



**CYPRESS BREEZE
PLANTATION**
Homeowners Association

Architectural Review Committee Guidelines

Version 5.1

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I. INTRODUCTION

Cypress Breeze Plantation (Santa Rosa Beach, Florida) is an environmentally planned residential and recreational community developed to establish a comfortable and friendly living community. Single-family homes within Cypress Breeze Plantation require architectural controls to protect the beauty and the enjoyment of our community by its members. Cypress Breeze Plantation will continue to be developed over a period of several years, consisting of many different types of housing and recreational amenities. The chief mechanism for maintaining the desired degree of aesthetic cohesion between and within the various types of housing will be the use of mandatory architectural controls.

Single-family, detached housing is the only form of residential development within Cypress Breeze Plantation. Most single-family residences will overlook some form of open space amenity. Some will be located adjacent to the beautiful pool while others will overlook pristine nature preserves. Great care has been taken in the overall design of Cypress Breeze Plantation to preserve and enhance the natural environment. Construction within the neighborhood should continually reflect this goal of natural preservation.

The Cypress Breeze Plantation Home Owners Association (HOA) strongly believes that the key to achieving the proper sense of community and continuity of design lies in the formulation and consistent application of architectural guidelines pursuant to Article 3 of the Declaration of Covenants, Conditions, Restrictions, and Easements (*DCCRE*) for Cypress Breeze Plantation. As is the case in all other development within Cypress Breeze Plantation, individual residential building and site designs will require review and approval by the Cypress Breeze Plantation Architectural Review Committee (ARC). It is not the intent of this document to severely limit the design process, stifle creativity, or curtail imaginative solutions to design problems. The expressed purpose of these guidelines is to serve as a starting point for the lot owner, architect and builder. Ultimately the goals of these guidelines are to provide a cohesive living environment, maintain the overall visual integrity of the community, and protect the privacy and property values of each resident within the community.

It must be noted that the content of this document contains "guidelines" and, in general, should be adhered to in the vast majority of cases. However, where it can be shown that the intent of specific guidelines can be achieved through other than the prescribed means, the Cypress Breeze Plantation Architectural Review Committee may, at its sole discretion, grant a variance. In addition, as development proceeds and additional knowledge is gained with regard to alternative solutions to problems encountered, the Cypress Breeze Plantation ARC may amend these guidelines. In this regard, the Cypress Breeze Plantation HOA Architectural Review Committee should be contacted prior to commencement of site and building to design to obtain the most current edition of these guidelines.

The major areas of design review to be undertaken by the Cypress Breeze Plantation ARC shall consist of building site and drainage, exterior architectural design and detailing, and site lighting. All exterior site and/or building improvements and alterations (vertical and/or horizontal) must be approved by the Cypress Breeze Plantation HOA Architectural Review Committee prior to the commencement of construction. Owners not required to be pre-approved by the Cypress Breeze Plantation ARC are still required to construct any site and/or building improvements and alterations consistent with these guidelines.

At any time after the initial ARC project submission and prior to final acceptance by the ARC (indicated by the final certification and return of project compliance deposit) the Cypress Breeze Plantation ARC reserves the right to enter into the lot or parcel to inspect the existing conditions and proposed improvements to assure their compliance with the approved plans and specifications as part of its review and approval process.

The Cypress Breeze Plantation ARC requires the payment of an administration fee at the time of application. Major Projects, as defined in section **V.A - PROJECT TYPES** within this document, will also require a Compliance Deposit. Please refer to the attached Deposit & Fee Schedule for the required payments based on each project type.

II. SITE PLAN AND DRAINAGE

In reviewing Site Plans and Grading/Drainage Plans for homes to be construction within Cypress Breeze Plantation the ARC will review requirements regarding the building set-back, ground coverage, on-site parking, tree preservation, platted easements and natural preservation, and site drainage.

Note that site plans are required with all ARC applications containing site improvements, and site plans must be submitted with an official survey of the platted lot. Hand sketches and approximations of lot lines and existing site conditions will not be accepted. For lots with existing homes, a lot survey should be available from the original sell of the lot to the current homeowner or by records request at Walton County Clerk of Courts.

A. BUILDING SET-BACK AND GROUND COVERAGE REQUIREMENTS

Each lot within Cypress Breeze Plantation has been designed based on Walton County land development regulations and with regard to its relationship to adjacent uses and adequacy of buildable land. Building set-back lines have been established as a result of this design. The Recorded Plat should be consulted to obtain the correct building set-backs for each particular lot. ***Set-backs are regulated by the Walton County Comprehensive Plan and Land Development Code, and variances cannot be granted by the ARC.*** Established building setbacks are as follows:

Front: 20 feet
Rear: 15 feet
Sides: 7.5 feet

In addition to these platted setbacks, the ARC has adopted an additional side setback requirement for structures taller than 35 feet in height (*basis of height measurement is defined elsewhere in this document*). For structures between 35 and 40 feet the side setbacks shall be increased to 10 feet. For structures between 40 and 45 feet the side setbacks shall be 12.5 feet. For structures between 45 and 50 feet the side setbacks shall be 15 feet.

The prescribed building set-backs are measured from the applicable property line to the nearest vertical construction. Fences are specifically excluded (*refer to Fencing Standards for more information on fencing location requirements*).

Cantilevered decks and roof overhangs are also subject to the setback requirements, except the deck or roof overhang may extend a maximum of eighteen inches (18") into the setback if they are at least

eight feet (8') above ground level. No other site improvements are permitted with prescribed setback areas other than approved access drives, landscaping and/or patio decks less than eighteen inches (18") above existing grade.

It should be noted that utility easements may exist along lot lines, as shown on the recorded plat. No vertical construction shall be permitted within platted easements regardless of setback or height of improvements.

With regard to ground coverage, the total lot area covered by building(s), patio/deck(s), driveways, and walkways shall not exceed fifty percent (50%) of the total site area. A variance for this requirement may be granted by the ARC for lots smaller than 0.15 acres in size, permitting up to 60% impervious coverage or 3,200 square feet, whichever is less. Variances should be discussed between the builder and ARC, and the increased impervious surface over the original 50% requirement should be limited to only the amount necessary to overcome the stated hardship. Brick pavers will be considered impervious for the purposes of this calculation unless, in the opinion of the ARC or its engineering consultants, a paver has sufficient open area and a permeable base material to percolate stormwater at a comparable rate to vegetated open space. This requirement is based on the impervious surface ratio utilized in the approved stormwater management plans for the subdivision and the open space requirement calculations of the original subdivision Development Order.

For the purposes of providing an equivalent impervious surface calculation for alternative paving materials, such as permeable brick pavers with free draining base material, a Lot Owner may submit stormwater runoff calculations certified by a licensed professional engineer qualified to perform stormwater design. The HOA may provide the services of a licensed professional engineer certification through the ARC review process, provided that the Lot Owner pays any fees associated with such a certification through the ARC review process. The preferred method of calculation shall be the SCS Curve Number methodology. For the base 50% maximum open space, the Composite Curve Number for the entire lot shall be ≤ 68.5 . For the maximum pool lot open space requirement of 60% by variance, the Composite Curve Number shall be ≤ 74.4 . The curve numbers utilized for these calculations shall be as follows:

Surface Coverage	Curve Number
Impervious Surface (dwelling footprint, concrete, driveway and sidewalk pavers (unless certified permeable), swimming pools)	98
Un-vegetated Sand / Gravel (AASHTO No. 4 sieve – 1" average gradation; slopes must be < 15%)	76
Pervious Pavers	Varies, TBD by Engineer based on manufacturer's certified studies and base materials utilized
Landscape Stone (1" – 3" average gradation, no fines)	60
Open Space (Grass, Pine Straw Mulch, Hardwood Mulch)	39
Dense Forest / Dense Wooded with 80% or greater tree canopy coverage	30

Example Ground Coverage Calculation:

Based on 50% max impervious,
CN required = $(98 \times 0.50 + 39 \times 0.50) / 1 = 68.5$

Total Lot = 10,890 square feet (0.25 acres)	
House Footprint (CN = 98):	3,800 square feet
Swimming Pool (CN = 98):	200 square feet
Travertine Pool Deck Pavers (CN = 98):	500 square feet
Pervious Paver Driveway and Walk (CN = 76):	1,460 square feet
Landscape Stone (1"-2") (CN = 60):	80 square feet
Grassed Area (CN = 39):	4,850 square feet

Composite CN = $[(3800 \times 98) + (200 \times 98) + (500 \times 98) + (1460 \times 76) + (80 \times 60) + (4850 \times 39)] / 10,890$
Composite CN = 68.495

68.495 < 68.5
 Okay

B. TREE PRESERVATION AND NATURAL CONSERVATION EASEMENTS

A topographic and tree survey reflecting existing site conditions is required for each new construction lot as part of the submission to the ARC. This survey should include the location, size, and common name of all trees over six inches (6") in diameter (measured four feet (4') above existing grade) as well as significant clusters of smaller trees. Existing topography should be shown using a minimum of one foot contour intervals.

In an effort to retain as much natural foliage as possible single-family lots within Cypress Breeze Plantation have been left at their natural grade. It is realized that not all trees can be save and incorporated into the final site design; however, care should be taken to retain as many of the existing trees as possible. The Cypress Breeze Plantation ARC may, at its sole discretion, require significant site plan revisions in order to save specimen trees. Care should be taken in the placement of fill, excavation for utility lines and/or the cutting of drainage swales with regard to the impact on nearby trees. Trees indicated to be saved on the approved site plan which are lost as a result of construction or during the first year following the issuance of an occupancy permit, must be replaced in a manner agreeable to the ARC.

Cypress Breeze Plantation is subject to a substantial amount of environmental protection and conservation easements, as indicated on subdivision plats. These areas lie both within common areas of the HOA and on individual lots. These areas will generally be exhibited on individual lot surveys prepared by registered land surveyors. The ARC will maintain digital copies of these plats, and lot owners may obtain them by request to the ARC or the HOA's Property Manager. All ARC submissions that contain site improvements must indicate environmental preservation and conservation easements on the submitted survey.

Under no circumstances shall environmental preservation or conservation easements be disturbed. These areas fall under the jurisdiction of Walton County, the State of Florida Department of Environmental Preservation (FDEP), and/or the US Army Corps of Engineers. When disturbances of

these areas are witnessed by the Cypress Breeze Plantation ARC or Board of Directors, the incident will be reported to the appropriate Walton County authorities, and the lot owner may be subject to penalties from the authority (or authorities) having jurisdiction over the environmental protection zone. ***The Cypress Breeze Plantation ARC does not have the authority to grant a variance for disturbance of platted environmental protection zones, and any disturbance to these areas will be the sole responsibility of the lot owner to bear. Likewise, disturbance to environmental protection zones by a homeowner or homeowner's contractor that protrudes into Common Areas of the HOA will be the responsibility of the offending party, and the Cypress Breeze Plantation Board of Directors may levy fines against the responsible party for any costs incurred to the HOA.***

C. ON-SITE PARKING REQUIREMENTS

To reduce the likelihood of overflow parking, each residential site plan submitted for review to the Cypress Breeze Plantation ARC shall provide for a minimum of four (4) on-site parking spaces. Parking spaces shall be a minimum for 20 feet in length by 9 feet in width. Two (2) of the required parking spaces shall be at least partially screened from direct view by passing motorists. The required screening may be accomplished through the use of dense landscaping, a carport, garage or walled-in motor court.

Garage interior and door dimensions must be clearly indicated on plans. A single-car garage must contain a door of at least 9 feet in width, and a double-car garage must contain a door of at least 18 feet in width. Garage interiors must be a minimum of 21 feet in depth to be considered to count toward the required on-site parking. Side-entry garages are encouraged when the lot is of sufficient size to permit. For side entry garages a minimum of 25 feet of driveway is required from the garage door to the edge of driveway pavers to permit backing out of the garages without disturbing landscaped side yards. In no case shall the Cypress Breeze Plantation ARC approve the subsequent conversion of a garage or carport space into habitable living space unless the parking requirements noted above continue to be met.

In the case where dense landscape screening is utilized to meet these requirements landscaping must be clearly indicated on the submitted plans with the initial planting size and spacing of plantings indicated on plans. Plantings to meet this requirement must be evergreen or must be of sufficient density with seasonal foliage loss to meet the screening intent throughout all seasons of the year. Photographic examples of the screening shall be submitted for review with the plans.

When carports are utilized to meet this requirement, carports must meet all the requirements of the exterior architectural design and detailing. All building exterior design, height, setback, and location requirements apply to carports. Carports must obtain all applicable building permits. Carports are encouraged to be located on the side or rear of the primary structure. Consideration will be given to permit up to 25% of the total depth of the carport to protrude forward of the front corner of the primary structure, however this should only be permitted by the ARC when the required parking depth is unavailable due to lot size/configuration.

All driveway surfaces shall be brick pavers. Pavers must be maintained a minimum of 12 inches from side and rear property lines unless a shared access agreement is in place between neighboring properties. Shared access agreements must be recorded with the Walton County Clerk of Courts, and a copy of the recorded agreement must be submitted to the ARC for approval. The color and design

of the brick pavers shall be submitted to the ARC for review. When brick pavers are added to existing driveways and walkways the owner should attempt to match the pavers with the existing pavers as closely as possible in design and color. If the color and design cannot be suitably matched, in the opinion of the ARC, the lot owner must replace the existing pavers in conjunction with the paver addition.

D. DRAINAGE REQUIREMENTS

For new construction projects a topographic survey will be required with the project submittal. Existing topography both on the lot and within the common right-of-way adjacent to the lot must be shown on the submitted plans using a minimum of one foot contour intervals; **this includes drainage swales and berms within the common right of way along the front of the lot.** Existing drainage easements must also be included on the plans.

Proposed grading must be indicated on the submitted site plans. Grading may be shown with contours and/or spot elevations with drainage flow arrows. In general, grading shall be designed such that stormwater runoff is directed to the stormwater management facilities on the front and/or rear of the lot. **In no case shall run-off be direct onto adjacent lots unless a drainage easement exists on the adjacent lot where runoff is directed.** Graded slopes shall not exceed 4:1 in any direction.

Pool lots (Lots 24-39) shall ensure drainage from the pool deck and rear yard are directed to the 5' drainage easements along the side lot lines and into the retention swales within the right of way along the front of the lot. Landscaping along the rear of pool lots shall not block the flow of water from the pool deck to the side-yard drainage easements. Dense landscaping, which may block the flow of stormwater over time, shall not be permitted within the 5' drainage easement. In general, the grade of side lot lines shall be a constant slope from the edge of pavers at the pool to the drainage swale along the front of the lot.

The Finish Floor Elevation (FFE) of all primary and auxiliary structures shall be indicated on the grading plan(s). Per the Walton County Land Development (January 2016 Revision), section 5.00.10, the finish floor of all structures shall be a minimum of one foot (1') above the average of the highest elevation of the street abutting the lot. Exemptions to this requirement may occur only when hardship due to the terrain of the land exists and is supported by technical data provided by a State of Florida registered professional engineer.

The stormwater management facilities provided for of each lot within Cypress Breeze Plantation varies greatly based on the location and phase (Phases I, II, III, and IV) within the subdivision. Phase I of Cypress Breeze Plantation contains lots designed with "understory retention," which is no longer permitted for new developments in Walton County. Phases II and III generally contain stormwater management facilities in the form of retention swales within the common right of way along the front of the lots or within larger drainage easements along the rear of the lots. Phase IV contains stormwater management facilities in the form of retention swales both within the common right of way along the front of the lots and partially along the side yards of each lot within drainage easements. The ARC and the HOA's Property Manager maintains electronic copies of the grading and drainage plans for the original subdivision that may be obtain by lot owners for use in grading and drainage design for their lots. **In no case shall fill be placed within drainage easements nor shall earth-cut be permitted on constructed berms within drainage easements, with the one exception**

being fill placement for a driveway crossing the front swale as described below. Additionally, no lot shall restrict flow of stormwater from the right of way pavement. The following regulated stormwater management facilities are present within the Cypress Breeze platted subdivision:

- On-lot retention with rear-lot berms: Lots 1-23
- Front retention swales (in adjoining right of way): Lots 24-65 and 69-183
- Side yard swales (within platted lots): Lots 72, 73, 81, and 102-183
- Rear yard ponds (within platted lots): Lots 40-56, and 65-71

It is important for Owners and their Contractors to understand the details and requirements of the stormwater retention areas, as incorrect construction of a single lot may adversely affect several other lots, rights of way, and common areas of the HOA. It is also important to understand that the front right of way area (generally 13' from the back of roadway curbing to the front lot line) is the property of the HOA. Owners and their contractors are obligated to construct these areas as required by the HOA and may not materially alter these areas without the approval of the HOA. Figure 1 and Figure 2 below illustrate the grading requirements of the front rights of way. It is the adjoining lot owner's responsibility to construct and maintain the grading, drainage, and vegetation of these areas in accordance with these requirements.

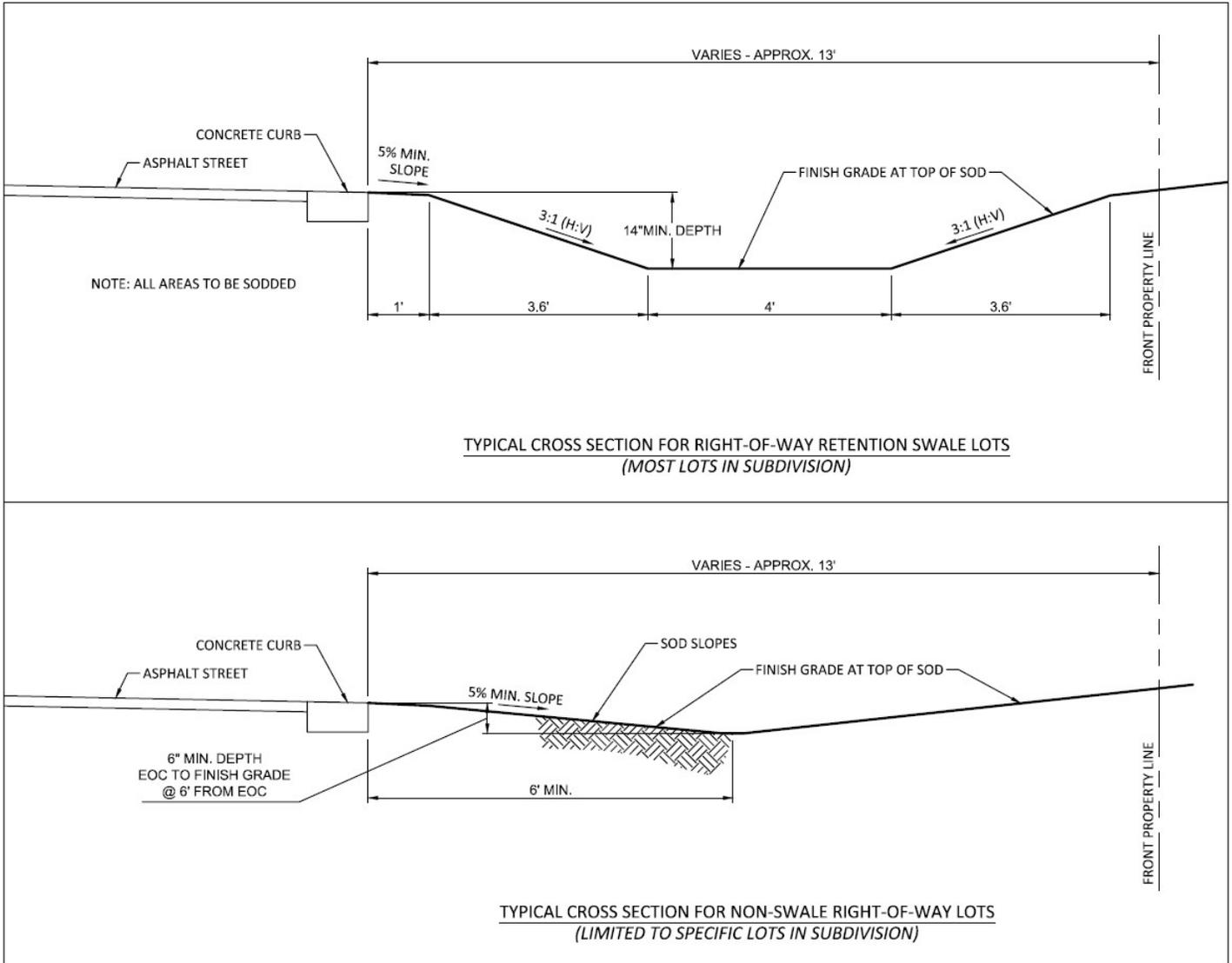
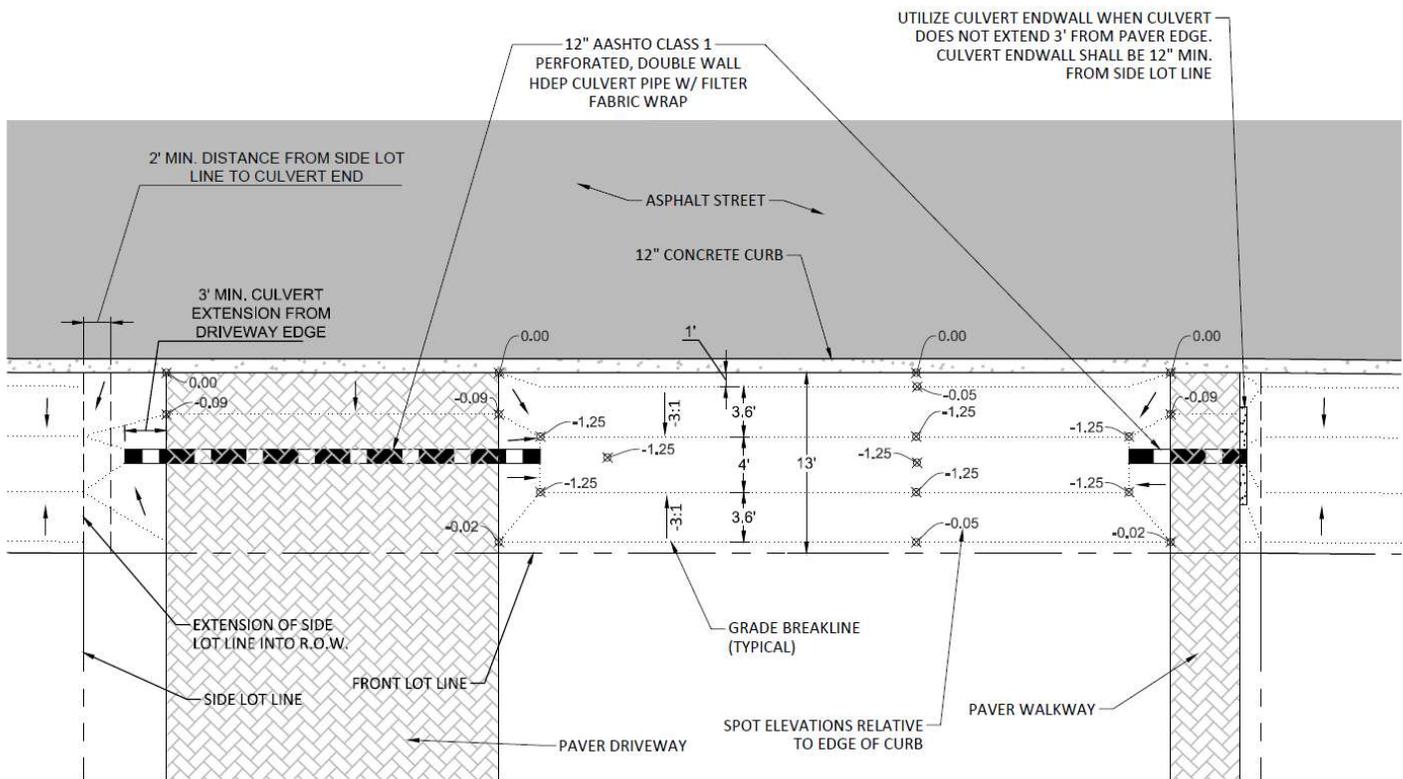


Figure 1 - Grading and Drainage Cross Sections within the Right of Way



TYPICAL PLAN VIEW OF FRONT RETENTION SWALES AND CULVERT CROSSINGS

Figure 2 - Typical Plan View of Front Right of Way Grading and Drainage

When grading inside of front and/or sideyard retention swales the contractor shall **NOT** utilize any fill materials other than the native, onsite, sandy soils. Imported fill materials shall **NOT** be placed inside of retention swales. If clayey soils that do not meet the minimum infiltration rate requirements are placed within retention swales it will be the Owner and Contractor's responsibility to excavate and replace these soils at their own expense. Per the approved stormwater permit drawings, all soils within the retention areas shall be capable of infiltration at the rate of 2 feet per hour (24 inches per hour). If imported fill materials are observed to be placed within these areas the HOA may request an infiltration test of soils to be performed by a licensed professional engineer or geologist and paid for by the contractor. Alternatively, the HOA may provide the infiltration test to be paid for with the Owner's compliance deposit.

Each lot that contains a stormwater retention swale along the front shall be permitted to fill within the swale for the placement of a driveway and/or pedestrian walkway. Each crossing shall contain a 12" perforated HDPE pipe with AASHTO Class I Perforation pattern. AASHTO Class II perforation pattern may be utilized in the event that Class I is not available from local suppliers. Figure 3 below illustrates the perforation pattern. For Class I perforations, perforations shall be directed downward during installation. It is recommended that these pipes be purchased with manufacturer installed "sock" wrap, however contractors may install their own geotextile fabric wrap around the perimeter of the perforated pipe during installation. In no case should perforated pipe be installed without

“sock” or geotextile wrap, as this can cause backfill to migrate into perforations over time leading to ground collapse over the culvert. Endwalls are optional for the culvert pipes, however when endwalls are not utilized the pipe shall extend a minimum of 30” from the edge of pavers. If 30” is not available to the side lot line, then an endwall shall be required.



AASHTO Class I Perforation

Please contact your local ADS representative before specifying or ordering pipe with a Class I perforation pattern to verify its availability. The following terminology is derived from the applicable AASHTO specification. The perforations shall be approximately circular and arranged in rows parallel to the axis of the pipe. The locations of the perforations shall be in the valley of the outside of every corrugation. The perforations shall be arranged in two equal groups placed symmetrically on either side of the lower half of the pipe. Diameters 4"-10" are not available in Class I patterns, however your local ADS representative may be contacted to verify whether your custom pattern can be provided.

Nominal I.D.		Min. No. of Rows of Perforations	Maximum Perforation Hole Diameter		Minimum Perforation Hole Diameter		"H" Maximum		"L" Minimum		Inlet Area*	
in	mm		in	mm	in	mm	in	mm	in	mm	in ² /ft	cm ² /m
12	300	6	0.40	10	0.20	5	5.5	138	7.6	192	1.2	24.3
15	375	6	0.40	10	0.20	5	6.8	172	9.5	240	0.9	18.4
18	450	6	0.40	10	0.20	5	8.2	207	11.4	288	0.8	16.0
24	600	8	0.40	10	0.20	5	10.9	276	15.2	384	0.9	19.2
30	750	8	0.40	10	0.20	5	13.6	345	18.9	480	0.7	13.8
36	900	8	0.40	10	0.20	5	16.3	414	22.7	576	0.6	11.7
42	1050	8	0.40	10	0.20	5	19.0	483	26.5	672	0.6	12.8
48	1200	8	0.40	10	0.20	5	21.8	552	30.3	768	0.6	12.0
60	1500	8	0.40	10	0.20	5	27.2	690	37.8	960	0.5	10.1

*No minimum Inlet Area requirements from AASHTO M294. Value based on required minimum perforation hole diameter and the minimum number of perforation rows per AASHTO M294.

**Figure 2
AASHTO Class I Perforation Patterns**

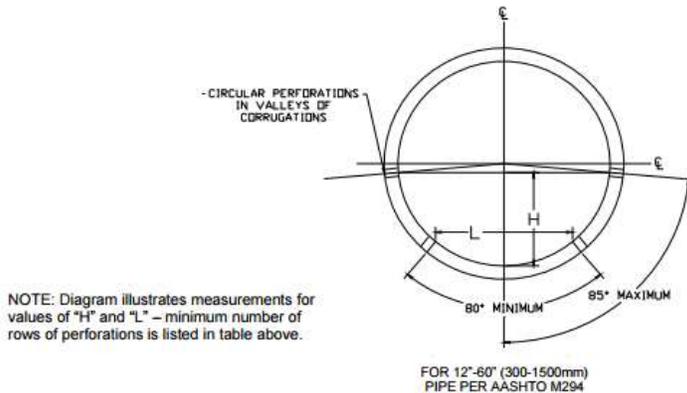


Figure 3 – AASHTO Class I Perforated HDPE

Driveway culverts shall not extend closer than 12 inches from side lot lines or the parallel projection of the side lot lines into the right of way. When perforated culvert pipes extend beyond driveways into grassed areas, finish grade over the culverts shall be maintained a minimum of 6 inches below the edge of roadway curbing to maintain positive drainage from streets. Grading of these areas shall be such that water is directed into perforated culvert openings. Under no circumstance shall fill

material in front retention swales cause impoundment of water on streets. Figure 4 below illustrates typical sections for culvert pipes within front right-of-way swales.

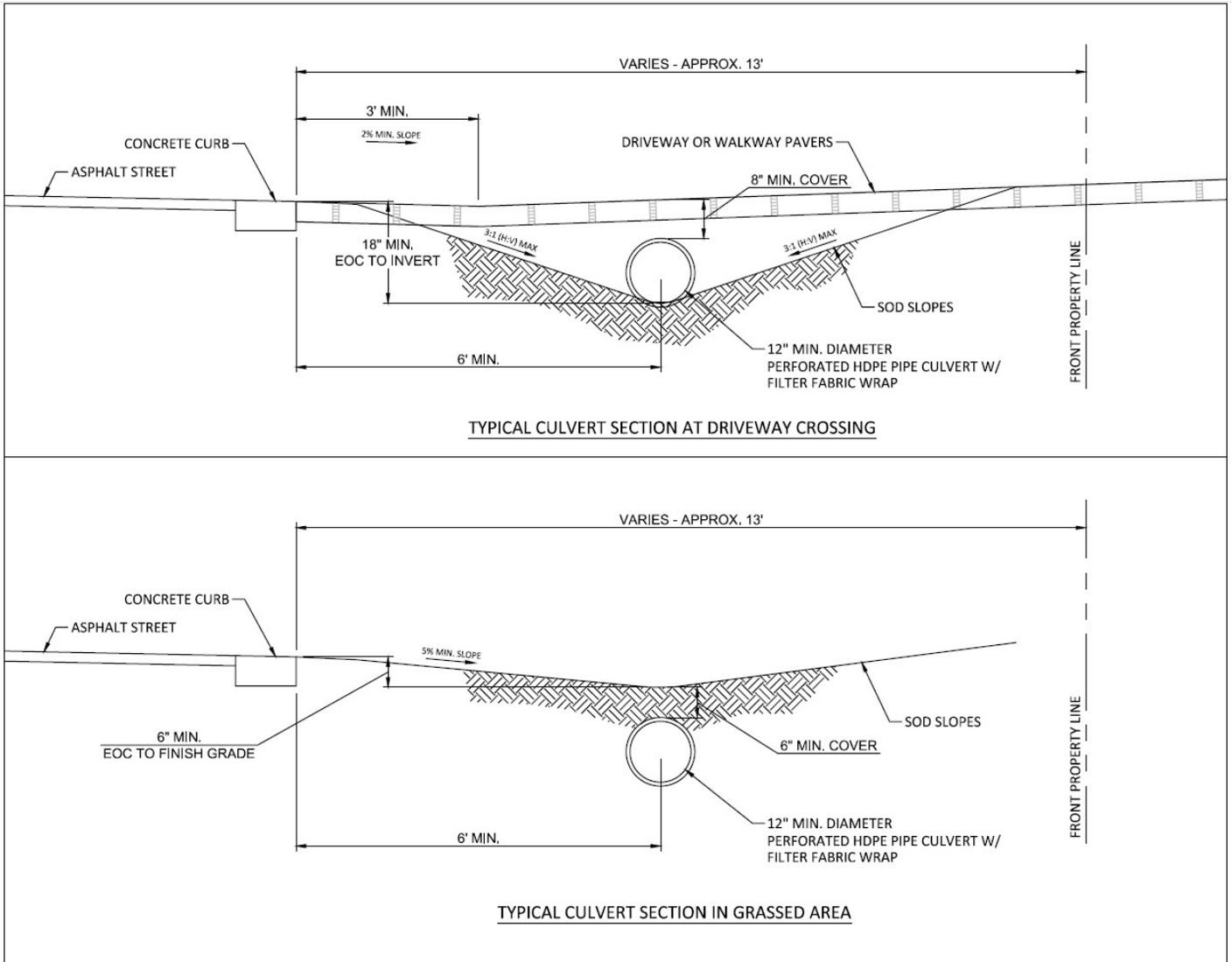


Figure 4 - Typical Culvert Sections

All lots within Cypress Breeze Plantation are required to adhere to the grading and drainage requirements of Walton County and the recorded plat.

E. FENCING AND SCREEN WALLS

All fencing and screen walls shall be designed and constructed in accordance with the latest *Fencing and Screen Walls Standards* document adopted by the Cypress Breeze Plantation Homeowners Association. A separate application form is included with this document that must be submitted with all project types that will include fencing or screen wall improvements.

III. EXTERIOR ARCHITECTURAL DESIGN & DETAILING

In order to ensure both an aesthetically cohesive living environment and allow the maximum design flexibility for the individual resident, design of single-family home within Cypress Breeze Plantation HOA shall not be limited to a particular architectural style but shall focus on quality of design and compatible use of exterior building and landscape materials.

A. PROHIBITED STRUCTURES AND USES

The following structures and uses are prohibited and shall not be permitted within Cypress Breeze Plantation.

1. Commercial Buildings

No buildings shall be permitted on any Lot within Cypress Breeze Plantation for business or commercial purposes. The ARC may request a signed statement from a Lot Owner during the review process that certifies the building being construction will not be used for business or commercial purposes.

2. Off-site Manufactured Homes

Manufactured homes, trailers, modular homes, and “system-built” homes shall not be permitted.

3. Temporary Structures

Temporary structures shall not be permitted. A temporary structure is defined as an assembly of building materials forming a structure or enclosure that is not attached to a permanent foundation. Any structure that has not received a permit or is not covered under the Walton County Building Permits system shall be deemed a temporary structure. Examples may include, but are not limited to, trailers, tents, shacks, barns, bleachers, awnings, portable carports, etc.

Per the Cypress Breeze Plantation *DCCRE*, the ARC may grant permission for temporary buildings used in connection with and during construction of a building.

4. Signs

No sign of any kind shall be permitted on any Lot except under the following circumstances:

- Directional or traffic signs may be installed by the HOA, at the direction of the Board of Directors, within rights of way or common areas.
- Community rules and information signage may be installed by the HOA, at the direction of the Board of Directors, within rights of way or common areas.
- One (1) “For Sale” sign not more than 6 square feet (generally 24” x 36”) may be displayed on a Lot by the Owner or Owner’s agent. The sign shall be temporary and easily removable.
- One (1) “For Rent” sign not more than 4 square feet (generally 24” x 24”) may be displayed from the interior of a home by the Lot Owner or Owner’s agent. The sign shall be temporary and easily removable.

B. MINIMUM SQUARE FOOTAGE OF PRIMARY STRUCTURE

The minimum heated building area shall be one thousand six hundred (1,600) square feet. If more than a one story structure is proposed, a minimum of one thousand (1,000) square feet shall be constructed on the first floor. The remaining minimum square footage shall be constructed on the second floor to meet the minimum square footage of 1,600 square feet.

C. MAXIMUM BUILDING HEIGHT

No structures shall be permitted to exceed fifty (50) feet in height. The methodology for measurement shall be the vertical distance from the lowest ground elevation surrounding the building footprint to the highest point at the top of the building or structure. ***Note that structures exceeding 35 feet in height require additional side setbacks; refer to the Setbacks section of this document for more information.***

D. ACCESSORY STRUCTURES

Accessory structures shall be permitted only when the exterior finishes of the accessory structure are of the same kind and color as the primary structure. All accessory structures shall be permanent and shall be covered under the Walton County Building Permits system.

In accordance with the current Walton County regulations, habitable accessory structures shall meet the following requirements:

- No more than one habitable accessory structure shall be permitted on a single lot.
- Habitable accessory structures shall not exceed 800 square feet.
- The habitable accessory structure shall not be available for commercial short-term or long-term rental to any person who is not a family member of the Lot Owner.

E. EXTERIOR BUILDING MATERIALS

Exterior building materials shall be constructed of stucco or fiber cement siding (commonly known as "HardiePlank"). Lap siding or vertical siding shall be the predominant finish with fiber cement siding. Shingle accents may be utilized on portions of the siding covering no more than 40% of any side of the structure.

Exposed concrete masonry unit (CMU) block shall not be permitted; all CMU shall be covered with stucco or fiber cement siding. Exposed cast-in-place concrete foundations with less than 6" of exposed height may be left unpainted provided that it has a smooth, aesthetically pleasing surface. Exposed cast-in-place concrete foundations 6" to 24" may be permitted with a finished, painted surface provided that they are no greater than 24" in height, as measured from the adjacent exterior grade to trim or siding. Cast-in-place concrete foundations greater than 24" shall be covered with stucco or fiber cement siding.

Brick siding shall be permitted only within Phase IV - Northwest (Lots 161-183) and Phase IV – South (Lots 103-150). Brick siding shall not extend vertically past the window sill height of the first floor.

For structures with elevation floors requiring skirting, skirting shall be horizontal slat with gaps between each slat no larger than one inch (1").

F. EXTERIOR COLORS

Colors are subject to the approval of the ARC. Neutral or earth-tone colors are encouraged. Bright or intense colors are prohibited. Blue, green, grey, or yellow pastels will be considered. Red, orange, pink, or purple pastels generally will not be considered.

In general only one primary color should be used with a neutral trim color, or vice-versa. Various shades of the primary color chosen may be used. For example, a house with a primary color of pastel blue should not have yellow trim and shutters.

No two side-by-side adjoining lots shall have the same shade of the primary paint color. The ARC may consider variation in shades of the same primary color, however the variation should be significant enough to be noticeable, in the opinion of the ARC, when viewing from the right-of-way after fully applied to the structure. The first structure to exist or the first lot construction to be submitted to the ARC for approval shall have preference over the chosen paint color pallet.

G. ROOFING MATERIALS AND DESIGN

Within Phases I - III (Lots 1-102) and Phase IV – Northeast (Lots 151-160) roof materials shall consist of metal or clay tile. A facsimile of clay may be acceptable if it is appropriate to the overall building design. Metal roofs shall be a minimum thickness of 28 gauge. All exposed metal roofs shall be unfinished galvalume or grey/silver anodized. For homes where the original construction did not utilize roof materials consisting of clay tile or metal of type and gauge approved by the Cypress Breeze Plantation ARC, the replacement roof (whether replaced due to age/wear or to weather/fire/vandalism damage) will consist of clay tile or metal of type and gauge approved by the Cypress Breeze Plantation ARC.

Within Phase IV - Northwest (Lots 161-183) and Phase IV – South (Lots 103-150) roof materials shall consist of asphalt shingle or metal of type and gauge approved by the Cypress Breeze Plantation ARC.

All exposed metal flashing or vents must be painted to match the adjacent roof or wall color.

All plans shall clearly indicate the proposed design and pitch of the proposed roof. In general, the minimum roof pitch shall be as follows:

- Structures with the eave height less than 20' shall have a min. roof pitch of 5/12
- Structures with the eave height between 20' and 30' shall have a min. roof pitch of 4/12.
- Structures with the eave height greater than 30' shall have a min. roof pitch of 3/12.

IV. SITE LIGHTING & LANDSCAPING

All site lighting and landscaping shall adhere to the requirements of the Walton County Land Development Code. In general, it shall be the primary goal of lighting to minimize off-site intrusion of on-site generated light and landscaping to enhance existing plant material to ensure overall building and site design compatibility with that of the surrounding environment

A. SITE LIGHTING

Exterior building and site lighting should be held to a minimum and shall be designed to reduce off-site intrusion of on-site generated lighting. In this regard, exterior building lighting should either be recessed under roof overhangs or generated from low –level landscape highlighting variety.

Area wide lighting should be of the low intensity, low-level landscape highlighting variety. Up and/or down-lighting of trees is greatly discouraged, and under no circumstance shall landscape lighting be directed toward neighboring properties of rights of way. Use of high-level, area-wide lighting will not be permitted because of the light intrusion onto off-site areas.

At the time of adoption of these ARC Guidelines, Walton County defines the maximum allowable light level to be ten maintained footcandle at any property line in a residential use area and 15 maintained footcandles at any public street right-of-way.

B. LANDSCAPING

Landscape Plans shall be submitted for review and approval by the Cypress Breeze Plantation ARC. The preservation of existing trees and other site foliage should be of major concern in the early stages of Site/Landscape design. The Architectural Review Committee strongly encourages a "planned" natural look, emphasizing native plants and ground cover with balanced grassed areas. Acceptable planting materials shall consist of those defined within Chapter 5 of the Walton County Land Development Code or the Florida Water Management District's document – *Waterwise Florida Landscapes*. Electronic copies of these publications may be found online or by request to the HOA's Property Manager.

1. Ground Coverage and Plantings

All areas of a lot that are not covered by a structure or hardscape material shall be stabilized with approved grass, groundcover plantings, or mulch materials. Bare soil/sand shall not be permitted, except prior to initial lot development or during construction. Non-hardscaped surfaces in front yards, defined as the area of a lot extending from the front corners of a structure forward to the right of way, shall contain a minimum of 60% grassed lawn area and maximum of 40% mulched area. These values shall also be applied to the side yards of corner lots whose sides adjoin a right-of-way.

Cypress Breeze Plantation has adapted with the inclusion of palm-like shrubs and trees within front yards and common areas of the HOA. Palm-like species rated for Florida Hardiness Zone 8b, as defined in *Waterwise Florida Landscapes*, are highly encouraged for inclusion in the landscape plan.

Care should be taken in the placement of plant materials at driveway cuts so as not to obstruct drive sight distance. Plantings shall not be placed within drainage swales or retention areas.

2. Irrigation

All landscaped areas should be irrigated. As mentioned in a previous section, possible water body shoreline erosion should be taken into consideration in the design and implementation of the Landscape Plan.

The ARC strongly encourages the installation of an automatic sprinkler system with irrigation pump and well water supply. Local water utility prices are exceptionally high with daily watering and may discourage owners from watering of lawns and plantings in the future. Rain Sensor Devices (RSDs) should be incorporated into the irrigation system to prevent overwatering when precipitation has reached a pre-set quantity. RSDs will also minimize the runoff of excess irrigation water into common stormwater retention areas, such as front swales. When excess runoff caused by overwatering is observed in common stormwater areas, which may cause unsightly decay of grassed areas, the contributing irrigation zone watering times shall be lowered to minimize standing water.

Irrigation equipment must be properly adjusted to avoid spraying onto impervious areas during low to no wind conditions. The use of low volume emitters, such as drip irrigation tubing, is highly encouraged for all trees, shrubs, and ground covers to minimize overthrow onto impervious surfaces and excess runoff. Irrigation spray heads shall not be permitted to spray onto neighboring lots without a written agreement signed by the adjoining lot owner.

3. Artificial Turf

Artificial turf is permissible in rear yards only and should have little to no visibility from the street. For corner or irregular shaped lots, screening may be required to reduce the visibility from the street. Artificial turf shall be of high or premium quality, with visual characteristics of natural grass. The turf shall have perforations to allow drainage to pass through. A sample shall be submitted to the ARC with the project application for approval.

Installation of artificial turf shall be in a quality, professional-like manner with adequate anchoring to avoid displacement of turf due to wind. All artificial turf sections should be underlain with a weed-block matting to prevent the growing of weeds through drainage perforations. The pile directional bias shall be in the same direction, and seams shall be kept to a minimum. Seams shall be placed so as to minimize the appearance.

The ARC approval of artificial turf shall be for a finite period of time as proposed and agreed upon by the applicant and ARC. In general, the approval period should be for the expected useful life of the turf based on the manufacturer's warranty period. The ARC is under no obligation to approve artificial turf replacement at the end of the finite term.

Due to the nature of artificial product manufacturing in a global industry the applicant and HOA should remain aware of the health, safety, and environmental (HSE) impacts of these man-made products. The ARC/HOA reserves the right revoke the approval of artificial turf products due to negative HSE impacts. Such revocation shall be based on proven scientific information provided by a 3rd party environmental scientist, engineer, or other legal expert.

V. PROCEDURE FOR SUBMISSION, REVIEW, AND APPROVAL OF PLANS

In order to provide a systematic and uniform review of proposed residential construction, the Cypress Breeze Plantation ARC procedures are established herein.

A. PROJECT TYPES

1. Major Projects

Major Projects shall consist of new construction of primary or auxiliary structures, demolition and/or reconstruction of primary or auxiliary structures, building additions greater than 200 square feet, and new construction of swimming pools.

2. Fencing / Screen Wall Projects

Fencing and Screen Wall Projects shall consist of new construction or demolition and reconstruction of site fencing or screen walls. No other exterior improvements shall be included for projects in this designation. These projects shall adhere to the requirements of the *Cypress Breeze Plantation – Fencing and Screen Wall Standards*, latest revision, and shall include with their submittal a completed *Fencing Application Form*.

3. Landscaping Projects

These projects shall consist of additions of new landscaping materials, removal of existing landscaping, and/or replacement of existing landscaping. No other exterior improvements shall be included for projects in this designation.

The following Landscaping projects will **not** require submittal and approval by the ARC. This does not preclude an Owner from submitting Landscape Plans for review, recommendation, and approval by the ARC when the proposed landscaping improvements do not meet the following thresholds. Note that under no circumstance shall an owner violate the rules and requirements of these ARC Guidelines, whether a project is required to submit for ARC approval or not. If in doubt, the Owner is encouraged to submit to the ARC for review. Landscaping projects that do **NOT** require ARC approval include:

- Addition of trees and/or shrubs not to exceed a count of four (4) within a period of one year.
- Removal of existing trees less than 6" in diameter at breast height and/or shrubs not to exceed a count of two (2) within a period of one year, unless plantings are replaced in like kind.
- Replacement of landscaping in like kind and size.
- Addition or replacement of mulch cover, such as pine straw, landscape stones, or hardwood mulch, when the overall size of the existing mulched area is not increased by more than 100 square feet.
- Addition or replacement of irrigation components, such as drip tubing or spray nozzles, provided that the equipment meets the requirements of these Guidelines.
- Addition or replacement of weed control matting, inconspicuous mulch bed or pavement edging, sod pins, or other inconspicuous landscaping controls.
- Addition or replacement of small gardens provided that the gardens are enclosed or screened from view behind privacy fencing or screen walls.
- Addition or replacement of sod grass, provided that sod grass matches the existing species.

Note that all proposed landscaping improvements that do not occur within the confines of an Owner’s property boundary, such as those within the front right-of-way (approximately 15’ from the back of curb line), shall require ARC review and approval. Landscaping that is planting with Common Areas or rights-of-way of the HOA that has not been approved by the ARC is subject to removal at the Lot Owner’s expense.

4. Hardscape Projects

These projects shall consist of the addition, demolition, or replacement of site hardscapes (site pavers or concrete areas) and/or retaining walls. No other exterior improvements shall be included for projects in this designation.

5. Painting / Staining Project

These projects shall consist of the repainting or re-staining of any structure, fence, or screen wall that proposes a change in color from the existing conditions. No other exterior improvements shall be included for projects in this designation.

6. Minor Projects

Minor Projects shall consist of a combination of multiple specific project types stated above, or any other project types that do not meet the criteria of a Major Project or the specific project types stated above. These projects may include swimming pools, accessory structures not exceeding 200 square feet, screened porch or sunroom enclosures, deck additions, etc.

7. Maintenance Projects

Maintenance Projects shall consist of any exterior improvements that do not alter size, shape, color, or position of existing buildings, hardscapes, or landscape. Submitted projects may be deemed a Maintenance Project by the ARC after plans and/or information is submitted, and any submitted review or compliance fees will be refunded.

B. SUBMISSION FEES

The Cypress Breeze Plantation ARC requires a non-refundable **Submission Fee** based on the type of project submitted. No plans will be accepted for review by the ARC until receipt of the applicable submission fee and the completed application(s). The Cypress Breeze Board of Directors reserves the right to waive these fees for special circumstances.

The non-refundable submission fees are as follows:

Major Projects_____	\$500
Fencing and Screen Wall Projects_____	\$50
Landscape Projects_____	\$25
Hardscape Projects_____	\$25
Painting / Staining Projects_____	\$25
Minor Projects_____	\$75
Maintenance Projects_____	\$0

C. COMPLIANCE DEPOSIT

Before final approval of plans and the release of the Cypress Breeze Plantation ARC Construction Permit, the ARC requires that each owner place in escrow a sum of money as a **Compliance Deposit**. The purpose of the compliance deposit is to provide the ARC and Board of Directors with the funds to reimburse the HOA for costs incurred as a result of non-compliance of the Lot Owner or Lot Owner’s Contractor. The funds constituting the Compliance Deposit will be held in a non-interest bearing account. The deposit amounts shall not constitute a limit on the Owner’s liability but will be applied against the total cost of enforcement of these provisions including, without limitations, the cost of removal or restoration, construction in accordance with the approved plans and specifications, provision of required temporary construction facilities and maintenance (i.e. dumpsters, trash cleanup, emergency stormwater repairs, etc.), attorney’s fees, and court costs. The Cypress Breeze Board of Directors reserves the right to waive these deposits for special circumstances.

The Compliance Deposit amount for each project type is as follows:

Major Projects_____	\$2,000
Fencing and Screen Wall Projects_____	\$250
Landscape Projects_____	\$0
Hardscape Projects_____	\$0
Painting / Staining Projects_____	\$0
Minor Projects_____	\$500
Maintenance Projects_____	\$0

Compliance Deposits shall be returned after a final inspection and acceptance by the ARC. The Owner shall notify the ARC and/or HOA Property Manager in writing (electronic communications are acceptable) when a project is substantially completed and ready for final inspection. The ARC shall have a maximum of 20 days from the date of notice of substantial completion to complete the final inspection and make determination on compliance. In its determination the ARC shall provide notice of any deficiencies or provide notice of acceptance with return of the Compliance Deposit. ***The return of the Compliance Deposit or failure of the ARC to provide notice of deficiency shall not be deemed a waiver of the requirements of the HOA DCCRE, the ARC Guidelines, or Walton County, State, and Federal Regulations. Deficiencies that become apparent after the completion of a project and/or return of the Compliance Deposit may be further reviewed by the ARC to ensure compliance with the adopted guidelines and regulations, and the HOA may act to enforce these regulations in accordance with the DCCRE.***

D. PLAN SUBMISSION AND APPROVAL

The procedures for obtaining approval of plans in order to receive a Cypress Breeze Plantation ARC Construction Permit for commencement of construction are defined for each project type in this

section. All required items shall be submitted directly to the HOA Property Manager or the ARC with the appropriate Application Form(s).

1. Major Projects

Major projects shall be submitted with the following forms and information:

- Completed *Major Project Application Form*
- Completed *Fencing Application Form* if fencing or screen walls are included in the project
- Non-refundable Submission Fee
- Compliance Deposit
- 5 sets of plans on Tabloid sheet size (11x17)
- Electronic files of plans (PDFs) and photos to be included in submittal package
- Lot Survey indicating all lot lines, adjoining roadways, setbacks, easements, and existing improvements (buildings, patios, driveways, decks, retaining walls, etc.)
 - 1" = 10' minimum scale
 - Site topography
 - Existing significant trees (6" diameter and greater)
- Proposed Site Plan indicating the location of building perimeter walls, decks, hardscapes, courtyards, pools, fencing, screen walls, and gates.
 - 1" = 10' minimum scale
 - Graphically show required building setbacks and dimension actual proposed building setbacks on all sides.
 - Indicate where roof or cantilever overhangs encroach minimum setbacks (18" max)
 - Indicate required parking spaces, including dimensions
 - Indicate mailbox location
 - Impervious Surface Ratio (50% maximum)
 - Indicate 12" setback from adjoining property lines for all hardscapes, unless a recorded agreement for shared access is provided.
- Proposed Grading and Drainage Plan
 - 1" = 10' minimum scale
 - Proposed Finish Floor Elevation (FFE) and existing elevations at crown of surrounding roadway(s)
 - Proposed contours and/or spot elevations with drainage flow arrows
 - Indicate all onsite and adjoining stormwater management areas
 - Indicate driveway and sidewalk perforated pipe culvert(s), including length, projection past driveways, and endwalls if used.
 - Indicate gutter downspout locations, if applicable.
 - Indicate any additional drainage piping, French drains, or stormwater conveyance swales proposed.
- Proposed Landscape Plan
 - Indicate all existing trees and shrubs to be removed and/or to remain.
 - Indicate location and species of each tree, shrub, and groundcover proposed.
 - Indicate impervious surface ratio, if not shown on site plan.
 - Indicate grassed areas, planting type (sod or seeded), and species.

- Indicate all mulched areas and mulch materials to be used (pine straw, hardwood, rubber, rock, etc.)
- Indicate any irrigation systems to be constructed or removed. Include location of irrigation pump and well, if applicable.
- Building Floor Plans and Elevations (1/4" = 1'-0" minimum scale)
 - Indicate heated and non-heated square footage of each floor of structure.
 - Indicated dotted line for roof overhangs
 - Include all four sides of the structure in elevations
 - Elevations shall clearly indicate proposed exterior materials and colors of all portions of the structure, including walls, roof, and exposed foundations.
 - Indicate exterior siding materials, color, details, patterns, and specifications
 - Indicate all trim (including soffit, fascia, and flashing) materials, color, patterns, and specifications
 - Elevations shall indicate finish floor elevation of structure (including elevation above mean sea level), height to each floor, height to eaves, and maximum height to top of structure.
 - Dimension garage door locations and sizes
 - Indicate doors and windows grid patterns, colors, and materials
 - Indicate gutters and downspout locations, including color. Indicate splash pads and/or piping connections
 - Indicate roof pitch drawn to scale in elevation views
 - For proposed fireplaces, indicate metal wind screens and caps in chimney terminations. Indicate colors and details.
- Building Roof Plans (1/4" = 1'-0" minimum scale)
 - Indicate roof pitch of all sections of roof
 - Indicate roofing materials and color
 - Indicate specifications for roofing material
- Material and Color Samples
 - Paint chips for primary and trim colors
 - Paver hardscape color(s) and pattern. Representative photo is acceptable.
 - Awning(s) colors and material. Photo(s) acceptable.
 - Color sample(s) for wood deck, fencing, and/or screen wall stains.
 - Representative photographs of special fencing elements, such as decorative finials, arbors, etc.
 - Roof material and color sample. Representative photo is acceptable.

2. Fencing and Screen Wall Projects

Fencing projects shall be submitted with the following forms and information:

- Completed *Fencing Application Form*
- Non-refundable Submission Fee
- Compliance Deposit
- 5 sets of plans on Tabloid sheet size (11x17)
- Electronic files of plans (PDFs) and photos to be included in submittal package

- Lot Survey indicating all lot lines, setbacks, easements, and existing improvements (buildings, patios, driveways, decks, retaining walls, etc.)
 - 1" = 10' minimum scale
- Proposed Site Plan, indicating the location of all fencing, screen walls, and gates
 - 1" = 10' minimum scale
- Stain color sample for Wood Screen Fencing or Screen Walls
- Representative photographs or samples of any decorative elements for aluminum fencing

3. Landscape Projects

- Completed *Landscape Project Application Form*
- Non-refundable Submission Fee
- 5 sets of plans on Tabloid sheet size (11x17)
- Electronic files of plans (PDFs) and photos to be included in submittal package
- Lot Survey indicating all lot lines, setbacks, easements, and existing improvements (buildings, patios, driveways, decks, retaining walls, etc.)
 - 1" = 10' minimum scale
- Proposed Landscape Plan
 - Indicate all existing trees and shrubs to be removed and/or to remain.
 - Indicate location and species of each tree, shrub, and groundcover proposed.
 - Indicate impervious surface ratio, if not shown on site plan.
 - Indicate grassed areas, planting type (sod or seeded), and species.
 - Indicate all mulched areas and mulch materials to be used (pine straw, hardwood, rubber, rock, etc.)
 - Indicate any irrigation systems to be constructed or removed. Include location of irrigation pump and well, if applicable.

4. Hardscapes Projects

- Completed *Hardscape Project Application Form*
- Non-refundable Submission Fee
- 5 sets of plans on Tabloid sheet size (11x17)
- Electronic files of plans (PDFs) and photos to be included in submittal package
- Lot Survey indicating all lot lines, setbacks, easements, and existing improvements (buildings, patios, driveways, decks, retaining walls, etc.)
- Proposed Site Plan indicating the location of building perimeter walls, decks, hardscapes, courtyards, pools, fencing, screen walls, and gates.
 - 1" = 10' minimum scale
 - Indicate required parking spaces, including dimensions
 - Impervious Surface Ratio (50% maximum)
 - Indicate driveway and sidewalk perforated pipe culvert(s) extensions, including length, projection past driveways, and endwalls if used.
- Indicate 1 foot setback from adjoining property lines for all hardscapes, unless a recorded agreement for shared access is provided.
- Indicate any landscaping to be removed as a result of hardscapes expansion.

- Paver hardscape color(s) and pattern. Representative photo is acceptable.

5. Painting / Staining Projects

- Completed *Painting/Staining Project Application Form*
- Non-refundable Submission Fee
- Paint chips for primary and trim colors
- Photos of structures on adjoining lots to confirm varying color requirement for adjoining lots.
- Color sample(s) for wood deck, fencing, and/or screen wall stains

6. Minor Projects

- Completed *Minor Project Application Form*
- Completed *Fencing Application Form*, if applicable
- Non-refundable Submission Fee
- Compliance Deposit
- All items listed above in “Major Projects” that are pertinent to the Minor Project.

VI. CONSTRUCTION ACTIVITIES RULES & REGULATIONS

The Cypress Breeze Plantation ARC, in conjunction with the HOA Board of Directors, has adopted a set of rules and regulations that all Lot Owners and their Contractors shall adhere to at all times during the construction phase of the project. These rules and regulations shall apply to all construction or maintenance projects taking place within Cypress Breeze Plantation. In the event that a violation of these rules and regulations takes place, the construction or work being performed will cease until conformance is achieved. Infractions of these rules and regulations may be cause for a leveled fine per infraction per day, in accordance with the current Cypress Breeze Plantation Bylaws, and/or suspension of a contractor or subcontractor from the community. In some cases remedy of the infraction may take place by the HOA utilizing funds from the Lot Owner's Compliance Deposit. Lot Owners shall be given at least one written warning of infraction(s) throughout the project, and failure to comply with the requirements or remedy the situation within 24 hours or alternative timeframe agreed upon by the ARC and/or Board of Directors shall result in fines levied or action by the HOA. The Lot Owner's approved Contractor is responsible for any/all sub-contractor's actions relative to these rules and standards, and the ultimate responsibility to the ARC lies with the Lot Owner.

A. CONTRACTOR LICENSING

All Major Projects shall be completed by a licensed General Contractor, Building Contractor, or Residential Contractor in the State of Florida. At the time of adoption of these ARC Guidelines these licenses are described as follows by the State of Florida:

1. General Contractor

Defined as a contractor whose services are unlimited as to the type of work which he or she may do.

2. Building Contractor

Defined as a contractor whose services are limited to the construction of commercial buildings and single-dwelling or multiple-dwelling residential buildings. These buildings cannot exceed three stories in height. A building contractor may also construct the "accessory use structures" in connection with these buildings. An accessory use structure would be a garage, guest house, garden shed, or other outbuilding. A building contractor is also a contractor whose services are limited to remodeling, repair, or improvement of any size building - if the services do not affect the structural elements of the building.

3. Residential Contractor

Defined as a contractor whose services are limited to construction, remodeling, repair, or improvement of one-family, two-family, or three-family residences which are not more than two stories and the "accessory use structures" in connection with these buildings. An accessory use structure would be a garage, guest house, garden shed, or other outbuilding.

Minor Projects may require one of the contractor licenses above or a specialty license, depending on the project type. Lot Owners shall submit any requested licensing information to the ARC upon request.

B. START OF CONSTRUCTION

Lot clearing shall not commence until a Cypress Breeze Plantation ARC Clearing & Grading Permit is obtained. Additionally, no lot clearing or placement of temporary facilities shall be permitted until all required local and state governmental permits are obtained. Contractors are required to place silt fencing around the perimeter of the lot to avoid sediment runoff from flowing onto neighboring lands, and to minimize trash and debris from blowing onto other lots or onto streets after the site is cleared for construction.

The Lot Owner or Contractor shall provide emergency contact numbers to the HOA Property Manager and/or ARC.

C. CONSTRUCTION HOURS

All Lot Owners, Contractors, and Sub-contractors shall be required to adhere to the adopted construction hours. One warning will be issued to the Lot Owner and Contractor of violations to construction hours throughout the project period, and all subsequent violations are subject to imposed fines regardless of the responsible party.

Permitted construction hours shall be as follows:

Monday – Friday (non-Holidays)	7:00 AM to 7:00 PM
Saturday (non-Holidays)	8:00 AM to 6:00 PM
Sunday and Holidays	Light, low-noise work only; 8:00 AM to 6:00 PM

Light, low-noise work shall be defined as work generally constrained to the interior of the structure that produces no more than 60 decibels as measured at the adjoining property lines. Representative examples of 60 decibels are a conversation in restaurant, background music, a one-on-one conversation at 3' apart, or an air conditioning unit at 100 ft.

These hours are not intended to limit the ability of Lot Owners from performing regular maintenance and hobbies on existing home lots during Sundays and Holidays.

D. TEMPORARY CONSTRUCTION FACILITIES AND SITE MAINTENANCE

Prior to commencing work a **portable toilet** must be placed on the job site and in a manner to least disturb other residences and other construction. The toilet should be positioned as far off of the street as practical. Portable toilets must remain on the job site until water and sewer is fully operational and interior restrooms are usable.

All construction sites must be maintained in a neat and orderly fashion. **All Major Projects are required to provide at least one trash dumpster for every residence or building under construction. Dumpster(s) must be present on the job site from the time framing commences until the completion of siding, roofing, and drywall.** The builder is responsible for trash that blows off the site and will retrieve such trash immediately. No trash will be stockpiled on the lot. There will be no stockpiling or dumping on adjacent lots or on streets. Failure to provide a dumpster, to pick up trash from the exterior of the construction site, or to pick up trash blown off the lot will result in a violation notice.

If the appropriate actions are not taken within 48 hours or alternative timeframe agreed upon by the ARC and/or Board of Directors then the HOA may contract dumpster or cleaning services at the expense of the Lot Owner. Incurred expenses may be deducted from the Compliance Deposit with up to 25% administrative fee of the cost incurred.

Contractors shall use only the utilities provided on the site on which they are working. If Contractors or their sub-contractors are found to be in violation of unauthorized use of utilities, then the Contractor or Lot Owner may be subject to a \$50 fine or the actual cost of utilities utilized, whichever is greater, to be paid to affected Lot Owner or the HOA. Given the appropriate evidence of such violation these fines may be levied without prior written notice as they result in actual monetary damages to the affected party at the time of violation. Subsequent violations of the same nature on a project may result in additional fines levied by the HOA in addition to the fines transferred to the affected party.

There shall be no washing of vehicles or equipment on Cypress Breeze Plantation streets. Streets shall be maintained such that mud tracked from construction sites is kept to a minimum. The Contractor shall use a street sweeper or manual broom/shovel techniques to clean tracked mud from streets immediately. Failure to maintain the cleanliness of the street from mud and debris tracked from the construction site may result in a violation notice and fines.

E. CONSTRUCTION TRAFFIC

All construction traffic will access the community through the streets shared by all other homeowners and their guests. Construction vehicles must park only on the lot under construction or on the street in front of the lot under construction. On-street parking shall minimize the width of street impacted, and parking shall be permitted only on one side of the street (the side on which the construction site resides). In the event that multiple lots are under construction in the same general vicinity, especially when construction takes place on opposite sides of the street, then Contractors shall coordinate with other Contractors to ensure parking is permitted only on one side of the street and traffic is permitted to flow safely around parked vehicles with minimal impact. ***All Lot Owners, Contractors, and Sub-contractors shall immediately comply with the requests of the ARC, HOA Board of Directors, and/or the HOA Property Manager to remedy traffic flow problems.***

Absolutely no use of adjacent lots is allowed without prior written permission from the adjacent property owner.

Cypress Breeze streets are owned and operated by the HOA, and the HOA has the authority to police and assess fines for traffic offenses occurring on these streets. The speed limit on all streets within Cypress Breeze Plantation is **15 mph**. All contractors and their subcontractors shall obey the posted 15 mph speed limits at all times. Speeding will result in a \$100 fine assessed against the Contractor or lot construction compliance deposit. Repeat offenders may be prohibited from entering into Cypress Breeze Plantation.

Pedestrians shall have the right-of-way at all times on all streets within Cypress Breeze. Vehicles shall yield to pedestrian traveling by foot or by bicycle.

F. MAINTENANCE OF STORMWATER

The Lot Owner and Contractor shall be responsible for maintaining stormwater conveyance and retention areas at all times throughout construction. In some cases this may require early placement driveway culverts and continued maintenance of drainage swales along the front of the property. Lot Owners and Contractors shall be responsible for any damage caused by stormwater flooding due to improper maintenance of stormwater conveyance and retention areas. Soil/sand stockpiles shall be placed outside of stormwater management areas.

Contractor shall not permit sediment to leave the construction site. Silt fencing shall be used around the perimeter of the construction site, and compost filter sock shall be utilized in stormwater conveyance swales where silt fence will impede the flow of stormwater. Contractor shall be responsible for cleaning sediment from culverts, swales, and inlets when improper erosion and sediment controls result in offsite sediment accumulation. Failure to clean contractor-caused sediment from culverts and storm sewers may result in cleaning action being taken on behalf of the HOA, and the cost of such cleaning shall be assessed against the lot construction compliance deposit.

G. SPRAY PAINTING LIMITATIONS

Spray painting shall not take place within 25 feet of a neighboring structure or vehicles on neighboring properties. This distance shall be increased to 50 feet during low to medium wind conditions. Spray painting shall not occur at any time during medium to high wind conditions.

The Contractor shall be responsible for cleaning of overspray that reaches neighboring structures or vehicles. Failure of the contractor to provide professional cleaning of overspray within a reasonable time (generally 1 week unless otherwise agreed upon with the affected party) may result in the HOA obtaining the cleaning services at the cost of the Contractor plus a 20% administration fee. These fees may be assessed against the lot construction compliance deposit.