



DESIGN GUIDELINES

Original Version
Approved by BOD
October 5, 2006

**Current Version:
September 1, 2021**

ALL CHANGES to the exterior of any home or the landscape of any lot MUST BE APPROVED IN WRITING by the Architectural Review Committee (ARC) or the Community Association Management staff before any work is started.

Each Owner is required to submit plans to and receive written approval from the ARC prior to performing any changes whatsoever to the exterior of their home or lot site. It shall be the responsibility of each Owner to comply with all standards and requirements of these Design Guidelines, as well as all requirements of the Declaration. The Community Declaration for Stone Creek shall prevail over any discrepancies found in these Design Guidelines.

Stone Creek Design Guideline Change Schedule

- I. BOD Approved Revisions – June 1, 2007
 - a. III.A.8 Front Enclosures
 - b. III.B.14 Garage Door
 - c. III.B.19 Pergolas
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 - f. III.D Modifications to the Landscape – Additional Items – Non-Living
 - g. III.D.2 Artifacts
 - h. III.D.6 Fountains
 - i. III.D.8 Planting Pots
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 - a. III.B.5 Building Attachments, Birdcages, Pool Enclosures – Pool Enclosure Kick Plate
 - b. III.B.11 Flags & Flag Poles
 - c. III.B.14 Garage Door – Window Panels
 - d. III.B.15 Generators
 - e. III.B.18 Paint
 - f. III.B.23 Satellite Dishes, Antennas
 - g. III.B.33 Window Treatments, Tinting – Added Tinting
- III. BOD Approved Revisions – January 8, 2008
 - a. III.B.18 Paint (wording)
 - b. III.B.23 Satellite Dish, Antennas (b. wording)
- IV. BOD Approved Revisions – February 20, 2008
 - a. D. 2 Artifacts
- V. BOD Approved Revisions – May 27, 2008
 - a. Formatting & Spelling Changes
- VI. BOD Approved Revisions – April 20, 2009
 - a. Add Exhibit A – Turf Grass Requirements
 - b. Add Appendix C – Fl. Friendly Plants
- VII. BOD Approved Revisions – June 25, 2009
 - a. Reformatted Table of Content Page Numbers
- VIII. BOD Approved Revisions – July 19, 2009
 - a. Corrections to Table of Content – Re- added Generators
 - b. C.15 Turf Grass (Sod)
- IX. BOD Approved Revisions – February 18, 2010
 - a. Corrections to Table of Content Page Numbers.
- X. BOD Approved Revisions – June 3, 2010
 - a. Corrections to Table of Content Page Numbers.
- XI. BOD Approved Revisions – October 28, 2010
 - a. III.B.10
 - b. III.D.12 Added - Planting Bed Edging
- XII. BOD Approved Revisions – April 12, 2011
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- XIII. BOD Approved Revisions – May 9, 2011
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- b. III. B. 10 Sidewalk Safety
 - c. VI Correction to 1st sentence paragraph three
- XIV. BOD Approved Revisions – July 1, 2011
 - a. Stone Veneer on Front Elevations, Revision A
- XV. BOD Approved Revisions – Oct. 13, 2011
 - a. Mailboxes
- XVI. BOD Approved Revision – Nov. 7, 2012
 - a. Stone Veneer on Front Elevations
- XVII. BOD Approved Revisions – October 23, 2014
 - a. Entire document revised
- XVIII. BOD Approved Revisions – October 22, 2015
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 - b. III. B. 12 Storm Doors Revision
 - c. III. C. 15 Live Oak Street Tree Replacement
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I. INTRODUCTION

Welcome to Stone Creek.

Stone Creek is an active adult community designed to respect the visual character of its development and to minimize environmental impacts. The Board has adopted these Design Guidelines to sustain these principles and fulfill the below objectives:

- To preserve and maintain the inherent qualities of the community and individual neighborhoods while allowing for the design and construction of individual homes.
- To advocate the protection and promotion of property values through the establishment of written standards.

To exercise architectural control within the Community by reviewing improvement modification requests submitted by residents for their property.

The Design Guidelines provide an overall framework to allow the community to develop and progress in an orderly and cohesive manner, implementing planning concepts and philosophy which are required by regulatory agencies and desirable to residents. The Design Guidelines include minimum standards for the design, size, location, style, structure, materials, color, mode of architecture, mode of landscaping and relevant criteria for the construction and modifications of improvements of any nature. They also establish a process for judicious review of proposed new developments and changes within the community.

The Design Guidelines have been prepared by Pulte Home Corporation as the developer (hereinafter called the “Declarant”) pursuant to the Community Declaration, as amended, for Stone Creek (“Declaration”) recorded in the Public Records Marion County, Florida. They may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in these Design Guidelines.

The Declarant established the Stone Creek Community Association, Inc. (hereinafter called the “Association”) and established the Architectural Review Committee (ARC) which is authorized to oversee administration of these Design Guidelines. Adherence to the standards contained in these Design Guidelines will contribute to the continuation of the inherent and natural attributes of the community as a highly desirable place to live.

A. Authority

The Developer shall have the exclusive authority to administer and enforce architectural controls and to review and act upon all applications for original construction within Stone Creek. There shall be no surrender of this right except in a written instrument in recordable form executed by the Developer.

Please be reminded that the Design Guidelines serve only as a supplement to the Community Association Governing Documents.

To the extent that any government ordinance, building code, or regulation requires a more restrictive standard than that found in these Design Guidelines or the Declaration, the government ordinance, building code, or regulation shall prevail.

To the extent that the government ordinance, building code, or regulation is less restrictive than these Design Guidelines or the Declaration, then the Declaration and Design Guidelines shall prevail.

B. County Requirements

Approval by the ARC shall not relieve the Property Owner or Resident of the requirement, if any, to secure necessary permits, authorizations, inspections, etc., required by any governmental body or organization BEFORE beginning work on a project. Owners are advised that Marion County, as applicable, may require certain permits depending on the proposed change, alteration, or addition. It is the Owner's responsibility to comply with permit requirements.

Further, by approving an application, neither the ARC nor the Association, is guaranteeing or taking a position with regard to the appropriateness, completeness, sufficiency, format, or any other standard regarding the acceptability of any filing made with a governmental body or organization.

If that agency requires modification to such plans, such modifications must also be approved by the ARC for the Owner to remain in compliance with these Design Guidelines.

Before planning any modifications to your home or landscaping requiring approvals under these Design Guidelines, we encourage you to consult with the appropriate governmental agency to determine the applicable governmental requirements.

C. Required Approvals

As described in the Declaration and/or the Design Guidelines, an Owner is required to submit an application to the Architectural Review Committee hereinafter referred (ARC) and receive written approval of plans before making any changes to their home, including, but not limited to:

1. Making external changes or improvements.
2. Modifying or adding to existing structure (including any exterior painting).
3. Installing a pool or spa or other water features.
4. Constructing or installing fences, decks, patios, or hardscape such as paving, walls, brick, masonry, landscape timbers, wood trim, concrete, rocks, flagstone, permanent outdoor barbecues, fireplaces, fountains, or other water features or any inert material.
5. Landscape, alteration of grading or drainage.
6. Placement of any object, including furniture, ornament, monument, statue or similar accessory upon a lot that is visible from the street or by neighbors, including lighting, flags, satellite dishes, or lawn ornaments.

Effective January 1, 2018, the Board will implement an ARC application fee. The fee will be charged per application and the fee amount will be determined by the Board on an annual basis.

It is the responsibility of each Owner to comply with all requirements of these Design Guidelines in addition to the Declaration and any applicable Supplemental Declarations.

D. Installation without Proper Approval

Each application must be submitted to the Architectural Review Committee for approval prior to commencing any work. Samples of proposed materials should be submitted to the Architectural Review Committee for approval along with the application. Each application must have a sketch rendering the final appearance, including existing and new modification after the modification has been completed if so requested by the ARC. Modifications made prior to issuance of the Architectural Review Committee's written approval will not receive automatic approval and Owners will be required to remove the modification if it is not within the specified guidelines. A time limit for correction will be established by the Architectural Review Committee on a case by case basis.

E. Warranty Effect

Neither the Stone Creek Community Association nor the Architectural Review Committee makes any representation regarding the effect that any modification application has on the home warranty provided by Pulte Home Corporation to the homeowner. Both the Stone Creek Community Association and the Architectural Review Committee advise the homeowner to contact their Customer Relations Manager to determine whether their requested modification(s) may have an adverse effect on their home warranty.

II. ARCHITECTURAL REVIEW COMMITTEE AND RESIDENTIAL PROPERTY OWNER REQUIREMENTS

The Architectural Review Committee has been established to maintain the integrity of the architectural and design character established by the Board of Directors at Stone Creek, and the board shall have the exclusive authority to appoint and remove all members of the Architectural Review Committee.

A. Residential Property Owners

Each Owner is required to submit plans to and receive written approval from the Architectural Review Committee prior to performing any changes whatsoever to the exterior of their home or lot. It shall be the responsibility of each Owner to comply with all standards and requirements of these Design Guidelines, as well as all requirements of the Declaration.

B. Request for Structural Changes and Additions

All applications submitted for additions, alterations or modifications regarding the exterior of any existing home, whether it be landscape related or structure related, must be accompanied by a copy of the Contractor's License and Liability Insurance, if so required by the Architectural Review Committee.

The Owner shall submit a completed Exterior Architectural Review form (Appendix A) and plans for the proposed improvement as follows:

1. Request for Landscape Changes

For landscape changes, Owners shall submit a copy of the plan(s), which should include the following items:

- a. The Owners name, section name and number, lot number, street address, name, address and phone number of the landscape designer/company.
- b. A plot plan showing north arrow, scale of drawing, existing site features with labels, trees (size and type), shrubs, lot lines, all adjacent land uses, i.e., golf course, common area, boulevard, and edge of streets and cart paths.
- c. Show proposed site features with labels and/or legend for home, service area(s), including but not limited to deck(s), patio(s), walk(s) and drive including any additional hardscape that Owner desires, such as brick, masonry, landscape timbers, wood edging, concrete, rocks, or other inert materials.
- d. Provide a plant list with the following information: Plant key for any abbreviations used, scientific and/or common names including the varieties, quantity, size and spacing.
- e. Proposed plant list including locations of proposed trees, shrubs, ground covers, mulching and grassing (all clearly labeled). Indicate center of proposed plant with a "+" and the center of an existing plant with an "o".
- f. Amendments to a previously approved plan should clearly indicate existing plantings to be removed, as well as the proposed replacements or additions.
- g. List specifically on the Architectural Review form any non-living additions to landscape plans, i.e., bird bath, statue, etc., showing size, materials, colors, etc.
- h. An estimated timeframe for completion of the landscaping changes and, if applicable, a description of the estimated completion time/date for each phase of the work to be done.

2. Structural Changes

For changes or additions to the home, Owner shall submit:

- a. The Owners name, section name and number, lot number, street address, name, address and phone number of the contractor and a copy of their business license and insurance.
- b. A plot or survey plan showing north arrow, scale of drawing, existing site features with labels, lot lines, all adjacent land uses, i.e., golf course, common area, boulevard, and edge of streets and cart paths.
- c. An estimated completion date and schedule.
- d. Owner or contractor shall draw the proposed changes or additions to the exterior elevation. If Owner has a photograph of another house, or picture out of a magazine that will assist the Architectural Review Committee, such photo should be submitted.
- e. The application should contain a description of the materials Owner plans to use in such changes or additions. Samples should also be submitted.
- f. If the change or addition affects the roof or roofline, a roof plan should also be submitted. See Section III. A. 6, "Roof and Roof Pitch / Slope".

Any permit issued, or approval by the appropriate county agency shall in no manner whatsoever bind the Architectural Review Committee with respect to approval or denial of any application or items submitted for consideration. The Architectural Review Committee shall be fully independent and will have full authority for approval or denial of any such matters.

C. Architectural Review Committee Review Process

The Architectural Review Committee shall review such submittals without a hearing and based solely on the information contained within each submittal. The Architectural Review Committee shall respond within thirty (30) days or the application shall be deemed disapproved.

Upon completion of review by the Architectural Review Committee, the Architectural Review Committee's decision shall be rendered in writing in one of the following three forms:

1. "Approved" – The entire document submitted is approved in total
2. "Approved with Conditions Noted Below" – The document submitted is partially approved. An Owner may proceed with the work to be performed and is responsible for compliance with any and all notations on the submittal.
3. "Not Approved" – The entire document submitted is not approved and no work may commence.

An appeal must be made to the Architectural Review Committee. It is recommended that the Owner appear before the Architectural Review Committee at the time of the appeal.

If the requested modification is again “Not Approved” by the Architectural Review Committee, the Owner may submit an appeal in writing to the Association’s Board of Directors within thirty (30) days of the final decision of the Architectural Review Committee. The decision of the Board of Directors shall be final on all matters submitted to it.

D. Villa & Garden Homes

1. General

All provisions of the guidelines apply to villa and garden homes save where villa and garden homes are specifically excluded or contradictory provision are stated in Article XVII or elsewhere.

2. Modifications

Any modification must comply with all requirements contained within this document and must be approved by the ARC prior to the commencement of work.

a. Exterior Modifications

1. Birdcage or Pergola – A birdcage or pergola may be added to an existing patio or to a newly installed paver patio. See sections III.B.6. and III.B.22. for design specifications and installation requirements.
2. Patios – Concrete or paver patios are allowed upon ARC approval. Any modifications required to the irrigation system in order to accommodate a concrete or paver patio must be done, at the homeowner’s expense, by the HOA’s landscaping company. Any such irrigation changes will be maintained and warranted by the HOA.
3. Seating – No seating areas are allowed in the front space between connected villa homes.

b. Landscape Modifications

1. Non-Living Thing Changes
 - a. Plant Bed Edging – Plant bed edging may be added to existing beds only. See section III.D.13. for design specifications and installation requirements.
 - b. Planting Pots – Planting pots are limited to six (6) total pots with three (3) pots in the front of the home and (3) pots in the rear of the home. See section III.D.9. for additional requirements. Pots must be placed so that they do not impact the operation of the irrigation system or the performance of yard maintenance. The homeowner is responsible for maintaining any potted plants.

2. Living Thing Changes

Villa and garden homeowners may at their expense upgrade their landscaping under the following conditions:

- a. Homeowners are limited to the quantities and plant types as detailed in Appendix D. The maximum quantities shown in Appendix D are the maximum number that can be installed in a yard including any already installed.
- b. Any additional landscaping can be purchased from and installed by the Association's Landscaping Company or vendor of the Homeowner's choice. However, the Association's Landscaping Company is responsible for all irrigation modifications associated with these type requests.

Please see Appendix D for recommended Villa and Garden Home plants. The plants will be warranted by the Association's Landscaping Company regardless of who installs them as long as a proper irrigation system for the new plantings has been installed by the Association's Landscaping Company in conjunction with the installation of the plants.

- c. Requests for upgrades must be approved by the ARC prior to the commencement of work.

The Association will be responsible for continued maintenance of any approved upgrades.

3. Irrigation Shut-Off Requests

Requests to have the irrigation turned off to allow for work to be done on a villa or garden home will be subject to a \$35 shut-off and restart fee and require a 48-hour notice. Payment of the fee is due at the time of service and is paid directly to HOA contracted landscaping contractor.

III. RESIDENTIAL DESIGN GUIDELINES

NOTE: ALL CHANGES to the exterior of any home or the landscape of any lot MUST BE APPROVED IN WRITING by the Architectural Review Committee before any work is started. Any changes to any home, whether or not subject to approval hereunder, may change, impact or void home warranties granted to Owners. Any approvals granted hereunder may not consider the impact of proposed changes on existing warranties and shall not be deemed to conform to any existing warranties benefiting Owners.

Each Owner is required to submit plans to and receive written approval from the Architectural Review Committee prior to performing any changes whatsoever to the exterior of their home or lot site. It shall be the responsibility of each Owner to comply

with all standards and requirements of these Design Guidelines, as well as all requirements of the Declaration.

All approved modifications shall be commenced and completed within one (1) year of approval, See Article VII, Section 7 of the Declaration. If modifications are not completed within the one (1) year time frame, Owner will have to reapply under the then current Design Guidelines. All approved modifications shall proceed to completion once commenced and the failure of any Owner to complete any approved modifications within the timeframe for their completion, as approved by the Architectural Review Committee, shall result in the automatic disapproval of the proposed completions. Once any approved modifications have become disapproved as a result of an Owner's failure to complete the modifications within the approved timeframe, the Owner shall be required to resubmit and obtain approval of its planned modifications to the Architectural Review Committee in accordance with the procedures set forth herein and in the Declaration before any additional work may proceed.

- **ARC Inspections:**

Periodic inspections may be made (but shall not be required to be made) by a representative of the ARC during or after completion of the modifications to determine compliance with the application submitted for the project, Design Documents, and the Design Guidelines. Residents are required to provide reasonable access, be present upon request, and cooperate fully with members of the ARC and its representatives. Residents are obligated to take remedial action as may be required by the Association to bring violations into compliance.

- **Damage to Community Improvements:**

Residents shall be responsible for the cost and repair or replacement of any improvements in the Common Areas or neighboring properties that are damaged or destroyed by Resident, or Resident's agent(s), employees, contractors, subcontractors, or suppliers. Owners are responsible for the cost and expense for any repairs or replacement that may be required to restore improvements to their original condition. Affected improvements include, but are not limited to, damage to utilities, infrastructure, trees and other landscaping, drainage improvements and facilities, erosion control devices, vertical improvements, streetlights, signage, rights-of-way, sidewalks, curbs and roadways. In the event that Resident fails to complete necessary repairs within the timeframe determined by the Association, the Association shall have the right, but not the obligation, to affect such repairs at the Resident's cost and expense.

A. Modifications to the Structure

1. Homes

The architectural design of any and all additions, alterations, repainting and renovations to the exterior of any home shall strictly conform to the design of the original home in style, detailing, materials, and color. There will be no structural additions permitted to the front of any home extending beyond the original front line of the home.

2. Height

The height of any addition to an existing home shall not be higher than the original roofline.

3. Setback Lines

An addition to a home shall be built within the front, side and rear setback lines originally established, or as changed by the Declarant with the requisite approval of Marion County, as applicable, regardless of more lenient requirements of any local governmental authority.

4. Allowed Materials

All materials used in maintenance, repair, additions, and alterations shall match those used in the original construction of the home as to color, composition, type and method of attachment. The Architectural Review Committee may allow substitute materials if it deems such materials to be compatible with the theme of the community.

5. Lot Drainage / Roof Drainage

When any additions, alterations, or renovations are performed to a home, the established lot drainage shall not be altered.

No Owner or Resident shall alter the natural drainage on any lot to increase materially the drainage of storm water onto adjacent property without the consent of the Owner(s) of the affected property and the Architectural Review Committee. All new or altered roofs shall drain to the ground solely within the deeded lot area. No drainage shall flow directly onto a neighboring property.

6. Roof and Roof Pitch / Slope

No alterations or improvements shall be made which provide an essentially flat or shed-type roof surface. The roof slope of any hard / shingled roof shall be consistent (same pitch / slope) with the existing rooflines and be tied into the existing roof structure. Any roof additions must have the appearance of being part of the original structure.

A request for any hard roof addition must be accompanied by photocopies of the architectural drawings and written specifications that will be submitted to the County.

7. Covered Patio/Lanai

Owners with a covered patio or lanai may later enclose the same with standard charcoal color screen (not to be confused with solar screen) or a combination of windows and standard charcoal color screen. Any renovation of a covered patio to a screened patio or lanai (or a window/screen combination) shall be made only after application to, and written approval by, the Architectural Review Committee.

When enclosing a covered patio with an existing roof, a knee wall may be added. The knee wall may be no more than twenty-four inches (24") high and may be constructed of wood frame or concrete block covered with stucco to match the original structure of the home, or white to match the metal framing.

8. Front Screen Enclosure

Front screen enclosures with kickplate may be added to the front of certain models of homes with ARC approval. The screen door and surrounding area, including any sides and transom, must be simple in design and compliment the appearance of the home. Tasteful decorative designs of flora, fauna, wildlife or the first initial of the homeowners last name may be incorporated into the door. These depictions must match the color of the frame and cannot be multi-colored.

The screening material must be charcoal in color and the frame must be either bronze or white depending on the soffit and fascia color. If the soffit and fascia of the home is brown/bronze, the frame must be bronze. If the soffit and fascia of the home is white/ivory, the frame must be white. However, if there is an existing garage screen the frame and screen must match the existing garage screen regardless of the soffit and fascia color. Other frame colors in the black/bronze/brown/white spectrum may be considered if they coordinate with the house or trim colors and complement the front porch appearance.

All applications must include pictures of the proposed door and surrounding area design and photographs of the soffit and fascia or existing garage screen.

9. Right of Easement

As per the Stone Creek Community Declarations Article III, Section 3 all homeowners are allowed an easement of reasonable size and duration over and across the lot adjacent to it for maintenance, repair, or construction purposes on their property. The homeowner exercising this easement is required to repair any damage caused to the neighboring property and is not allowed to change the established drainage of the property.

B. Modifications to the Exterior of the Home

1. Air-Conditioning Units

No Owner shall construct, erect, or place on their lot any window air conditioning unit.

2. Ground-Mounted Mechanical Equipment

All ground-mounted mechanical equipment (including, but not limited to HVAC, pool pumps and pool heaters) added after closing requires ARC approval. Proposed location must be indicated on the lot survey when the application is submitted for consideration. The location of ground-mounted mechanical equipment may not create an unreasonable visual or audible nuisance to neighbors and must be screened from view. Pool pumps must have a pool pump cover constructed of a sound absorbing material.

Screening for ground-mounted mechanical equipment shall be of a material and color compatible with the design of the residence and must screen the equipment at the time of installation. All screens, whether landscape structures or plant materials, shall allow a minimum of two feet (2') clearance from the equipment to allow for adequate air circulation around the equipment. Such screening shall not be placed within five feet (5') of the property line. Fence panels are not considered to be acceptable screening for

ground-mounted mechanical equipment, unless the panels are screened by plantings from view from the street or side of the house.

If it is determined that the use, presence and noise of the ground-mounted mechanical equipment unreasonably affects the use of surrounding properties, then the ARC may impose additional restrictions (even if the ARC already approved the installation or if the project is completed) including, but not limited to, requiring the installation of an additional barrier and/or sound absorptive materials, and/or requiring a reasonable time constraint on the use (i.e., may not use during certain nighttime hours).

Roof-mounted equipment, including mechanical, air conditioning and heating equipment, will not be allowed except as mandated by Florida Statutes.

3. Awnings

Motorized, retractable awnings are allowed on the rear of the home to cover a patio. Manual awnings are not allowed. All awnings, including those installed inside a birdcage, must have ARC approval prior to installation. The awning must be a solid color that accents the current color of the home and must include a wireless automatic wind sensor. All applications must include pictures of the proposed awning and photographs of the rear of the home where the awning will be installed. All awnings must be kept closed when not in use.

4. Barbecues, Commercial BBQ, Fire Pits, Turkey Fryers, Patio Heaters

Barbecue equipment must be placed on either a patio or a dedicated storage pad made from poured in place concrete, bricks or pavers. All dedicated storage pads are subject to Architectural Review Committee approval. If the stored barbeque equipment is easily visible from a street that passes either the front or side of a home, or from a golf course, then additional landscaping is required so that the equipment cannot be seen.

The barbeque equipment may be placed in the lawn while in use. However, it should be returned to its storage location as soon as safely possible after its intended use. The barbeque equipment may not remain in the lawn overnight.

Propane tanks for the average home BBQ generally are 20 pounds, measure 12 inches by 18 inches and hold 5 gallons of propane. A resident may install a maximum of two- 20-pound or 30-pound (12.5 inches by 24 inches, 8 gallons) propane tanks on a patio or dedicated storage pad, with appropriate landscape screening, as described above. If propane needs exceed these guidelines for outdoor placement or storage in a garage, enclosed lanai or birdcage covered patio, the tank must be buried. Refer to design guidelines III. B.16.

Fire pits are allowed only in the back yard of the home and need to be placed upon a concrete or paver patio. They need to be maintained and kept in a neat and clean appearance.

If burning wood, or any combustible product, a spark arrestor must be utilized to contain sparks.

Firewood has the tendency to attract termites and cannot be stored outside of the home. Firewood must be kept within an enclosed lanai or in the garage.

5. Building Attachments, Birdcages, Screen Room, Pool Enclosures

Birdcage (full screen enclosure over concrete pad) additions shall be allowed on lots adjoining major collector roadways and lakes. Birdcages must be constructed of white or bronze metal framing with standard charcoal color screen (not to be confused with solar screen). All birdcages must maintain a distance of 10' from the rear lot line on golf course and lake view homes. One side of the birdcage must be attached to the rear lanai of the home, and the birdcage should have a minimum width equal to or greater than the width of the lanai and should have a maximum width less than or equal to the width of the rear of the house. The birdcage should have a minimum depth of ten feet (10'). A variance may be considered if the lot size does not permit a 10-foot depth, as long as the structure does not infringe on the rear setback.

All birdcage additions must be constructed on poured concrete and be anchored in accordance with county building guidelines. A birdcage structure may have a matching color kick plate around the bottom. The kick plate may be a maximum height of twenty inches (20") high.

The roof style of the birdcage should complement the roof style of the home. The following materials can be used for the roof of the birdcage:

- a. Standard charcoal color screen
- b. Florida glass screen
- c. Insulated solid roof surface

For screened roofs, only mansard, gable, shed, gable/hip or domed rooftops are allowed.

Effective July 1, 2019, a solid surface roofing consisting of insulated/composite panels (aluminum with a 3-inch insulated panel in between) can only be constructed under a screened birdcage in either new construction or existing structures. Section III. B. 3. outlines the rules governing the installation of an awning over a rear patio or under a birdcage.

A Screen Room, which is defined as a birdcage but with a shingled roof, may also be added to the back of a home. It must conform to the same requirements spelled out for a birdcage above except for the roof. The roof of the structure must have the appearance of being part of the original structure and be constructed of Elite Roofing System style panels, or equivalent manufacturer, and shingled to match the roof of the home. Ref: III B 26 Shingles.

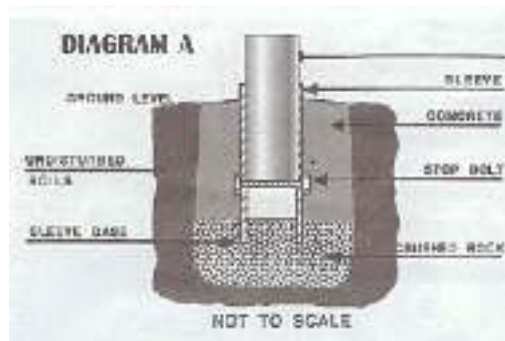
A photo of the back of the home where the room will be installed along with dimensioned drawings of the various views of the screen room will be submitted with the application.

Screen Rooms, like birdcages, cannot be converted to structures with all-weather walls, windows and doors.

6. Clotheslines

No resident shall place, erect, install or construct a Clothesline System on any lot without submitting plans to and receiving written approval from the ARC.

- a. As herein used, the term Clothesline Systems shall include the following outdoor systems:
 - Pole-to-pole clotheslines
 - Fixed head rotary clotheslines
 - Folding rotary clotheslines
 - Retractable clotheslines
 - Wall mounted drying racks
 - Fold down drying racks
 - Window mountable clothing drying racks
 - Other systems designed for the outdoor drying of clothes
- b. The purpose of this Subsection is to support the use of renewable energy sources while protecting the aesthetics of the community and ensuring the health and safety of the community in the event of a hurricane or other windstorm. Pursuant to Section 163.04, Florida Statutes, the ARC shall not prohibit homeowners from installing a Clothesline System; however, the ARC may oversee the location, size and installation of the Clothesline System, so long as its oversight does not have the effect of prohibiting the Clothesline System.
- c. Installation Requirements
 - i. All materials shall meet or exceed applicable building codes in effect at the time of installation.
 - ii. To the extent possible, without materially affecting system operation, exterior Clothesline Systems shall be located in the rear yard of the home at least ten (10) feet from any lot line. If possible, the exterior Clothesline Systems must be positioned so they are not visible from the street.
 - iii. No exterior Clothesline System shall be permanently installed in a setback area.
 - iv. No exterior Clothesline System shall be attached to trees, perimeter walls, fencing or any other object not specifically designed for use as part of a Clothesline System.
 - v. Prior to digging, the Resident shall ensure compliance with F.S. Chapter 556, Underground Facility Damage Prevention and Safety.
 - vi. Ground mounted supports MUST be installed using removable supports, such as the removable support shown in Diagram A, below. Supports MUST be removed and stored out of sight when not in use.



NOTE: Set support to the depth recommended in manufacturers installation instructions.

- d. Use. No items are permitted to remain on a Clothesline System overnight. Items being dried must be removed by dusk.

7. Courtyard Gates

Courtyard gates should be no more than forty-eight inches (48") in height. Size, design and materials will be considered on an individual basis.

8. Walls – Front & Rear

Courtyard Walls: A courtyard wall is defined as a wall constructed of concrete block (with stucco texture and color to match the existing home) or architectural stone, not exceeding 48 inches in height, above the natural grade of the lot. Such walls shall only be constructed at the back of the home and the enclosed area of the wall(s), including the outside edges, may not be wider than the rear width of the home.

Sitting Walls: A sitting wall is defined as a wall constructed of concrete block (with stucco texture and color to match existing home) or architectural stone, not exceeding 18 inches in height, above the natural grade of the lot. The wall may be capped with stone or other appropriate architectural treatment for accentuation. Such walls may be terminated with matching 16-inch by 16-inch pillars, not exceeding 36 inches in height. Sitting walls may be constructed only in the front or rear yards of the home.

For both Courtyard and Sitting Walls the top course should be a matching cap designed for that purpose. The cap should follow any curves in the wall and provide a smooth gap free surface for a finished look. Courtyard and Sitting walls must be approved in writing by the ARC and comply with all applicable building code restrictions and requirements.

Reference: III. B. 33 - Retaining walls for their requirements.

9. Door Ornaments

One wreath, or similar sized object, per front entry door is allowed, excluding holiday ornamentation. (See also D-8, Holiday decorations.)

10. Driveways, Sidewalk, Entry and Patio

A patterned and/or colored driveway, sidewalk, entry or patio (front/rear) using stain, textured coatings, pavers or sculptured concrete requires approval. The color(s) must complement the color of the home. The proposed colors(s) for the driveway and the colors of the home must be with the application submitted to the Architectural Review Committee.

When pavers are used on a driveway that is crossed by a sidewalk, the driveway-sidewalk interface must maintain a level landing for pedestrians.

A single letter representing the surname of the Owner of the home, to be placed in the center of the driveway and not to exceed three feet by three feet (3' x 3'), will be considered on a case-by-case basis. The pattern or letter and the colors of the home must be submitted in full detail by the Owner. Symbolic patterns that could be interpreted to be potentially controversial or of an offensive nature are strictly prohibited. The Architectural Review Committee shall determine the acceptability of a symbolic pattern.

Changes to width of a driveway or sidewalk will be considered on a case-by-case basis.

Reference: III. C. 9 – Restrictions on Paved Cover.

11. Flags and Flagpoles

- a. Each resident may display in a respectful manner one portable, removable United States flag or official flag of the State of Florida and one portable, removable official flag, not larger than 4 ½ feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag on residential property that such resident has a separate ownership interest or a right to exclusive possession or use.
- b. Flagpole (freestanding) - Each resident may erect one permanent or telescoping stand-alone standard metal flagpole that is no more than 20 feet high. The flagpole may not be installed within or upon any easement, nor installed any closer than 10 feet from the back of curb, or within 10 feet of any lot line. The flagpole cannot obstruct sightlines at any intersections. The resident may further display from the flagpole, one official United States flag, not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, Space Force, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. Any such flagpole shall be on residential property that such resident has a separate ownership interest or a right to exclusive possession or use.

Flagpole (wall mount) - On residential property that such resident has a separate ownership interest or a right to exclusive possession or use, each resident may erect one flagpole made of aluminum, fiberglass, metal or wood. No Flag may extend so that the end protrudes more than 6 feet from the exterior wall of the dwelling to which it is attached. The below chart includes acceptable (wall mount) flagpole lengths and

flag sizes. Wall mount flag poles may only be attached to the dwelling and may be attached to hang horizontally or at an angle from the dwelling.

<u>Flagpole</u>	<u>Flag Size</u>
Five Foot (5')	Two and One-Half Feet x Four Feet (2 ½' x 4')
Six Foot (6')	Three Feet x Five Feet (3' x 5')

If the wall mount flagpole is not illuminated, then ARC approval prior to installation is not required. If a resident however seeks to illuminate the wall mount flagpole, then ARC approval is required prior to installation.

- c. Banner or Garden Flagpole (freestanding) – On residential property that such resident has a separate ownership interest or a right to exclusive possession or use, each resident may install one freestanding banner or garden flagpole that must be installed within a plant bed. If a resident wishes to display a flag other than the flags listed in 12.10(A) B. 11(A) of these Design Guidelines, then it may be displayed on this style flagpole only. This type of display does not require ARC approval prior to installation.
 - i. Banner or Garden Flagpole (wall mounted) – On residential property that such resident has a separate ownership interest or a right to exclusive possession or use, each resident may install one wall mounted banner or garden flagpole. If a resident wishes to display a flag other than the flags listed in B. 11(A) of these Design Guidelines, then it may be also displayed on this style flagpole. This type of display does not require ARC approval prior to installation.
 - ii. Any flagpole installed in accordance with these Design Guidelines is subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flag pole is erected and all setback and location criteria contained in the governing documents.
 - iii. Residents may only install flag poles and/or display flags on residential property that which such resident has a separate ownership interest or a right to exclusive possession or use.
 - iv. Residents must follow the United States Flag Code when displaying the United States Flag. If a United States Flag is flown after dark, it must be illuminated. When the flag is displayed against a wall vertically or horizontally, its union (stars) should be at the top, to the flag's own right, and to the observer's left.
 - v. All displayed flags must be maintained in good condition. The display of a flag not specifically identified in section B. 11(A) above, may only be displayed as a freestanding banner or on a garden flagpole and is subject to the right of the Association or Developer to require removal of a flag that it determines draws excessive attention or traffic and/or lacking in good taste, and/or in contradiction to these guidelines.

- vi. Banner Style – a resident may also display banner style a flag listed in Section B. 11(A) of these Design Guidelines. This type of display does not require ARC approval prior to installation.
- vii. The following information must be included with the application: flagpole size and material, intended flagpole location (noted on a photo or rendering of the elevation), type of flag and flag size. If the plan includes illumination, then the application must also include the illumination plan.

12. Front Doors

Glass inserts may be installed in the front door. The size of the glass insert may be either $\frac{3}{4}$ or full (examples are shown below). This insert may be a single large pane or two vertical panes separated by the center vertical mullion. The design of the glass insert is not limited to the designs shown. A copy of the exact glass design to be installed must be included with the ARC application. The outer frame of the glass insert is to be painted after installation to match the existing front door color scheme.

Front doors also may be replaced with the same design as installed by the builder. The ARC will also consider alternate designs if they are in keeping with the style of the home and the standards of the Community. If the replacement door has glass inserts, the total area of glass in the door must be greater than 50% of the surface area of the door. A color photo of the home showing the front porch area as well as a picture of brochure page of the proposed door must be supplied with the ARC Application.



Glass storm doors are permitted. The frame must match the color of the home's door frame. Only the following full view style storm doors are permitted: permanent glass panel, interchangeable glass / screen panels and a retractable "screen-away" design that

converts a storm door to a screen door hiding the screen in a cassette at the top of the door. No mid view or high view storm doors are permitted. The glass may contain tasteful bevels, but no other decoration. The ARC application must include a color catalogue cut of the proposed door and photo of the door frame color.

Retractable and hinged screen doors are permitted. The color of the screen frame must match the color of the home's door frame; the screen must be standard charcoal screen material or a white solar colored fabric.

13. Fences

Prior to fence installation, the property must be surveyed by a licensed surveyor; and the complete survey must be provided to the ARC with the application. The location of the proposed fence must be clearly marked and dimensioned on the survey including any gates to be installed.

All fences require Architectural Review Committee Approval prior to installation.

Lots Abutting any Lake or the Golf Course

Fencing will connect to the rear corner of the main portion of the home, extend out to the side, and then toward the rear lot line. The fencing must stop at a minimum of 10 feet from the rear property line. An exception to this golf course setback exists in the Silver Glen neighborhood. In this case, for safety reasons, the fence has been placed at the edge of the rear property line on the homes bordering the high retaining wall overlooking hole #9.

Corner Lots (excluding those abutting collector roads, lakes or the golf course)

Fencing may extend ten feet (10') from the rear corner of the main portion of the home towards the side street and then toward the rear lot line. On the opposite side of the home, fencing will connect to the rear corner of the main portion of the home, extend out to the side, and then toward the rear lot line.

Lots Backing Up to Any Road

Consideration may be given to allowing fences on lots facing roads providing there is existing builder installed landscaping to screen the fence or the owner agrees to add and maintain additional landscaping at their expense. The landscaping plan to be installed and maintained by the homeowner must accompany the application for the fence.

All Lots

- Fencing may not interfere with established easements or right-of-ways.
- Careful consideration should be given to the placement of fences along or near property lines. Fences could interfere with both the Owner's and their neighbors' operation and maintenance of irrigation systems. It will be the fence owner's responsibility to make any necessary modifications to irrigation systems.

- The fence presents an added responsibility of keeping the grass trimmed and edged underneath and around the fence. It will be the fence owner's responsibility to maintain the grass underneath and around the fence.
- For visible fencing, only black ornamental aluminum or black wrought iron styles are allowed. The fencing shall not exceed four feet (4') in height. A typical fence style is shown below.



- A picture of the proposed fence must be submitted to the ARC before the fence can be reviewed.

Invisible Pet containment Systems

An Owner does need Architectural Review Committee approval to install an invisible pet containment system. An invisible pet containment system typically necessitates the use of system training flags; these training flags may not be visible for more than thirty (30) calendar days. The invisible fence will be installed only in the backyard and follow the placement guidelines for conventional fences as outlined above.

14. Furniture – Outdoor

No foldable or stackable plastic furniture is allowed in the front of the home.

Foldable or stackable plastic furniture may be used in the rear yard only. Furniture is not permitted on the landscaped ground surfaces of any lot (i.e., sodded grass lawn, planted ground cover, or approved mulch materials).

15. Garage Doors

Garage doors must be kept closed except when the garage is in use or when a garage screen is in place. Sliding, electric or manual roll up screens are allowed. Frames, in general, are bronze or white in color depending on the soffit and fascia color. Other frame colors in the black/bronze/brown/white spectrum may be considered if they coordinate with the house color and the garage color or trim. Screen color must coordinate with frame color.

The Front Desk at the Reunion Center will maintain samples of the current approved colors.

All applications shall include color photographs of the existing front elevation of the home and the proposed screen frame design.

Garage door window panels in the top row may be installed without ARC approval for the Colonial 509, Prairie 510 or Plain patterns from Clopay Garage Doors as shown below.



Colonial 509



Prairie 510



Plain*

Other options will be considered on a case-by-case basis when applied for with proper documentation. Panels containing windows must be painted same color as the garage door.

16. Generators

Generators to be utilized during power outages may be installed inside the garage without application. Those located outside the home may be installed after proper approval and are subject to applicable setback standards and shall be appropriately screened by approved landscaping (III. B. 2. Page 17 Screening). A landscaping/screening plan showing proposed plants and location shall be submitted as part of the application. Generators operated by propane are required to bury propane tanks in accordance with applicable setback standards.

Propane tank exceeding the limits of design guidelines must be buried and require ARC approval. The resident must hire a contractor licensed for this type of work, obtain a permit from the county and follow code as established by the State of Florida and Marion County. In general, the location and size of propane tanks, to power generators or other reasons, will be dictated by the usage. Tanks must be buried at least 10 feet away from any part of a home, or 10 feet from any adjoining property line that can be built on, in accordance with Florida and Marion County building code.

17. Lightning Protection Systems

Lightning protection systems are allowed. Systems shall be installed by a certified contractor and in accordance with the following:

- a. National Fire Protection Assoc. (NFPA) Document #780
- b. Underwriters' Laboratories, Inc. (UL) Standard #96A
- c. Lightning Protection Institute (LPI) Standard #175

All components shall be aluminum, copper, bronze, or stainless steel and shall not be installed in locations where corrosion of dissimilar metals may occur. All components must complement the existing color scheme of the home.

All applications for lightning protection systems must include detailed drawings of the proposed installation including photos of the products to be used.

18. Lighting

- a. Low-voltage light fixtures for low-level landscape and path lighting are allowed. Tree mounted down lights shall be shielded from street and neighbor's view.
- b. All lighting installed on a lot should be low level and recessed to shield the source of the light. No lighting shall be permitted that constitutes a nuisance or hazard to any Owner or neighboring property. All architectural lighting must be attached to the Structure and all landscape lighting must not be located within 10'-0" from the front lot line and 3'-0" from the side lot line.
- c. Post lamps are not permitted.
- d. Holiday lighting and decorations will be permitted so long as the lights and decorations are unobtrusive and do not constitute a nuisance.
- e. Building mounted light fixtures, including spotlights and floodlights shall conform to the architecture of the home. A maximum of two [2] wall- or eave-mounted spotlights, not exceeding 150 watts per fixture, are permitted only on the rear plane of a Structure, unless otherwise approved by the ARC. Fixtures must be mounted less than 12'-0" above grade and fitted with a shield to minimize light spillage. Lamps may not be directed at such an angle to cause excessive glare or light spillage which may affect adjoining lots, as determined by the ARC. Wall- and eave mounted spot / flood lights are not permitted in front or side yard areas, unless otherwise approved by the ARC. Any enclosure of a light fixture shall be designed to conceal the lamp (bulb) and direct the light downward.
- f. Shrubs shall be used to conceal landscape lighting fixtures. Junction boxes shall be placed below grade to minimize daytime visibility of the hardware.
- g. All landscape fixtures must use low-voltage lamps.
- h. Yellow "bug" lights may be installed in home-mounted outdoor light fixtures in back yard only.
- i. The style and color of the housing of any future replacement light fixture(s) must be similar in appearance to the architecture of the community.
- j. All lighting must be reviewed and approved by the ARC prior to installation.

19. Mailboxes

No mailboxes (including newspaper boxes), other than as installed by Declarant, shall be permitted. The color, size, appearance, and location of the mailboxes installed by Declarant shall not be altered.

In order to ensure safe accessibility to mailboxes by all residents, especially those with disabilities, loose rocks may not be placed in front of a mail kiosk. The area between the mail kiosk's concrete pad and the curb must be maintained as either sod or as a poured-in-place concrete pad.

If a poured-in-place concrete pad is installed, it must be the same width of the kiosk's pad, effectively extending the kiosk's pad all the way to the curb. ARC approval is not required before installing this pad.

20. Outdoor Kitchen

Outdoor kitchens may only be located on a paver or poured concrete surface and must be of a color and design compatible with the architectural theme of the home. Outdoor kitchens must be at least ten feet (10') from any property lot line and may only be located in the rear yard. Outdoor kitchens must be compliant with all applicable government codes, including fire and safety requirements.

21. Paint

The exterior of a house may be repainted with the original paint colors after obtaining Architectural Review Committee approval. If a Resident desires to paint any part of the exterior of a house a color other than its original paint color, then the Resident must also obtain ARC approval.

Approved exterior color schemes are available for viewing at the Reunion Center front desk. Applicants must choose an established, approved scheme in effect at the time of their application. Using colors from more than one scheme is not allowed. Changing how colors are used within a scheme is allowed, e.g., the secondary body color could be used for a main body color, but the front door/garage door color may not be used as a body color. When a home is being repainted, the soffits, fascia, and gutters should remain the original white or bronze color, (installed by Pulte in houses built from 2019 on). However, the ARC will consider requests from Homeowners that may wish to paint their soffit, fascia and gutters in the same color as designated by the color scheme for the main body or the trim. Colors designated for front door, the garage door or other accents cannot be applied to the soffits, fascia, and gutters! The request to repaint the soffit, fascia and gutters must be clearly stated on the ARC Application with the paint color desired. Approval of any modifications to a scheme or gutter/soffit color is at the discretion of the ARC.

When considering an exterior color scheme, the ARC will take into consideration the exterior paint color schemes of the surrounding properties. The exterior body color of any home may not be painted with the same exterior body color as the home on either side or across the street from the subject home.

22. Patio Wall Enclosures (Rear)

A patio wall enclosure is allowed in the rear of the home and must be no greater in size than the concrete patio or a patio extension. The wall may not exceed a distance of twelve feet (12') from the rear of the home, nor be within ten feet (10') of the rear lot line. It may not exceed the width of the rear of the home and shall not exceed three feet (3') in height if concrete stucco or four feet if black wrought iron or black ornamental aluminum (III. B. 8.).

Materials permitted are black wrought iron, black ornamental aluminum style fencing, or concrete block, architectural stone, and stucco to match the existing home.

A patio wall enclosure and a patio knee wall under roof have very different structural requirements. Modifications to any existing slab, patio, lanai, based on the intent of the modification, may require reinforced footers for structural integrity.

23. Pergolas

A pergola is an open slat style shade structure, one full side of which must have the appearance of being attached to the rear of the home. The structure must fit underneath the eaves of the roof. Vertical members must be pressure treated wood, redwood, painted, vinyl, or aluminum treated to give the appearance of wood and be set in concrete. Color of the structure must complement the home. No solid roof is permitted on a pergola. A decorative lattice may be used as a cover or side decoration but may extend no more than fourteen inches (14") down from the top of the pergola frame. The pergola may not exceed the width of the rear of the home.

24. Pools, Spas, Jacuzzi's

All pools, spas, and Jacuzzis are subject to certain setbacks, must be installed according to applicable governmental ordinances, and will require an approved totally enclosed fence structure or birdcage.

Only below ground swimming pools are allowed at Stone Creek. No pool may be installed that sits completely, or almost completely, on top of the ground. Both the pool walls and water line of the pool must be below ground level.

Spas, including self-contained swim spas and Jacuzzis may also be installed on lanais if the lanai is enclosed with standard charcoal color screen (not to be confused with solar screen) and/or windows.

Pools must be at least seven and one-half feet (7 ½') from the side property lot line and may not intrude into the rear setback. The pool must be inside the building restriction line indicated on the property survey. All pools, spas, and Jacuzzis must be reviewed and approved by the ARC; the ARC must conduct a site visit prior to rendering a decision. It is the responsibility of the owner to meet the minimum deck requirements as dictated by the Marion County building code.

Drainage from all pools, spas and Jacuzzis into the common areas, the community's drainage system, and neighboring properties is not permitted.

Use, presence and noise of a pool, spa or Jacuzzi shall not unreasonably impact the use of surrounding properties. Pool pumps must have a pool pump cover constructed of a sound absorptive material. If it's determined that said use, presence and noise does unreasonably affect the use of surrounding properties, then the Board (at its sole and absolute discretion) may impose additional restrictions (even if the ARC has already approved the installation and after the project is completed) including but not limited to requiring the installation of an additional barrier and/or sound absorptive materials, requiring a reasonable time constraint for use (i.e. may not use during certain nighttime hours), or relocating the equipment. This paragraph pertains to all pools, spas, and Jacuzzis regardless of when they were installed.

If pool equipment is to be installed on the side of the home, then the lot width on that side must be a minimum of 7-1/2 feet in width from the wall of the home to the lot line to allow adequate room for the equipment and proper screening.

The proposed location of the pool equipment is to be clearly marked on the survey document attached to the application.

A dimensioned drawing showing the footprint of the pool equipment to be installed is to be submitted with the application along with a screening plan. This will be reviewed by the ARC to assure adequate clearance exists.

See Section B.2 “Ground-Mounted Mechanical Equipment” for equipment installation and screening requirements.

See Section B.5 “Building Attachments, Birdcages” for birdcage requirements.

See Section B.13 “Fences” for fence requirements.

25. Prohibited Structures

Pursuant to the Declaration and/or these Design Guidelines, the following structures shall be prohibited from use in Del Webb’s Stone Creek:

- a. Storage Buildings or temporary storage containers
- b. Dog Houses
- c. Sheds
- d. Detached Garages
- e. Flat Roof Additions – See Design Guidelines III. A. 6
- f. Gazebos

Notwithstanding the above, Declarant shall be allowed to install any structure(s) necessary for purposes connected with the development of Del Webb’s Stone Creek and/or as may be described in the Declaration.

26. Replacement Roof Shingles

Roof shingles must be architectural style shingles installed by a licensed contractor in accordance with State of Florida building codes. Brands include, but are not limited to, Tamko Heritage Series or Certainteed. The allowable color is “Weathered Wood Blend”.

27. Satellite Dishes, Internet Receivers and Antennas

No antennae, aerials, or other devices for the transmission or reception of television, radio (including amateur or ham radios), of any kind will be allowed outside a home, except two satellite dishes, line-of-sight internet receivers and any over-the-air television reception antennas whose installation and use is protected under federal law or regulations.

For all installations, please note the following:

- Homeowner must obtain ARC approval prior to any installation.
- ARC applications must include a lot survey showing the location of the dish, internet receiver or antenna.

- Any transmission cable from the dish, internet receiver or antenna to the home must be located underground.
- Any installation directly on the home may void the warranty if improperly installed.

a. Satellite Dishes

Satellite dishes may be no more than one meter in diameter. Satellite dishes may be installed in a foundation planting bed in the rear or no more than 5' from front corner of home in the side yard, mounted on a pole not to exceed fifty inches (50") in height, and properly landscaped to minimize visibility from the street, golf course and neighboring property. Mounting poles may not be attached to the foundation slab. In the event an Owner elects to utilize two satellite dishes both dishes must be affixed to the same pole in accordance with these provisions.

Satellite dishes shall be placed no further than five feet (5') from the home unless reception is impaired and such impaired reception is verified from the service provider that the satellite dish should be placed a distance greater than five feet (5') from the home in order to receive the best possible reception.

If satellite dishes are easily visible from a street that passes either the front or side of a home, or from a golf course, then additional landscaping is required so that the equipment cannot be seen. If the back of the dish is toward the street or golf course, then the plants selected for this purpose should have a mature height and width sufficient to hide the entire dish. If the dish must face the street or golf course for proper reception, then the plants should hide the pole and as much of the dish as possible, (as well as any angular view that can be hidden) without interfering with reception.

b. Internet Receivers

Internet receivers may be installed for line-of-sight reception and may not be more than 12" above highest point of the home. Receiver may not be more than 8" in diameter for round or 12" tall for rectangular. All receivers must receive ARC approval.

c. Over-the-Air Television Antennas

Antennas designed for the reception of over-the-air television broadcast programming may be installed on the rear roof of the home. Any variation to this will require Board approval. All installation requests must first be submitted to the ARC.

28. Shutters

The ARC must approve all shutter installations that were not initially installed by the Developer. Standard decorative shutters may be installed using PVC or painted wood.

Additionally, while we will not suggest or recommend any specific type of hurricane window protection in the Design Guidelines, we will approve the permanent installation of "tracks" or "channels" above and below windows for use with removable hurricane panels. The exposed sides of these "tracks" or "channels" must be painted to match the

color of the portion of the home to which they are mounted. Installation of temporary window coverings for protection during hurricanes may begin as soon as a tropical storm or hurricane watch or warning is issued for Marion County. Such window coverings must be removed within seventy-two (72) hours of the watch or warning being cancelled, or as the Board may determine otherwise.

29. Signs – See also Article XIII, Section 18 of the Declaration

Unless restricted by applicable county ordinance, the following will apply to signs:

- a. Except for signs required by law, posting of signs of any kind, including posters, circulars, billboards, or other commercial signage may not be displayed on a lot, home (inside or outside windows) or vehicle, except as otherwise specifically permitted herein.
- b. A homeowner shall be permitted to post / place one (1) “For Sale”/ “For Lease” sign, advertising the availability of their house for sale or for lease. The sign cannot exceed twenty-four inches wide by eighteen inches tall (24” x 18”) and must be displayed in a window facing the street in front or on the side (if a corner lot) of the house. Golf course homeowners are permitted to place a second “For Sale” sign at the rear entrance of their home in adherence to the specifications aforementioned. Only two signs are permitted. An owner may only display a discreet, professionally prepared sign “For Sale”/For Lease” in one window. See also Declaration Article XIII, Section 18. An owner may not display a “Sold” sign or display a “For Sale” sign upside down as a signal for “Sold”.
- c. An Owner shall be permitted to post signs from a security / alarm company providing services for the home. One single-sided security / alarm sign may be placed in the front yard where it is visible to persons approaching the home and not closer than ten feet (10’) from right of way. Golf course homeowners are also permitted to place a second security/alarm sign at the rear entrance of their home. A sign may also be placed in the windows of the home. The sign shall not exceed two feet (2’) in overall height from finished grade and/or seventy-two (72) square inches in size (i.e., eight inches (8”) by nine inches (9”)) if placed in the ground. Signs shall not exceed sixteen (16) square inches in size (i.e., four inches (4”) by four inches (4”) if placed in the window of a Home. The sign shall be located within the applicable setback lines.
- d. “Open House” and directional signs, which give directions to a home that is for sale or for lease to which the public is invited for a walk-in inspection, are not permitted.
- e. A Vendor working on a project on the owner’s home may display one (1) small, discreet sign in the front yard advertising the company/type of work being done. The sign may go up the day the work actually starts, and must be removed when the work is completed, but under no circumstances, may the sign be up for over 14 days, whether the work is completed or not.

30. Storage of Tools, Machinery

The storage of lawn tools, supplies, mowers and equipment outside the home is prohibited.

Garden hoses may be stored outside the home if they are enclosed within either a hose reel box located in a planting bed or mounted directly to the house, or a decorative pot designed or adapted specifically for hose storage, or a hose hook. The storage container may be located on either side or the rear of the house. If the hose reel box/hose storage container is easily visible from a street that passes either the front or side of a home, then additional landscaping is required so the container cannot be seen. Hook-mount storage is permitted, as long as the bottom of the hook is no more than 3 feet above the ground and is screened from view by appropriate landscaping.

Under no condition may the hose, hose reel box, storage container or hose hook be placed in the front of the house, unless the hose is in use. The hose and hose reel box/hose storage container should be returned to its storage location immediately after its intended use.

31. Trash Containers

Trash must be stored in covered containers, which shall be kept in the garage, except when they are being made available for collection. Trash containers may not be placed at curbside earlier than 5pm the night before pickup and must be returned to the garage no later than the evening of pickup and may be in either containers or plastic bags designed for trash. No other types of containers may be used on the exterior of home. Excess trash that can't be placed in containers must be removed on the normal pick-up day with the rest of the garbage.

32. Wall Decorations; Wall Fountains

Wall decorations or working fountains may be attached to a home near the front entrance or on the side garage wall approaching the entrance to the home. The following information must be included with the application: a picture of the item; its overall dimensions; the materials to be used; and a sketch that shows the exact location on the wall where the item will be installed. If the plan includes a wall fountain, then the application must also include the water source and plumbing layout. Each application will be considered individually based on appropriate size for the particular home.

33. Retaining Walls

Unless provided by the Declarant, or approved in advance by the ARC, no retaining walls may be constructed where they will impact the surrounding grade and drainage.

Any retaining wall will need to be constructed of concrete blocks/stones with a top cap manufactured for that specific purpose to ensure long term durability. A color picture / catalogue cut of the proposed material shall be included with the application.

The back of the retaining wall must be a minimum of ten feet in from the rear property line and return back towards the home on each side maintaining the minimum five-foot sod buffer in from the lot line on each side of the property.

For safety and to comply with Florida Building Code 1015 any wall design with a drop off of 30" or more must have a 36" minimum height fence in compliance with III B 13 or stone wall around the area. This needs to be incorporated into the design drawings provided with the application.

The ARC will require professional fully dimensioned computer generated drawings (CAD) from a competent engineer, architect or contractor to properly evaluate the project. The drawings should contain top, side & end views of the complete project illustrating the elevation change as well as detail how proper drainage will be achieved.

If the lot on which the retaining wall will be installed backs to the golf course or a lake, then appropriate landscaping will need to be installed around the back of the wall to enhance the aesthetics from these public areas. A landscaping plan will need to be submitted with the application.

34. Water Softeners/ Purifier Systems

Water softeners and purifying systems should be installed inside the garage. If the water softeners / purifying systems must be installed outside of the home, then the installation must be in a manner so as to not be visible from the exterior of the home. The system shall be screened from view from the street or side of the home by plants of sufficient size to hide the equipment. A landscaping plan is to be submitted as part of the ARC application. An exterior installation requires ARC approval; the request for ARC approval shall include the reasons why an exterior installation is necessary.

35. Window Boxes

Window boxes made of PVC, wrought iron or painted wood may only be installed under front windows, with prior ARC approval.

36. Window Coverings

External window coverings other than standard window screens are prohibited from use in Stone Creek. Such coverings include, but are not limited to, burglar bars, roll down shades and window awnings. See Section III. B. 28. for hurricane shutter guidelines.

37. Window Treatments, Tinting

Temporary or permanent window treatments of bed sheets, newspaper, trash bags, etc., are strictly prohibited. Clear UV coating, grey or black may be applied to windows without application for ARC approval; tint must have at least a 39% Visible Light Transmission. On any one side of the house, either no windows are tinted, or all windows are tinted. Mirror "effect" tinting is not permitted.

38. Solar Tubes and Panels (Roof Mounted)

Roof-mounted solar panels and tubes must be designed to be integral parts of the roof. Their form, location and color must be compatible with the existing roof. Profiles must

be minimized. All supports and piping for solar collectors must be enclosed. Silver aluminum frames are not permitted.

Solar panels may be installed preferably on rear roof slopes, but may be installed where their use is optimized, and should not be visible from the Common Property or the street in front of the house or side yards of corner lots. Reflective glazing is not permitted. On a Villa home, any damage to the roof associated with such installation will be the owner's responsibility to repair at owner's cost.

After installation of roof mounted solar panels, any piping / conduit connecting the panels to equipment on the ground or attached to the house must be painted to match the home color scheme so as to blend in.

39. Stone Veneer on Front Elevations

When approved in writing by the ARC, a limited amount of stone veneer may be used to accent the front elevation of a house. Since stone veneer is to be used as accent only, stone veneer may not cover more than half of the front elevation. The type of stone used must be like or similar to the stone presently used on community buildings (Owens Corning, Bucks County, ledgerstone/fieldstone mix). Exterior Modification Applications must include a front elevation drawing, a sample (or photo) marked-up to show the proposed stone location, a sample (or photo) of the proposed stone and the color scheme of the house.

40. Window Replacement

Windows that are replaced in the home must be of an identical style and exterior color as those originally installed in the home by the developer. All white window frames are allowed even if the original window frames are a different color. All the windows in the home must have an identical frame color. Grids are required in the street facing windows, as well as the street and side entrance facing windows for Villas, as originally designed, and installed by the developer. The homeowner may have matching grids in the other windows if they so desire.

A copy of the catalog page of the replacement window, and confirmation that grids will be installed where required, will be submitted as part of the ARC Application.

C. Modifications to and Maintenance of the Landscape – Living Things and Mulch Materials

The ground surfaces of all lots, except that occupied by hardscape or structure, shall be covered with a combination of landscaping, i.e., sodded grass lawn, planted ground cover, and approved mulch materials. Note information contained in Appendices B and C.

Landscaping should be adequate to properly complement the home, lot, and surrounding areas. Landscaping is used to frame and soften the home, screen mechanical equipment and other unsightly areas, provide privacy, and add interest to the home's façade. Consideration

should be given to the landscaping on surrounding lots to avoid conflicts such as planting large trees closer together than is recommended, and to tie planting beds and grassed areas together using smooth lines along lot lines.

The ARC recognizes that as plants reach maturity, it may become necessary to thin, remove, replace, or relocate some plants to maintain proper balance in the landscape. Therefore, once a landscape plan has been approved by the ARC and has been installed, an owner may make minor modifications to the number, placement, or types of plants. However, such changes should not radically alter the basic landscape plan approved. No changes may be made to the number, types, or locations of larger shrubs or trees without application to and prior approval of the ARC.

Basic planting requirements should, at a minimum, address the following areas:

1. Developer Improvements

As part of the planning and development of Stone Creek by Del Webb, the Developer has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, open space, streets, model home packages, a sales pavilion, recreation center and sports courts. Market conditions, styles, marketing strategies, or other factors may cause the Developer to change the types of models, size of home, location of future amenities or streets, color palette of homes, landscaping styles or plant materials, construction methods or materials or the landscaping on the common areas.

2. Dead or Diseased Landscape

Dead or diseased trees, bushes, and all other landscaping, including sod, shall be removed as soon as discovered, after first taking appropriate protective measures to avoid the spread of disease. Replacement will be made by the Owner at Owner's expense. If the replacement item is the same species and size as the previously approved original item being replaced, then no further approval by the ARC is necessary. However, any changes from the previously approved landscaping (including different species, different size, or different location...not an all-inclusive list) must be approved in advance by the ARC.

3. Mix of Plantings

Landscape harmony is accomplished by allowing two to three types of shrubs planted textures is visually distracting. Introduce variety with accent shrubs. The use of plant materials with seasonal interest such as flowers, interesting leaf shapes, wall color, berries, bark color, and texture, is encouraged for variety.

However, vegetable gardens are prohibited. Small herb gardens are allowed if kept in a planting pot of allowed size. (See Planting Pots, D.9.)

4. Mulch Materials

For the purpose of these Design Guidelines, topsoil or decomposed granite is not considered inert material. Approved inert materials shall include bark, hardwood mulch, rock and/or stone of naturally pigmented color (i.e., as found in native form), and other materials may be approved by the Architectural Review Committee from time to time.

Determination of whether a material is acceptable for inclusion in any specific situation shall be made by the Architectural Review Committee (III. C . 12 a).

5. Mulch Materials - Designs

Ground cover or inert material shall not be used to spell out names, nicknames, or names of states, cities, athletic teams, slogans, emblems, geometric patterns, or any other communication.

6. Permitted Ground Cover

The ground surfaces of all lots except that occupied by hardscape or structure shall be covered with a combination of landscaping, i.e., sodded grass lawn, planted ground cover and approved mulch materials as listed in Appendix B. The sodded grass lawn area shall be no less than fifty percent (50%) of the total ground surface area unless otherwise approved. Larger lots, such as on cul-de-sacs, corners, or the oversized type will require greater quantities of ground coverings and will be reviewed and approved on an individual basis. If a living ground cover is to be used in place of the sodded lawn, approval must be secured prior to the commencement of work.

7. Plastic Sheeting

The use of solid plastic sheeting or polyethylene over ground cover areas is not permitted. If landscape fabric is used, it must allow the free flow of water, air, and gases to and from the soil. All weed control fabrics must be kept thoroughly covered with a layer of approved rock or mulch material.

8. Preferred Landscape Materials

Please see Exhibit A and Appendix B for a list of preferred landscape materials.

9. Restrictions on Paved Cover

Excessive use of concrete at front, rear, and street side yards is not allowed. No concrete may be located in driveway areas other than that which is initially included with the home; however, additional walking area(s) adjacent to the driveway which extends the overall driveway width not more than four feet (4') may be considered for approval. Plans for concrete work must be approved in writing by the ARC before any work commences.

10. Lake or Retention Pond Lots

Any home built on a lake or retention pond shall not have additional landscaping planted within ten feet (10') from the rear lot line and must stay consistent with the existing initial landscaping provided by the Declarant. This landscaping should be kept trimmed up to a maximum of forty-eight inches (48") from the ground, unless it is low-lying ground cover material, so as not to impede the views of neighbors.

11. Rock Yards

Decorative rock yards, paved yards, or yards in which the principal ground cover is other than grass sod are specifically prohibited.

12. Florida Friendly

Florida Friendly provides many options which the Board of Directors has reviewed in order to correctly apply them to the Stone Creek community. Listed below are the options available to homeowners within Stone Creek which are Florida Friendly and are suited to site-specific conditions that reflect the "right plant, right place."

The term "Florida Friendly" includes landscape practices that minimize the use of water by means of irrigation, select the correct plant materials for each specific site, use micro-irrigation when applicable, minimize the use of fertilizers and other supplemental maintenance practices, promote the use of native plant materials which are drought tolerant, avoids the use of non-native invasive species and promote landscape designs which minimize harmful environmental occurrences such as storm water runoff.

Landscape plans cannot alter the storm water patterns of the applying lot, any other properties within Stone Creek, or the functionality of the Stone Creek master storm water plan.

- a. Turf grass should be a drought-tolerant grass such as Zoysia and must meet required area coverage (at least 50% of non-hardscape lot size). Standard size home sites must maintain turf grass in the rights-of-ways ten feet (10') back of curb, the back five feet (5') of the rear lot property line, and the first five feet (5') of side property lines. At the back property line, the first five feet (5') must be maintained as sod, from five feet (5') to ten feet (10') low lying ground cover and bushes no taller than two feet (2') can be used, and then at ten feet (10'), taller shrubs and trees can be planted. For the side lot line on a corner lot that abuts a road, the setback is ten feet (10') from the curb. Oversize lot requirements will be proportional to the lot size. Please refer to Exhibit A. It will be the homeowner's responsibility to maintain their turf so that it does not adversely affect neighboring property(s) turf grass.
- b. Planting beds must include plant materials that coincide with Florida Friendly guidelines (see Appendix C) and should include ground cover plant materials as well as more "canopy type" plant materials such as trees. The ground cover, trees, and perennials/annuals should be spaced in such a way that one (1) year after planting, the plant material covers at least forty percent (40%) of the surface area of the bed. Long-term maintenance of the ground cover must meet these proportions. If, after one (1) year the required proportions are not met, the ARC shall have the right to require the homeowner to undertake additional plantings to meet the requirement. Beds in the front part of the home site must be curvilinear in nature.
- c. Mulch shall be an approved organic material such as pine straw or pine bark, as their decomposition adds nutrients to the soil, and compliments the Florida Friendly concept. Inorganic matter, such as stone, rock, river rock and gravel, are not recommended for use and will be considered on a case-by-case basis, as long as enough plant material is installed to eliminate the appearance of a "rock yard". Inorganic mulches, such as synthetic rubber mulches that resemble their organic counterparts are not permitted (III. C. 4). The ARC reserves the right to deny mulch

materials based on composition and/or color. Individually placed stones or rocks for the purpose of creating aesthetic value will also be reviewed on a case-by-case basis.

- d. Micro-irrigation is required to be installed in all plant bed areas which are to be Florida Friendly. Micro-drip irrigation or bubblers should be used for trees and other large plant materials. Micro-spray irrigation should be used for groundcovers, annuals, and perennials. Micro-irrigation should only be irrigated during the initial installation establishment period and in periods of extreme drought. The overall irrigation system should be set up with distinctly separate zones between those which are plant beds using micro-irrigation, and those which are turf and use traditional or high-volume irrigation. Traditional turf grass can require watering up to two times per week, while Florida Friendly areas require little or no water under normal circumstances. To that end, an irrigation plan must be submitted to the ARC along with the landscape plan.

13. Shrubs

Foundation planting softens walls and breaks up bare areas. Large shrubs provide vertical accent on windowless wall areas and at home corners. Medium shrubs soften and hide the foundation area and can be used under windows without excessive pruning. No shrubs can be planted within five feet (5') from the rear property line. Plant foliage of shrubs along any lot may not exceed two feet (2') in height when planted within five feet (5') to ten feet (10') of the rear property lines to allow minimal obstruction of views.

For lots that DO NOT abut a lake, the golf course, or a conservation area if applicable the ARC may consider special circumstances, which require the planting of additional foliage or shrubs for privacy or sound abatement. These plants are limited to specimens that may reach a mature height of approximately five feet (5') or less for within the five feet (5') to ten feet (10') PSEURA area, as measured from the rear of the property line. The application must state the reason the screening is necessary, as well as contain a detailed characteristics sheet covering the plant/shrub to be installed.

Lake and golf course lots MUST maintain the two foot (2') mature height limit in this area. Once at ten feet (10') or more from the rear property line there is no limit on height.

No plants, shrubs or other obstructions may encroach upon the SECO Energy equipment located on a homeowners' property, to allow safe expedient access. For the Padmount Transformers this clear zone shall be a 3-foot minimum from the back and side of the unit and 10 ft. minimum from the front. For Flush-mounted and Small Secondary Enclosures the clear zone shall be 3 ft. all around the unit.

14. Sod Buffer and Drainage

In order to prevent soil erosion and to maintain positive drainage, the original grades of the lot should be maintained during landscape and sod installation. For this reason, a minimum sod buffer of five feet (5') from each side must be maintained as a drainage area. Where five feet is not possible, curbing can only be placed up to the air conditioning unit or pool equipment and then continue back, unless removal of the side bush accommodates the 5-foot requirement. At the back property line, the first five feet (5')

must be maintained as sod, from five feet (5') to ten feet (10') low lying ground cover and bushes no taller than two feet (2') can be used and then at ten feet (10'), taller shrubs and trees can be planted.

For lots that DO NOT abut a lake, the golf course, or a conservation area if applicable the ARC may consider special circumstances, which require the planting of additional foliage or shrubs for privacy or sound abatement. These plants are limited to specimens that may reach a mature height of approximately five feet (5') or less for within the five feet (5') to ten feet (10') PSEURA area, as measured from the rear of the property line.

The application must state the reason the screening is necessary, as well as contain a detailed characteristics sheet covering the plant/shrub to be installed.

Lake and golf course lots MUST maintain the two foot (2') mature height limit in this area. For the side lot line on a corner lot that abuts a road, the set back is ten feet (10') from the curb. Exceptions may be made for property located along a berm or perimeter fence or where the property abuts a common area that is twenty feet (20') or greater in depth as long as there will be no interference with the drainage on the lot. The lot Owner shall hold harmless the Declarant, Association and Architectural Review Committee for any property damage, including damage to the home, caused by an alteration of the grades or changes in the drainage patterns in connection with the design, installation, or maintenance of Owner's landscaping done by Owner or a hired landscape contractor.

In builder installed landscape beds, surrounding the home, that intrude on the sod buffer or setbacks, the resident must work within the perimeter of the bed but may not expand the footprint of the bed. When any addition, alteration, or renovation are performed to these existing landscape beds, the established lot drainage shall not be altered.

15. Trees

Large and small trees provide the framework for a successful landscape plan. Space properly to allow room for future growth and to avoid conflicts with the home and paved areas. Shade provided by trees increases outdoor comfort and indoor utility conservation. All trees planted along the rear of the home must be at least ten feet (10') from the rear property line. The trees along golf/lake lots should be limbed up to at least four feet (4') above the ground in order to minimize the obstruction of views from neighboring properties. Additional trees may be added only after ARC approval.

Fruit trees can be a nice addition to a landscaping plan, however an unpleasant consequence is that rats, mice and other pests are attracted to the smell & sweetness of the fruit. The following actions should be taken to minimize the attractiveness of fruit trees to rodents and to prevent an infestation on your or your neighbor's property:

- Trim low hanging branches away from the ground.
- Pick up fallen fruit frequently.
- Strategically space fruit trees when planting so rodents cannot jump from tree to tree.
- Add rat guards around tree trunks if necessary.

Guidelines for the removal and replacement of the Live Oak streetscape trees are provided in the Tree Policy document.

Stumps. When any homeowner receives approval from the ARC to remove a tree from their property, the homeowner MUST also remove the tree stump by grinding or cutting it down even with or below ground level. No stumps shall be allowed to protrude above the ground

16. Turf Grass (Sod)

For the purpose of these design guidelines, turf grass (sod) can be either St. Augustine or Zoysia, but not a mixture. There is no need to submit an exterior modification if you are changing from one turf type to the other, or to replace dead areas of turf grass as long as the replacement grass is of the same type as the balance of the yard. A modification is still needed to install landscape beds in place of turf grass. It is the responsibility of the owner to maintain their turf grass to their yard if their neighbor has a different type of turf grass.

17. Uniformity

Plantings should be somewhat uniform throughout the yard; approximately fifty percent (50%) should be in the midpoint of the building to the front and the remainder to the rear.

18. Maintenance of the Landscape

Property Owners are expected to maintain the landscaping on their property according to the following guidelines:

- (a) Trees. Trees are to be pruned as needed.
- (b) Shrubs. All shrubs are to be trimmed as needed.
- (c) Grass.
 - (i) Cutting Schedule. Grass shall be maintained in a neat and appropriate manner. In no event shall an Owner's lawn get in excess of five inches (5") in height.
 - (ii) Edging. Edging of all streets, curbs, beds and borders shall be performed as needed. Chemical edging shall not be permitted.
- (d) Mulch. Mulch is to be turned one (1) time per year and shall be replenished as needed on a yearly basis.
- (e) Insect Control and Disease. Disease and insect control shall be performed on an as needed basis.
- (f) Fertilization. Fertilization of all turf, trees, shrubs, and palms shall be performed at a minimum of three (3) times a year during the following months: February, June and October.

Irrigation. Sprinkler heads shall be maintained on a monthly basis. Pump stations and valves shall be checked as needed by an independent contractor to assure proper automatic operation.

D. Modifications to the Landscape – Additional Items – Non-Living

When making an application for modification to your landscape, you must indicate any non-living items (i.e. benches, statues, birdbaths, artifacts, etc.) separately on your application as well as on your landscape plan, including size, materials, and specific location. Each lot may contain up to five (5) items, excluding Holiday decorations, sized from six inches (6”) up to thirty-six inches (36”).

Unless otherwise stated, every item needs prior ARC approval.

1. Arbors

Placement of an arbor, designed for growing roses or vines, will be considered on a case-by-case basis. The maximum arbor size shall not exceed eight feet (8’) in height, four feet (4’) in width, and three feet (3’) in depth. The material shall be of natural wood, vinyl, or aluminum, with color to complement the home and must be anchored so as to prevent displacement in high winds.

2. Artifacts

Artifacts are those items not classed as fountains, statues, or birdbaths, but are used in the landscaping to enhance the overall plan. The number of artifacts used as landscaping enhancements is limited to five (5) per lot but may be restricted when used in conjunction with other landscape accent items. The ARC reserves the right to deny any artifact they find derogative, offensive, or not in keeping with the architectural theme of the community. No artifact may exceed forty-eight inches (48”) in height.

3. Birdbaths, Birdhouses, & Birdfeeders

Birdbaths. A stand-alone birdbath must be no more than thirty-six inches (36”) in height. Birdbath must be of materials with color and design compatible with the architectural theme of the home. A birdbath is permitted in the front, side, rear, or courtyard and must be placed in a planting bed. Two birdbaths are permitted per lot but may be restricted when used in conjunction with other larger landscape accent items.

Birdfeeders. Residents may incorporate one birdfeeder (liquid or seed) into their landscaping plan ONLY in the rear yard of the residence. It can be affixed to the house, hung from the eaves of the home or hung from a tree in the yard. Birdfeeders can also be installed on a pole if the pole is no taller than 6 feet above the ground and the pole is placed in a landscaping bed which is at least 10 feet from any of the property lines. It is recommended that birdfeeders be cleaned regularly and that seed debris under feeders should be removed regularly to prevent rodent/pest activity.

Birdhouses. Residents may incorporate one free standing pole mounted birdhouse into their landscaping plan ONLY in the rear yard of the residence. The pole may be no taller than 6 feet above ground with additional height added for the dimensions of the house itself. This structure must be placed in a landscaping bed which cannot intrude on either the rear or side sod buffers or the rear 10-foot setback. One additional birdhouse may be hung under the rear eaves of the home or affixed to the rear wall of the house.

4. Birds

Only natural appearing replicas of birds are permitted as additions to landscape plans and must be placed in landscape beds. Two birds are permitted but may be restricted when used in conjunction with other landscape accent items. Birds will not exceed forty-eight inches (48") in height. See also, "Statues", item D. 11.

5. Fire Features (Barbeques, Chimneys, Fire Pits and Fireplaces)

Outdoor fireplaces shall be consistent with all applicable governmental codes, including, without limitation, the regulations of Marion County and the Florida Fire Prevention Code.

Outdoor fireplaces shall be located in the rear yard or on rear patio areas and shall be simple and residential in design. Outdoor fireplaces with highly independent designs, overly ornate designs, or commercial-looking designs are not allowed. Unfinished or painted precision concrete block is not allowed. The color and finish of stucco fireplaces must be the same as the color and finish of the stucco on the house and shall avoid obstructing views of the surrounding properties.

If the top of the outdoor fireplace is greater than the top of the perimeter wall or fence, or if the outdoor fireplace is located adjacent to an open view fence, then the outdoor fireplace shall be designed so that its form, material, and color are compatible with the architecture of the house.

Outdoor fireplaces of six (6) feet, or less, in height shall be located a minimum of three (3) feet clear from the house, patio perimeters and fences. Outdoor fireplaces between six (6) feet and twelve (12) feet in height shall be located a minimum of five (5) feet clear from the house, patio perimeters and fences. Outdoor fireplaces (12) feet in height shall be located a minimum of ten (10) feet clear from the house, patio perimeters and fences. The maximum allowed outdoor fireplace height from the original lot grade is twelve (12) feet.

Trees and/or shrubs should be planted in the 3- to 10-foot clear area between the property line (or perimeter wall or fence) and the outdoor fireplace, to completely screen the appearance of the back of the outdoor fireplace from adjacent neighbors.

Outdoor fireplaces designed to use natural gas, instead of wood, are preferred. Outdoor fireplaces shall be properly maintained and may not create an unreasonable nuisance to surrounding properties. Wood may be only stored on Lanai or in the garage.

6. Flowers - Artificial

Florida is known for its wide variety of beautiful flowering plants. Therefore, artificial flowers are prohibited as part of the landscaping.

7. Fountains

For the purpose of this document, fountains (non-wall-mounted, semi-permanent decorative landscape additions) are considered a water feature capable of producing a continuous recirculating flow of water from a self-contained reservoir. Water features

are used to enhance the house landscaping. A water feature shall be limited to a height of four feet (4') above the finished grade of the lot; however, if a water feature is located against a wall of the house, then the water feature may not exceed eight feet (8') above the finished grade of the lot. A water feature may be installed in the front or rear yard only, may not detract from the overall landscape theme and must be placed in a planting bed. The water feature must not visibly damage existing walls or fences. Colors must be compatible with the house.

Only one (1) water feature is permitted and may be restricted when used in conjunction with source, pump, electrical layout and plumbing layout. The water source, pump, electrical and plumbing must be designed and located to be unobtrusive. Noise must be controlled to minimize the impact on neighbors.

8. Holiday Decorations

Holiday decorations are considered exterior ornamentation of a Resident's Property used to celebrate holiday decoration periods. Decorations must not cover the home's address number.

For the purpose of this section, the "Holiday" period is from November 15th through January 15th of the following year. This document serves as proper notification that the Association may suspend Resident's privileges and may levy fines up to \$100 per day when Holiday decorations are displayed prior to November 15th or after January 15th.

Reasonable holiday decorations may be displayed, without prior ARC approval, for recognized national and religious holidays two (2) weeks prior to the holiday to which the decorations are related until one (1) week after said holiday.

The decorations must be in good condition and good taste and may be displayed only during holiday decoration periods. Residents are expected to be diligent in ensuring that displays, including outdoor lighting, do not spill over to neighboring properties. The display of holiday decorations is subject to the right of the Association or Developer to require removal of such decorations that it deems to (A) be excessive in number, size or brightness relative to the surrounding properties; (B) draw excessive attention or traffic; (C) unreasonably interfere with the use and enjoyment of neighboring properties; (D) cause a dangerous condition to exist; or (E) lacking in good taste or in contradiction to these guidelines.

Decorating neighborhood signs by designated neighborhood decorating committees need to follow similar guidelines as stated above.

Due to time restraints, the standard Notification process does not apply to the holiday decoration period. The violation notice provided to a Resident in non-compliance with this section will provide for no more than 24 hours for removal of improper holiday decorations, and the Association reserves the right to remove said holiday decorations. Upon removal of holiday decorations, the Association will leave a notice at the Property and will retain the holiday decorations for no longer than seventy-two hours, so the Resident may pick them up.

9. Planting Pots

Planting pots are considered part of the landscape and are containers for live flowers, live plants and/or other items used in bedding. No more than ten (10) planting pots may be used on the property as landscaping decoration, with a limit of no more than six (6) planting pots in the front of the home. Planting pots are only permitted in the front and rear of the property, except where a home is located on a corner lot, in which case the property may have twelve (12) pots, with three (3) of the twelve (12) planting pots allowed on the side of the home which faces a street. See section II. D. for villa and garden home restrictions.

Planting pots must be of a color and design compatible with the architectural theme of the home. If a pot's core purpose by its manufacturer is as a fountain, then it may not be used as a planting pot. A planting pot may not be higher than thirty-six inches (36") tall and twenty-four (24") in diameter.

Pots and containers must be removed to safe storage in the event of an impending storm or if the owner is leaving for an extended period of time.

10. Ponds

Decorative small ponds may be used in landscape areas. Size and location will be considered on an individual basis. Plans for design must include specifications for re-circulation and/or cleaning of water, and method to be used for mosquito control.

11. Statues

Statues (a three-dimensional work of art, as a representational or abstract form, carved in stone or wood, molded in a plastic material, cast in bronze, or the like), are considered as an ornamental addition to an overall landscaping plan and are meant to enhance the beauty of an Owner's property. A statue may be no higher than forty-eight inches (48"). It must be of materials with color and design compatible with the architectural theme of the home. Statues are permitted in the front, side, rear, or courtyard and must be placed in a planting bed. Statues may be restricted when used in conjunction with other larger landscape accent items.

12. Trellises

A total of four (4) trellises, attached to the home, may be permissible. Trellises should be no more than four feet (4') wide and six feet (6') tall. One trellis may be placed in the foundation area in the front of the home or front courtyard area. The shape and size must be stated on the Application. For the remaining three trellises, the shape and size must also be stated on the Application. Exact location of each trellis must be shown on a copy of the plot plan or overall landscape plan. The material shall be of natural wood, vinyl, or aluminum, with color to complement the home. Consideration will be given to architectural vinyl lattice panel trellises that exceed the above size limitations as part of a landscaping plan. The trellis color should complement the home paint scheme. A color photo or catalogue cut showing trellis shape with dimensions must be included with the Application.

If large architectural vinyl trellises are approved, they must be installed in the foundation area adjacent to the home and must be securely anchored in concrete to resist high winds. If properly anchored they do not need to be fastened to the wall of the home

13. Plant Bed Edging

All landscape curbing, including plant bed edging, must be approved by the Architectural Review Committee prior to installation. Landscape timbers and wood ties, or any form of wooden edging will not be permitted. Allowable edging types are: concrete or natural edging stones, extruded concrete curbing which may include integrated cast downspout splash blocks, EverEdge or equivalent steel lawn edging, and Ecoborder in brown or black. The top surface of the landscape curbing shall not exceed 4" higher than the adjoining, undisturbed ground.

Landscape curbing may not encroach on setbacks, easements or common ground, and may not be installed along the sides of the driveway, or any other walking path other than the path from the driveway to the front entry. The landscape curbing color should complement the overall color scheme of the home. Owner must submit landscape curbing color and home colors(s) with the request.

IV. NON-LIABILITY FOR APPROVAL OF PLANS

Pursuant to Article VII of the Declaration, the requesting Owner shall be deemed to have automatically agreed to hold harmless and indemnify the noted members and representatives, and the Association generally, from and for any loss, claim or damages connected with plans and specifications or Proposed Improvements.

The scope of any such review and approval by the ARC is limited solely to whether the respective plans or work meets certain requirements, standards, and guidelines of the Association as they relate to aesthetics and the harmony and compatibility of proposed improvements in the Property.

No review or approval will be for any other person or purpose, and no person shall have any right to rely thereon, and any review or approval by the ARC will create no liability whatsoever of the Association, the Board of Directors, any member or representative of the ARC nor Developer to any other person or party whatsoever.

V. TIME PERIODS

Whenever any time period is measured in days and if any such time period expires on a Saturday, Sunday or national bank holiday, it shall be extended to the next succeeding calendar day that is not a Saturday, Sunday or national bank holiday.

The time period for rendering decisions by the ARC for any step in the architectural review process shall not commence until receipt of applicable fees and complete Applications and Design Documents.

VI. ENFORCEMENT OF INSTRUMENTS

In the event of a violation of these Design Guidelines, the Declarant or the Board of Directors may take any action set forth in the Bylaws or the Declaration. The Declarant or the Board of Directors may remove or remedy the violation and/or seek injunctive relief requiring the removal or remedying of the violation. In addition, the Declarant or the Board of Directors shall be entitled to recover the costs incurred in enforcing compliance and/or impose a fine against the lot and/or suspend common area privileges upon which such violation exists.

VII. CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

The Declarant and/or the Board of Directors may make amendments and changes to these Design Guidelines at any time as long as it owns any portion of the Property (as such term is defined in the Declaration) or has the right to annex additional property in accordance with the Declaration. Any changes or amendments shall apply to construction and modifications commenced after the date of such amendment only and shall not require modification or removal of structures previously approved, i.e., grandfathering fences, etc., once the approved construction or modification has commenced.

The Design Guidelines are a statement of policy and procedure, which determine the community standards. The Covenants are binding declarations and restrictions under law, which also determines the community standards. Therefore, the Design Guidelines, which do not conflict with the Covenants, may allow for variance as follows:

On an individual basis, a temporary or permanent variance to the Design Guidelines may be approved, based on precedence of a previously granted variance, and a unanimous affirmative vote of committee members. The variance must be specific and cite the unusual circumstances and be noted on the application for future reference.

Declined Modification Applications, rejected Appeals, or rejected Variances may be submitted to the Board of Director's at the next scheduled meeting for final adjudication.

VIII. ARCHITECTURAL REVIEW COMMITTEE SUBCOMMITTEES

The Architectural Review Committee may, as it deems necessary, establish and abolish subcommittees of the Architectural Review Committee relating to the performance of specific duties to assist the Architectural Review Committee. Any agent of the Architectural Review Committee, or any subcommittee established by the Architectural Review Committee, may be authorized to perform the plan review and inspection of lots required pursuant to these Design Guidelines.

A subcommittee shall consist of no less than three (3), nor more than seven (7) members. The Architectural Review Committee Chairman shall appoint all members of an Architectural Review Committee subcommittee. At least one (1) Architectural Review Committee member

must be a member of the subcommittee and that member shall act as Chairman of the subcommittee. Appointees to the Architectural Review Committee subcommittee need not be architects, Owners, lessees, or residents and do not need to possess any special qualifications of any type except such as the Architectural Review Committee may, in its discretion require. The Chairman will have authority to recruit and dismiss Subcommittee members.

The Architectural Review Committee shall establish the operation and procedures of an Architectural Review Committee subcommittee upon its formation.

IX. DEVELOPER'S IMPROVEMENTS

As part of the planning and development of Stone Creek, the Declarant has prepared a development plan and provided certain architectural designs, color palettes, landscaping design packages, parks, open space, streets, model home packages, a sales pavilion, recreation center, spa, and golf course. Market conditions, styles, marketing strategies, or other factors may cause the Declarant to change the types of models, size of homes, location of future amenities or streets, color palette of homes, landscaping styles or plant materials, construction methods or materials or the landscaping on the common areas.

Pursuant to Article VII of the Declaration, the Developer and its affiliates are exempt from architectural control provisions and shall not be required to obtain ARC approval for any construction or changes which any of them may elect to make at any time.

- **New Construction**

The Board intends to amend the Design Guidelines to allow existing properties to be adapted to reflect designs utilized in new construction by the Developer.

- **Renovation and/or Alteration of Existing Property**

The Board, through its Modifications or Architectural Review Committee, has exclusive jurisdiction over modifications, additions, and alterations proposed on or to existing Residential home exteriors and adjacent open space. During the Development Period, the Developer retains the right to veto any action of the Committee if those actions are determined to be inconsistent with the Design Guidelines or the Developer's vision of the Community.

X. AUTHORIZATIONS

These Design Guidelines have been prepared by the Declarant / Board of Directors for use at Stone Creek and may be amended from time to time.

EXHIBIT A – TURF GRASS REQUIREMENTS

Lot Size – Regal

Required Turf Grass

<7000SF

Standard lot, see Guidelines

>7000SF

At least 20% of the lot that is over 7000SF must be turf grass.

Example:

8000SF

The perimeter guidelines must be met plus 200SF of the lot outside that perimeter must be turf grass.

Lot Size – Pinnacle

Required Turf Grass

<8000SF

Standard lot, see Guidelines

>8000SF

At least 20% of the lot size that is over 8000SF must be turf grass.

Example:

9000SF The perimeter guidelines must be met plus 200SF of the lot outside that perimeter must be turf grass.

APPENDIX A- EXTERIOR MODIFICATION APPLICATION

Stone Creek Architectural Review Application					ARC APPOINTMENT DATE/TIME (Optional)		Initials:	
Neighborhood Name:			Lot #:		CIRCLE IF HOME DESIGN IS >> "Maintenance Approval Required First"		Garden	Villa
Owner Name:					Maintenance Supervisor Approval:		Date sent to ARC:	
Residence Address:					Telephone #:		Telephone #:	
					EMAIL address:			
IMPORTANT PROJECT NOTES (OFFICE, RESIDENT, ARC, MAINTENANCE etc.):								
SAMPLE ONLY								
RESIDENT: CIRCLE OR CHECK THE BEST BOXES BELOW WHICH BEST FIT YOUR PROJECT ALL APPLICATIONS (EXCEPT ASTERISK'S* BELOW) MUST INCLUDE PLAT/SURVEY, DESIGN DRAWING/DESCRIPTION, LAYOUT & if available, PHOTOS. All exterior additions, alterations, modifications and installations must comply with Stone Creek Design Guidelines and applicable County building codes and permits.								
Addition, Modification to Home Exterior	Antenna, Satellite Dish	Awnings, Exterior	Birdcage, New or Modified	Curbing	Driveway or Walkway	Fences	Ground Mounted Exterior Mechanical Equipment	
Lanai / Patio	Lighting, Electrical, Exterior	Fixed Outdoor Kitchen, Grill, Fireplace	Pergola, Trellises	Plants, Landscaping: (Attach separate list of plants if necessary)			Exterior Pool, Spa, Jacuzzi, Hot Tub	
Solar Panels	Tree Removal/Replacement: Attach full description, landscape diagram, photos showing locations & reason for action			Color EXTERIOR Remodeling or Project: Briefly describe here; attach marked plat, drawing				
* The projects below DO NOT require a lot survey/plat.					IMPORTANT NOTICE - LOT LINE SETBACKS! Exterior modifications require lot survey indicating adherence to required lot setbacks. Lot setbacks are 10 feet from rear lot line, 10 feet from front curb, and 5 feet from lot line on either side of home. Unless HOA BOARD grants exception, all exterior projects must be installed fully within lot setback requirements.			
Front Door Screen, Enclosures, Storm Doors *	Garage Door Screen *	Lanai Screen or Glass Replacement *	Solar Tubes, Skylights *					
Painting: ALL sections MUST be fully Completed	House Model & Year Built:		Original Color Scheme & Number:		New Color Scheme & Number:		Changing From Original Colors? Yes No	
	PAINT AREA:		MAIN BODY		TRIM		DOOR	
	COLOR NAME:							
	COLOR NUMBER:							
HOMEOWNER CONFIRMATION AND SIGNATURE								
<u>Applicant read carefully:</u> You agree not to begin work on exterior improvements or modifications until written application approval is received from the ARC. You understand that all approved work must be completed within 1 year of approval date. It is the resident's full responsibility to complete projects as approved and/or to submit changes to the ARC promptly. Property owners are liable for any damages that might occur to any persons or property as a result of their project, and agree to abide by and correct any property setback violations found at any time and at owner's expense.								
ESTIMATED START DATE:			ESTIMATED COMPLETION DATE:			CONTRACTOR NAME, PHONE AND EMAIL ADDRESS:		
HOMEOWNER SIGNATURE:						DATE SUBMITTED:		
ARCHITECTURAL REVIEW COMMITTEE (ARC) OFFICE USE ONLY								
ARC REVIEW:	REVIEWER SIGNATURE:		DATE:		APPROVED	DENIED	POSTPONED/PENDING (SEE COMMENTS)	
ARC reviewer notes / inspector comments:								
APPEALS:	FIRST APPEAL TO ARC - Date Scheduled:			Outcome of Appeal:				
	FINAL APPEAL TO HOA BOARD - Date Scheduled:			Outcome of Appeal:				
FINAL ARC INSPECTION:			Date Completed:			Inspected by:		

Stone Creek ARC Form updated 11/2019

APPENDIX B COMMONLY USED ORNAMENTAL LANDSCAPING

D = Deciduous

E = Evergreen

Large Trees – Space thirty to forty feet apart; and twenty feet minimum from buildings.

Trees are deer resistant to extent edible parts can be protected until they grow out of reach of the deer.

D--Florida Maple (*Acer floridanum*)

D--Red Maple (*Acer Rubrum*)

E--Southern Magnolia (*Magnolia grandiflora*)

D--Chinese Pistache (*Pistacia chinensis*)

D--Sycamore (*Platanus occidentalis*)

D--Swamp Chestnut Oak (*Quercus michauxii*)

D--Willow Oak (*Quercus phellos*)

E--Live Oak (*Quercus virginiana*)

D--Bald Cypress (*Taxodium distichum*)

Small Trees – Space fifteen to twenty feet apart; and ten feet minimum from buildings.

Trees are deer resistant to extent edible parts can be protected until they grown out of reach of the deer.

D--Japanese Maple (*Acer palmatum*)

D--River Birch (*Betula nigra*)

D--Redbud (*Cercis canadensis*)

E--Nelli R. Stevens Holly (*Ilex aquifolium* x *cornuta* “Nellie R. Stevens”)

E--East Palatka Holly (*Ilex* x *attenuata* “East Palatka”)

E--Foster Holly (*Ilex* x *attenuata* “Fosteri”)

E--Savannah Holly (*Ilex* x *attenuata* “Savannah”)

E--Weeping Yaupon Holly (*Ilex vomitoria* “pendula”)

D--Goldenrain Tree (*Koeleruteria paniculata*)

D--Crape Myrtle (*Lagerstroemia indica* – Varieties “Cherokee”, “Muskogee”, “Natchez”, and “Tuscarora”)

E--Tree Form Wax Leaf Privet (*Ligustrum lucidum*)

E--Little Gem Magnolia (*Magnolia grandiflora* “Little Gem”)

D--Saucer Magnolia (*Magnolia soulangiana*)

E--Sweet Bay Magnolia (*Magnolia virginiana*)

D--Calloway Crabapple (*Malus pruniflora* “Calloway”)

E--Tree Form Wax Myrtle (*Myrica cerifera*)

E--Spruce Pine (*Pinus glabra*)

D--Japanese Flowering Cherry (*Prunus serrulata* “Kwanzan”)

D--Yoshino Cherry (*Prunus yedoensis*)

D--Aristocrat Pear (*Pyrus calleryana* “Aristocrat”)

E--Palmetto (*Sabal palmetto*)

E--Windmill Palm (*Trachycarpus fortunei*)

Large or Accent Shrubs (5-7 Gallon) – Space six to ten feet apart; and five feet minimum from buildings. Shrubs indicated with an “*” are deer resistant. Shrubs indicated with an “SH” require shade.

E--Anise* (*Illicium anisatum*)
E--Azalea SH (*Azalea indica* – Varieties “Formosa”*, “George L. Tabor”, “G.G.Gerbing”, “Judge Solomon”, “President Clay”, “Red Formosa”, and “Southern Charm”*)
Semi E--Butterfly Bush (*Buddleia davidii*)
E--Bottlebrush* (*Callistemon citrinus*)
E--Camellia SH (*Camellia sasanqua*)
E--Chinese Fringe (*Loropetalum Chinese*, cultivars; Hines Prupole leafe, Burgandy, Blush)
E--Pampas Grass* (*Cortaderia selloana*)
Semi E--Sago Palm* (*Cycas revoluta*)
E--Gardenia* (*Gardenia jasminoides*)
E--Burford Holly* (*Ilex cornuta* “Burfordii”)
E--Wax Leaf Privet* (*Ligustrum lucidum*)
E--Banana Shrub* (*Michello Figo*)
D--Variegated Maiden Grass (*Miscanthus sinensis* “variegata”)
E--Waxmyrtle* (*Myrica Cerifera*)
E--Nandina * (*Nandina domestica*)
E--Oleander* (*Nerium oleander*)
E--Tea Olive* (*Osmanthus fragrans*)
E--Fortune’s Tea Olive *(*Osmanthus fortunei*)
E--Firehorn (*Pyracantha koidzumi*)
E--Pittosporum (*Pittosporum tobira*)
E--Podocarpus Yew * (*Podocarpus macrophyllus maki*)
D--Purple Fountain Grass (*Pennisetum setaceum* “Rubrum”)
E--Sweet Viburnum (*Viburnum odoratissium*)
E--Laurustinus* (*Viburnum tinus*)

Medium Shrubs (3-5 Gallon) – Space three to four feet apart; and two feet minimum from buildings. Shrubs indicated with an “*” are deer-resistant. Shrubs indicated with an “SH” require shade.

E--Abelia (*Abelia grandiflora*)
D--Barberry (*Berberis thunbergii* “Rose Glos” or “Crimson Pygmy”)
E--Boxwood* (*Buxus microphylla*)
E--Dwarf Bottlebrush* (*Callistemon citrinus* “Little John”)
E--Dwarf Burford Holly* (*Ilex cornuta* “Burfordii nana”)
E--Carissa Holly* (*Ilex cornuta* “Carissa”)
E--Dwarf Yaupon Holly* (*Ilex movitoria* “Nana” or “Schellings”)
E--Florida Jasmine (*Jasminum floridum*)
Semi E--Primrose Jasmine (*Jasminum mesnyi*)
E--Dwarf India Hawthorn (*Raphiolepis indica*)
E--Yucca* (*Yucca filamentosa*)
E--Sanankwa Viburnum* (*Viburnum Suspensum*)

Low Shrubs or ground covers (1 Gallon) – Space one to six feet apart; and two feet minimum from buildings. Shrubs indicated with an “*” are deer resistant. Shrubs indicated with an “SH” require shade. Shrubs indicated with a “V” are vines to be used with support.

E--Hollyfern SH (*Cyrtomium falcatum*)
E--African Iris* (*Dietes vegeta*)
E--Dwarf Gardenia* (*Gardenia jasminoides* “radicans”)
E--Carolina Jessamine V (*Gelsemium sempervirens*)
Semi E--Daylily (*Hemerocallis hybrida*)
D--Lantana* (*lantana camara*)
E--Big Blue Liriope (*Liriope Muscari* “Big Blue”)
E--Variegated Liriope (*Liriope muscari* “Silver Sunproof”)
E--Goldflame Honeysuckle V (*Lonicera x heckrottii*)
E--Trumpet Honeysuckle V (*Lonicera sempervirens*)
E--Blue Pacific Juniper* (*Juniperous conferta* “Blue pacific”)
E--Parson’s Juniper* (*Juniperous davurica* “Expansa”)
E--Blue Rug Juniper* (*Juniperous horizontalis* “Wiltonii”)
E--Dwarf Japanese Garden Juniper* (*Juniperous procumbens* “nana”)
E--Dwarf Nandina* (*Nandina domestica* ‘Harbor Dwarf’ or ‘Firepower’)
E--Bank’s Rose V (*Rosa bankiae*)
E--Confederate Jasmine* V (*Trachelospermum jasminoides*)
E--Lily of the Nile (*Agapanthus*)

APPENDIX C FLORIDA FRIENDLY PLANTS

D = Drought tolerant N = Native

For more information, contact:

Florida Yards & Neighborhoods

Marion County Extension Service

2232 NE Jacksonville Road

Ocala, FL 34470

352-671-8412

www.floridayards.org

D – Texas Sage	Leucophyllum frutescens
Hibiscus	Hibiscus x
Hydrangea-Endless Summer	Hydrangea macrophylla
Zinnia	Zinnia linearis
N – Black Eyed Susan	Rudbeckia hirta
Daylily	Hemerocallis
Hollyhock	Alcea rosea
Geranium	Pelargonium x hortorum
Gerbera Daisy	Gerbera jamesonii
Yesterday, Today, Tomorrow	Brunfelsia grandiflora
Mahonia-Leather Leaf	Mahonia bealei
Amaryllis	Hippeastrum ‘Voodoo’
Loropetalum	Loropetalum Chinense rubrum
Salvia	Salvia vanhoutteii ‘Faye Chapel’
Pine Cone Ginger	Zingiber zerumbet
N – Beautyberry	Callicarpa Americana
N – Blanket flower	Gaillardia grandiflora ‘Arizona Sun’
Bottlebrush	Callistemon viminalis
Bulbine	frutescens ‘Hallmark’
N – Rain Lily	Zephyranthes grandiflora
Angel’s Trumpet	Brugmansia x
Mexican Sunflower	Tithonia diversifolia
Flame Vine	Pyrostegia Venusta
N – Groundcover Mimosa	Mimosa strigillosa
N – Muhly Grass	Muhlenbergia capillaries
Butterfly Bush	Buddleia davidii
Mandevilla	X amabilis
Canary Island Date Palm	Phoenix canariensis
Pindo Palm	Butia capitata
Amaryllis	Hippeastrum x hybridum
Gloriosa Lily	Gloriosa superba ‘Flame Lily’
N - Loblolly Bay Tree	Gordonia lasianthus
N – Tecoma stans	Tecoma stans ‘Yellow Bells’
Lily of the Nile	Agapanthus
Pineapple Guava	Feijoa-Acca sellowiana
New Zealand Tea Tree	Leptospermum scoparium
Purple Leaf Plum	Prunus cerasifera
N – Florida Flame Maple	Acer rubrum ‘Florida Flame’
Contorted Mulberry	Morus bombycis ‘Unryu’
N – Winged Elm	Ulmus alata
N – Weeping Yaupon Holly	Ilex vomitoria ‘pendula’
N – Golden Dewdrop	Duranta ‘Aurea’ or Gold Mound
Verbena	Verbena spp.
N – River Birch	Betula nigra ‘Duraheat’

APPENDIX D

VILLA AND GARDEN HOME LANDSCAPING OPTIONS

Villa and garden homeowners may upgrade their landscaping to include the following:

Up to (2) 30 gal. Holly Trees

or

Up to (3) 8'-10' Sabal Palm

and

Any of the plant types and quantities listed below.

<u>Maximum Qty.*</u>	<u>Size</u>	<u>Plant Name</u>
3	30 gal	Canopy Tree
2	15 gal	Accent Palm
9	7 gal	Foundation Shrub
19	3 gal	Foundation Shrub
26	3 gal	Second Tier Shrub
7	3 gal	Third Tier Shrub
87	1 gal	Ground Cover

Plant Name Definitions

<u>Canopy Tree</u>	<u>Accent Palm</u>	<u>Foundation Shrub</u>
Laurel Oak	European Fan	Dwarf Burfordii Holly
Live Oak	Windmill	Florida Anise
Magnolia		Ligustrum Howardii
Maple		Ligustrum Lucidum
		Ligustrum Recurve
		Ligustrum Seninsus
		Viburnum Odaratissimum
		Viburnum Suspensum

<u>Second Tier Shrub</u>	<u>Third Tier Shrub</u>	<u>Ground Cover</u>
Duc Da Rohan Azalea	Blue Pacific Juniper	African Iris
Ilex Schillings	Duc Da Rohan Azalea	Agapanthus
Jack Frost Ligustrum	Duchess of Cypress Azalea	Asiatic Jasmine
Lorapetalum	Ilex Schillings	Aztec Grass
Variegated Pittosporum	Indian Hawthorn	Blue Pacific Juniper
Walters Viburnum	Little John Azalea	Dwarf Mondo Grass
	Parsonii Juniper	Flax Lily
	Walters Viburnum	Lantana
		Liriope
		Tri-Color Asiatic Jasmine

*Maximum quantities include any existing landscaping.

APPENDIX E

AMERICANS WITH DISABILITIES ACT

COMPLIANCE, PROCEDURES & GUIDELINES -

STONE CREEK

ARCHITECTURAL REVIEW COMMITTEE –January, 2020

This ADA (Americans With Disabilities Act) appendix is added to the Stone Creek Architectural Review Guidelines to ensure that adequate “Stone Creek Compliant” ADA guidelines are included in the architectural review process based upon the fact that most construction including remodeling would require ADA compliance either directly or by means of the current Florida building codes. The ARC guidelines are administered by the ARC (Architectural Review Committee) and the HOA (Home Owners Association) Board of Directors.

The Association’s Architectural Review Guidelines are intended to be construed to include, incorporate and comply with all ADA and state building code guidelines as well as with any other Federal, State or Local regulations. Note however that Association approval should not be interpreted by the Owner, resident or any other person as an opinion of compliance – only licensed architects, attorneys, general contractors, professional engineers and the like are capable of rendering opinions as to compliance.

If an exception is created or if a conflict exists or may exist, then Federal, State and Local guidelines, regulations, and laws will prevail. The Architectural Review Committee will review and make recommendations to the HOA Board of Directors for updates, modifications, revisions and improvements to these Architectural Review Guidelines as necessary or appropriate.

Residents requesting Fair Housing, ADA or similarly reasonable medically related accommodations in coordination with these Stone Creek ARC guidelines MUST FOLLOW the instructions indicated in this section when submitting an ARC application with the express notation that a variation or exception is required as related to a necessary, good faith and bona fide reasonable medical accommodation. The ARC committee or the Board of Directors will review and approve all applications and will not unreasonably withhold or delay decisions after application submission.

STONE CREEK COMPLIANCE REQUIREMENTS

I. Definition of ADA use areas:

1. **COMMON USE AREAS.** The HOA and all its common use areas such as the clubhouse, pool and pool area, showers, restrooms, drinking fountains, playground and sports fields all fall under “common use” areas. Based on the date of construction and any subsequent permitted alterations or structural repairs, the ADA is in full application within these areas.
2. **PRIVATE HOMES/APARTMENTS.** The individual homes, units, condos or townhouses are “owned” by an individual and not the HOA. This is different from multi-family housing or apartment complexes where an “owner” is responsible for any access needs and the path of travel to/from their unit and such things as a parking space, common use areas and access out to the public right of way. These areas are governed by State, Local and Federal Fair Housing or other ADA related laws and regulations. Any approved ADA accommodation for private homes/apartments **MUST COMPLY** with all State, Local or Federal rules.

II. Federal Law, ADA Compliance Requirements – HOA’s.

Under the Federal Fair Housing Authority regulations, an HOA **cannot legally refuse** to allow reasonable accommodations in its rules or policies when such accommodations are necessary for a disabled owner to fully enjoy and use their unit.

An HOA may require **reasonable** design, décor, or construction standards that, to the extent possible given equipment, products, materials and construction necessary, conform to community standards. *(Stone Creek requires such standards – see below).*

“NO PET policies” within HOA governed communities **DO NOT ALLOW REFUSAL** of or for a **true service animal** as defined by State, Local or Federal guidelines.

FHA requires that HOA’s allow disabled owners to make modifications to their units and HOA common areas at the owners’ expense in order to accommodate the owner’s disability. Examples of such modifications may include:

1. Installing a power stair lift (*fully inside the unit would not need ARC approval*)
2. Installing a ramp and handrails up to their main entry
3. Installing wider and longer steps or reduced threshold height at their entry door
4. Installing addition curb ramps along path of travel from unit to parking
5. Making repairs to the walkways leading from their unit to clubhouse, pool or public sidewalk connection

An HOA must allow an owner to make modifications to their unit, and the route to / from the unit via the public way, at the owner's expense, so long as:

- a. The modifications are consistent with current building codes and regulations
- b. The modifications are consistent with the intent of the governing documents relating to safety and aesthetics (*the HOA / ARC can set reasonable standards for ADA compliant modifications, styles, materials, designs, etc. as long as they do not interfere with FFHA / ADA Act requirements.*)
- c. The modifications do not prevent reasonable passage by other residents or owners who are not disabled
- d. The modifications are removed by owner when the disabled individual no longer occupies the unit *
- e. The owner submits plans and specifications to the HOA for review and approval prior to submittal
- f. And, the owner signs a legal agreement as part of their ARC application for approval to restore all modified property to its original condition upon vacating or selling their unit*

****NOTE: Unless a new purchaser of the same unit is disabled and will need the previously installed modifications (in which case a new legal agreement must be signed by the new owner and approved by the ARC) all ADA installations are considered temporary and must be removed by selling owner at their sole expense upon the sale of the property.***

III. Reasonable Construction Standards.

All materials used for construction or installation of the ADA compliant modifications must be consistent with HOA/ARC guidelines regarding color, materials, setbacks (*where possible or practical noting that ADA modifications can extend into common areas*) and other design guidelines. ADA modifications installed that intrude into common areas MUST NOT impede any other public transit, right of way, travel or passage.

Specifically, at minimum, for ADA compliant modifications, the following steps (guidelines for approval) must be followed before any exterior work commences:

1. **APPLICATION.** A fully completed ARC application with fee paid is required. The application **MUST INCLUDE ALL OF THE FOLLOWING:**
 - a. Plat of the Property, with indication of the location of the intended project.
 - b. Full ADA design diagram with dimensions, screening plants diagram, materials lists, color palette, and if possible, brochures and photos
 - c. A signed letter / legal agreement from the resident confirming agreement to remove any and all ADA exterior modifications and restore the property to original condition upon sale of the home.
 - i. **EXCEPTION:** Should the new buyer require and wish to keep the ADA exterior modifications after the owner sells their property, the new owner must submit a newly signed original letter or legal agreement per item c., above.
2. **PRELIMINARY INSPECTION.** Upon completion of Step 1 above, all ADA modifications extending into common areas, or any exterior ADA modification for Garden and Villa properties must receive review and approval by the community maintenance manager and/or the ARC compliance manager before ARC application review and approval can take place.
 - a. **NOTE:** As necessary, the ARC compliance inspector or community maintenance manager may notify neighbors immediately surrounding the property that the ADA changes are planned and seek neighbor comments to share with the ARC.
3. **APPROVAL PROCESS.** The ARC will review and approve or deny applications pursuant to steps 1 and 2 above, and/or may return applications for further information as necessary. Applications denied may be modified to comply with community standards within one (1) year and resubmitted without additional application fee. Denied applications may be appealed once to the ARC with cause; if denied again by ARC, a resident may appeal once to the HOA Board of Directors.
4. **PROJECT COMMENCEMENT.** Once approved, all materials must be “industry standard” common construction for pre-fabricated ADA equipment installations and comply to the extent possible with all ARC design guidelines, OR, if custom built installations, must:
 - a. Adhere to existing color scheme of the property being modified,
 - b. Use wood, metal, stone or other appropriate material consistent with the design of the property being modified,
 - c. Include a full description of any lighting or other electrical (i.e., lifts) equipment,
 - d. Included any required building permits for construction, plumbing, electrical or other services required by county code or ARC regulations.

5. **PROGRESS INSPECTION.** After ARC approval, a progress inspection by either or both the ARC compliance inspector or community maintenance manager are required once the project is started. The timing of this will be set by the ARC upon application approval.

IV. Compliance and Conditions.

1. The ARC, HOA and any other legal authority may from time to time modify, rescind or improve/update these guidelines as becomes necessary to comply with all state, federal or local laws and building codes or regulations.
2. Unusual ADA situations, equipment, modifications, appliances, styles, designs, products, or other situations not specified within these ADA Guidelines may be reviewed by the Architectural Review Committee for approval, approval as an exception with conditions, or denial. The ARC decision is final; standard appeal processes apply.