the time of their ARC request is submitted.
- One freestanding fountain is permitted within the front and/or rear landscaping areas providing that the height does not exceed 48 inches measured from the developer's original grade and the fountain does not exceed 36 inches across.
- In lieu of placing the fountain within an approved landscaping area one freestanding fountain may be placed on the front porch and/or rear patio providing that the height does not exceed 48 inches measured from the finished concrete and the fountain does not exceed 36 inches across.
- Freestanding fountains placed in the front landscaping area or on the front porch must be a simple design without statues, figurines or other decorative objects. Freestanding fountains placed in a rear landscaping area or on the back deck can contain statues, figurines or other decorative objects as long as the fountain is not visible from the street or from adjacent property.
- Regardless of the location of the fountain the color must closely blend with the base color of the dwelling or be of a color that compliments the base color of the dwelling.
- It is expected that the pumping equipment for freestanding fountains is contained within the fountain itself. However, if the pumping equipment is located outside the fountain, then the equipment must be hidden behind from view if the fountain is located in front of the home.
- All freestanding fountains must be kept clean, free of mineral deposits and free of leaves and debris at all times. If the homeowner is going to be away for a prolonged period of time so the fountain cannot be maintained, the fountain must

be drained and cleaned to prevent the growth of algae and to prevent the fountain from becoming a breeding ground for insects.

Temporary Structures

Temporary structures shall be treated as “Accessory Structures” and must be reviewed by the Architectural Review Committee prior to being erected. Tents set up for cleaning or for overnight sleeping for children will not require a review from the ARC. In either case, a review will be necessary if the temporary structure is left up for more than 72 hours.

Retaining Walls

If the design of a house and lot requires a retention wall, the design and related landscaping shall be submitted to and reviewed by the ARC.

Arbors / Trellis

If the design of a house and lot includes an Arbor / Trellis, the design shall be submitted to and reviewed by the ARC.

Vehicle Parking

Article VII, Section 5 of the covenant states that vehicles other than cars and pickup trucks must be garaged or stored behind a privacy fence where the vehicle cannot be viewed from the street or any adjoining lots. The Architectural Review Committee, however, has determined that this covenant rule was written at a time prior to popularity of some vehicles and that there are other circumstances that warrant waivers. Listed below are the guidelines that the Architectural Review Committee will consider in regard to certain types of vehicles.

- Vehicles such as Jeeps, SUV's and passenger vans that can be stored in the homeowner's garage will be treated in the same manner as the covenant prescribes for cars.
- Larger vehicles such as large pickup trucks, 12-15 seat passenger vans and cargo vans that are regularly driven as the residents personal or work related vehicle, that cannot be stored in the garage due to the vehicles length or height, will also be treated in the same manner as the covenant prescribes for cars and smaller pickup trucks.
- Semi tractors and box trucks of any size will not be granted a waiver and must be parked off site outside of the subdivision.

Boat, campers, motorhomes, trailers and other types of vehicles not previously described, that cannot be stored within a garage, must be parked behind a privacy fence and must not be visible from the street or from adjoining property as described in the covenant. If the vehicle's owner has, in good faith, attempted to comply with the terms of the covenant but the height is such that the vehicle cannot be 100% hidden from view, the homeowner may request a height exemption from the Architectural Review

Committee. Also, keep in mind that the Architectural Review Committee has the option to rescind this exemption at any time at its discretion if conditions warrant. Height exemption waiver forms are available on the HOA website.

Signage

No sign of any kind shall be displayed to the public view on any Lot or building site in the subdivision except as follows:

1. Vacant Lots - No "For Sale" or other sign shall be placed on a vacant Lot. Only "Lot Identification" markers, which shall be consistent with the size and style described in the architectural guidelines, as adopted by the Architectural Review Committee, shall be allowed on vacant Lots.
2. Real Estate Signs - Temporary, non-illuminated real estate signs indicating the availability for sale, rent, or lease of the specific Lot on which the sign is located and which Lot contains a home that is either constructed or under construction. Such signs shall not exceed five (5) square feet in total area and four (4) feet in height, limited to one such sign per street frontage. Such signs shall not remain in place more than seven (7) days following sale closing or rental occupancy of the Lot. Such signs may not be placed on Common Area fences. Open House Real Estate signs shall conform to the dimensions specified above, are limited in number to six (6), shall be placed only upon the Owner's Lot or within the road right-of-way portion of the Common Areas for the duration of the open house, and shall not block or interfere with traffic visibility.
3. Garage Sale Signs - A sign advertising the existence of a garage sale for the sale of personal property and advertising the date, time and location of the garage sale with such sign having a maximum area of five (5) square feet, a maximum height of three (3) feet, and posted for the period of the date of garage sale only. Such signs shall not block or interfere with traffic visibility, shall be free-standing, shall be limited in number to six (6) signs, and shall be posted only upon the Owner's Lot or within the road right-of-way portion of the Common Areas.
4. Special Common Area Event Signs - A sign advertising the existence of a special event in the Common Area and advertising the date, time and location of the event with such sign having a maximum area of five (5) square feet, a maximum height of three (3) feet, and posted for only five days prior to the date of the special event. Such signs shall not block or interfere with traffic visibility, shall be free-standing, shall be limited in number to (6) signs and shall be posted only upon the Common Area property or within the road right-of-way portion of the Common Area.
5. Signage Guidelines – Notwithstanding the forgoing, the Architectural Review Committee shall have the power and authority to adopt signage guidelines more extensive than the above requirement in order to govern the uniform appearance of signage in the subdivision. All signs will be of professional grade, kept neat in appearance and removed or replaced if torn or excessively worn.

Sidewalks

Except for those Lots located in Phase I, there shall be a five (5) foot wide sidewalk easement reserved on each Owner's Lot for the placement of a sidewalk. The sidewalk shall not encroach within the right of way reserved for storm water swales, and shall adjoin the sidewalks on either side of the lot. A Lot Owner, at the time of a home's construction, must construct a sidewalk within the sidewalk easement at their own expense. Sidewalks in Phase I shall be just behind the curb. Slight variations of this five foot distance may be needed to avoid utility pedestals. Where storm drain inlets are located, the sidewalk shall abut the back of the inlet. On corner Lots the sidewalk easement will be located along the side street and at the corner. All curbs must be saw cut before being removed to construct any driveway or handicap ramps, and shall be repaired in a neat and workmanlike manner.

The Association will construct additional sidewalks in the Common Areas on an "as needed" basis, as determined in the reasonable discretion of the Board of Directors of the Association. The cost of the installation, maintenance, repair and replacement of such sidewalks as installed by the Association shall be a common expense to be included within the I assessments.

Section 5 – Appendix

Forms

New House Plan (add to the Application for Architectural Control Committee Review Form)

Addition and Renovation (use only the Architectural Control Committee Review Form)

Drawing Checklist

Review Process Checklist

ASHLEY PLANTATION HOMEOWNERS ASSOCIATION
New House Plan Submittal Form

Date Submitted: _____

Lot Number: _____

Lot Address: _____

Owner's Name: _____

Primary Contact: _____

Primary Contact Address: _____

Primary Contact Phone #: _____

Primary Contact Email: _____

Architect (or designer) _____

Contractor's Name _____

How to submit your form:

By Mail:

Ashley Plantation Homeowners Association, Inc.
c/o Liberty Community Management
38 S. Blue Angel Parkway #136
Pensacola, FL 32506

By Email:

ARC@LCMFL.COM

By FAX:

None Available at this time

ASHLEY PLANTATION HOMEOWNERS ASSOCIATION

Application for Architectural Control Committee Review

Owners Name _____

Address _____ Application Date _____

Mailing address if different _____

Home Phone _____ Cell Phone _____

Email Address _____

Improvements (Check all that apply)

<input type="checkbox"/> Fence	<input type="checkbox"/> Pool	<input type="checkbox"/> Satellite Dish	<input type="checkbox"/> Landscaping Design	<input type="checkbox"/> Screened Room
<input type="checkbox"/> Gutters	<input type="checkbox"/> Shed	<input type="checkbox"/> Sprinkler System	<input type="checkbox"/> Driveway Change	<input type="checkbox"/> Detached Garage

Other _____

If required, have you applied for the proper permits from all government agencies? YES NO

Estimated Beginning Date _____ Estimated Completion Date _____

Please refer to the Architectural Guidelines before completing the remainder of this request.

Each request must be accompanied with ALL documents noted in the guidelines and must contain all relevant information needed by the ARC to approve your request. Failure to submit needed documents or information can result in the denial of your request.

Privacy Fences

- Does the request include a site plan that shows the location of the fence, the length of each section of fence, the setback measurements of the front section of the fence from the front of the home, and the setback measurements of the fence from the side and rear property lines?
- Does the site plan show the width and location of any gates and the distance of the gates from the side of the home and from the nearest property line?
- Does the request include a description of the fence materials, the style of the fence and height that is compliant with the fence requirements described in the Architectural Guidelines?
- If the fence is to be stained when built, does the request contain a color sample of the fence stain that will be used?
- If the request is seeking a waiver to install aluminum picket fencing adjacent to a vegetative natural buffer does the request include a photo sample of the proposed section of fence and color?

Gutters

- Does the request include a site plan that shows the location of the proposed gutters on the home?
- Does the request include a color sample of the gutters and does the color of the gutters match the color of the trim color on the home?

Pools

- Does the request include a site plan that shows the size of the pool and does the plan includes measurements from the pool to home, property lines and from any adjacent structures such as a detached garage?
- Does the site plan include the location of the pool equipment in relation to the home?
- Does the site plan show the drainage direction of the pool?
- Does the request include a description of how the pool equipment will be shielded from the view the street and/or any adjoining property?
- If a child pool fence will be used in place of a privacy fence does the request include a photo and complete description of the materials being used?
- If the pool enclosure is being added, does the request contain a sample photo of proposed structure, the materials being used and color?

Sheds

- Does the request include a site plan that shows the location of the shed that includes distance measurements from the shed to the home, property lines and any other nearby structures?
- Does the request include the height, width and length of the proposed shed?
- Does the request include a description of the siding materials used in the construction of the shed?
- Does the request include a sample photo of the shed that depicts the style of the shed in terms of windows, doors and the style of the roof?
- Does the request include paint sample of the colors to be used on the siding and trim and a description as to how these colors relate to the colors of the siding and trim on the home?

- ___ Does the request include a sample photo of the shingles showing the color and style of the shingle and a description as to how the color and style relates the color and style of the shingles on the home?
- ___ Does request include a drainage plan that describes how water runoff will be controlled to mitigate flooding, erosion and/or damage to adjoining property?
- ___ If the dimensions of the shed exceed 200 square feet does the request contain a landscape plan that depicts the location of additional trees or tall hedge that will help obstruct the view of the shed from the street or adjoining property?

Detached Garages

- ___ Does the request include a site plan that shows the location of the garage that includes distance measurements from the garage to the home, property lines and any other nearby structures?
- ___ Does the request include the height, width and length of the proposed garage?
- ___ Does the request include a description of the material being used in the construction of the garage?
- ___ Does the request include a sample photo or blueprint of the garage that depicts the style of the garage in terms of windows, doors, garage door, and the style of the roof and building materials used?
- ___ Does the request include sample photos of the color of any brick being used and a description as to how the brick relates to the brick on the home?
- ___ If any portion of the garage is made out of approved siding does the request include a color sample of the paint that will be used on the siding and a description of how that color related to the colors on the home?
- ___ Does the request contain color samples that will be used on any doors, garage doors, windows and trim and a description as to how these colors relate to the corresponding colors used on the home?
- ___ Does the request include a color sample of the shingle color and style and a description as to how the color and style of the shingles relates the color and style of the shingles on the home?
- ___ Does request include a drainage plan that describes how water runoff will be controlled to mitigate flooding, erosion and/or damage to adjoining property?
- ___ If the dimensions of the garage exceed 600 square feet does the request contain a landscape plan that depicts the location of additional trees or tall hedge that will help obstruct the view of the garage from the street adjoining property?

Landscape Design

- ___ Does the request include a site plan that shows the location of the landscaping area and the proposed plant species?
- ___ Does the request list the size of the plants in gallons and does the number and size of the plants meet the requirements as shown in the guidelines?
- ___ Are all of the plants noted on the request on the approved plant list found in the guidelines?

Sprinkler System

- ___ Does the request include a site plan that shows the location of the sprinkler heads being added to the property?

Driveway Change

- ___ Does the request include a site plan showing the location of the driveway change that also include the length and width of the proposed change?
- ___ Does the site plan include measurements from the driveway change to the home, property lines and any other nearby structures?

Reminder: Applications cannot be approved without all required Information

Please refer to your covenants and restrictions for guidelines on what is and is not permitted in Ashley Planation HOA. You will be notified in writing of the decision of the committee. By approving this request, the association is not assuming any responsibility for the safety, construction, operation, maintenance, accident, injury or claim that may arise from the change in the property.

I understand that approval does not relieve me of the responsibility for obtaining any and all necessary Building Permits, Variances, and/or observing all local zoning ordinances. If approved by the association, I agree to make the changes under the terms and conditions as specified in the approval. All improvements must be on my property or property lines. If any portion of the Associations property is disturbed or damaged by either myself, or my contractor, I agree to be responsible for and to restore the common elements to their original condition.

Signature of Applicant _____ Date: _____

How to submit your request:

<p><u>By Mail:</u> Ashely Plantation Homeowners Association, Inc. c/o Liberty Community Management 38 S. Blue Angel Parkway #136 Pensacola, FL 32506</p>	<p><u>By Email:</u> ARC@LCMFL.COM</p>	<p><u>By Fax:</u> NONE</p>
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To be completed by the Architectural Review Committee

Date Received: _____ Receive by _____
Reviewed on _____ Owner Notified on _____
_____ Approved _____ Disapproved _____ Approved with conditions

Drawing Checklist

This checklist is to be used as an aid during the design process. The drawings below will be checked during the Plan Review. Submittals that do not contain the information below are subject to rejection.

1. Site Plan
2. Landscape Plan
3. First Floor Plan
4. Second Floor Plan (if applicable)
5. Roof Plan
6. Elevations (minimum of 4)
7. Wall Sections
8. Exterior Details
9. Door and Window Schedules
10. Exterior Material List
11. Exterior Material Sample Board
12. New House Plan Submittal Form

Review Process Checklist

This checklist is to be used as an aid during the review process. Each submission will be updated as the review process progresses.

1. Preliminary Submittal Received (not required)
2. Final Submittal Received
3. Verification of Submittal Requirements
4. ARC's Final Decision of home Plans
5. Landscaping Plan Submittal
6. Landscaping Plan Approval

Exhibit "A"

Plant Palette For Ashley Plantation

GRASSES

AZTEC
EVERGREEN GIANT LIRIOPE
FAKTAHATCHEE
FESTIVAL
LIRIOPE "BIG BLUE"
MISCANTHUS
MONDO
MUHLEY
PAMPAS
PURPLE FOUNTAIN

PALMS

SABAL
PINDO
SYLVESTER
WASHINGTONIA
WINDMILL
EUROPEAN FAN
NEEDLE

VINES/GROUNDCOVER

BLEEDING HEART
COLORADO CREEPER
CREEPING FIG
ENGLISH IVY
JASMINE
JUNIPER
MANDEVILLA
PURPLE PASSION VINE
SWEET POTATO VINE

PERENNIALS/ANNUALS

AFRICAN IRIS
AGAPANTHUS
ASTER
BACOPA
BANANA TREE
BOUGAINVILLEA
BUDDLEIA
BULBINE
BUSH DAISY
BUTTERFLY BUSH
CALADIUM
CLUMPING BAMBOO
COLEUS
DAYLILY
DIANTHUS
DIPLODENIA
FERNS
GOLD MOUND DURANTA
HIBISCUS
HOSTA
LANTANA
MEXICAN HEATHER
MEXICAN PETUNIA
MILLION BELLS
PENTA
PETUNIA
PHILODENDRON
PHLOX
SHRIMP PLANT
SOCIETY GARLIC
TORENIA
VERBENA

SHRUBS

ABELIA
ACUBA
ANISE
AZALEA
BLUEBERRY
BOXWOOD
BRIDAL WREATH
CAMELLIA
CLEYARA
CERISSA HOLLY
CROTON
CRYPTOMERIA
DWARF BURFORDI HOLLY
ELEAGNUS
FIREBUSH
GARDENIA
HYDRANGEA
KNOCKOUT ROSE
LIGUSTRUM
LOROPETALUM
FIREPOWER NANDINA
OLEANDER
PINEAPPLE GUAVA
PITTOSPORUM
PLUMBAGO
POPOCARPUS
SWEET TEA OLIVE
VIBURNUM
WAX MYRTLE

TREES

APPLE
ARBOR VITAE
BALD CYPRESS
BOTTLEBRUSH
CHERRY
CORKSCREW WILLOW
CRAPE MYRTLE
DOGWOOD
ELM
HOLLY
INDIAN HAWTHORNE
ITALIAN CYPRESS
JAPANESE MAGNOLIA
JAPANESE MAPLE
JUNIPER
KUMQUAT
LEMON
LIME
LITTLE GEM MAGNOLIA
LIVE OAK
NECTARINE
PEACH
PEAR
PECAN
PLUM
RED MAPLE
RIVER BIRCH
SKY PENCIL HOLLY
TOPIARIES
WEEPING YAUPON

Exhibit “B”

Listed below are color samples that should be used as a guide when purchasing vinyl or composite fencing materials. The colors shown range from a light brown to a dark brown hue and any color within this range of colors would be acceptable to the Architectural Review Committee. Please note that different monitors and/or printers may render a slightly different hue to the color samples shown below and final approval of the fence color will depend on the color sample submitted with the fence request.



Listed below are samples of vinyl and composite fencing materials and designs that has the appearance of vertical wooden boards as described in the Vinyl or Composite section of the fencing guideline. As noted in the guideline, some fence designs shown have horizontal rails needed for support and any of the designs shown may be acceptable to the Architectural Review Committee.



Shadow Box Vinyl





