

# **Architectural Control**

## **Guidelines**

### **For**

# SEVILLA

AT WORLD COMMERCE CENTER

Architectural Guidelines

Amended April 13, 2005 — fencing and mail cluster boxes

Amended March 28, 2006 — lake lot fencing standard changed to black flat lop aluminum / no lattice lop at white vinyl

Amended October 1, 2007 – satellite dishes

Amended January 12, 2016 – delete reference to Exhibit in Homebuilder Signs, add Exhibit A reference to Real Estate Signage

Amended April 12, 2016 – add 7.5; Garbage, Trash, Yard Waste & Recycling Policy

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## INTRODUCTION

The developed standards and criteria within this document are intended to serve as architectural guidelines for World Commerce Residential, a master planned residential community in St. Johns County, Florida. It contains the necessary information to guide homebuilders and homeowners about the design criteria and requirements of said development and the pertinent governing authorities. This document is prepared specifically for World Commerce Residential, and it is suggested that it be reviewed thoroughly and plans be prepared accordingly since plan review will be based on its contents.

### 1. TITLE AND SCOPE

#### 1-1 TITLE

The standards and criteria set forth shall be known as the Architectural Control Guideline, hereinafter referred to as "Guidelines" for World Commerce Residential which will be referred to hereinafter as "The Community".

#### 1-2 INTENT

The intent in requiring the approval of all submittals is to promote the general pattern of development of World Commerce Residential consistent with the planned community envisioned by the Declarant. These "Guidelines", as they are amended and supplemented from time to time, will be used in evaluating the compatibility of any requested construction. The Architectural Control Committee (ACC) shall not be bound by the specific criteria and guidelines adopted from time to time, but shall be free to add to, or amend, the "Guidelines". Nothing contained in these "Guidelines", shall be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by the Owner at the Owner's sole cost and expense. No approval by the ACC shall be under any obligation to meet with respect to future approvals of any construction anywhere within The Community. These "Guidelines" are compatible and consistent with the Declaration of Covenants and Restrictions of World Commerce Residential.

#### 1-3 SCOPE

No Single Family Lot, building, fence, wall, structure, yard ornaments, sheds or other improvements of any nature including all signage and landscaping plans (collectively referred to herein as "Intended Improvements") shall be commenced, erected, placed, altered or maintained; no change, addition or alteration to the exterior of any of the

existing improvements including, without limitation, colors, signage or landscaping as initially improved and installed shall be made, until the construction plans, elevations, site plans, floor plans, building specifications, colors, plans showing the location of the Intended Improvements, have been approved in writing by the ACC. The items or matters to be submitted to the ACC for its approval shall hereinafter collectively or individually, as the context may require or permit, be referred to as the "Plans". Items to be reviewed by the ACC will include any improvement or structure of any kind, including without limitation, any building, dwelling, fence, wall, sign, site paving, grading, sewer, drain, disposal system, decorative lighting schemes, painting or alteration of a dwelling (including doors, window, roof), installation of solar panels, satellite dishes, or other devices, construction of fountains, yard ornaments, sheds, swimming pools, screened enclosures, jacuzzis, construction of privacy fences, additions of awnings, shelters, gates, flower boxes, shelves, statues, playground equipment, trampolines, and basketball goals. Any Intended Improvements shall be erected, placed, or altered upon World Commerce Residential, only in substantial accordance with the Plans as approved. Refusal to approve plans, or any portion thereof, by the ACC may be based solely upon aesthetic considerations.

## 2. PROCESSING

### 2-1 PLANS SUBMITTAL REQUIREMENTS

The homebuilder or homeowner will submit comprehensive construction plans and specifications. The homebuilder shall make one (1) submittal for each model to be sold. Plans shall include but not be limited to the items listed below:

1. Architectural Construction Plans:
  - a. Plot plan: Indicate the location of the house on the lot. Indicate all easements, setbacks building restriction lines, drives, walks, patios, mechanical equipment, also walls, pools and fences when applicable. Indicate the percentage of total lot coverage.
  - b. Square footage:
    - i. heated and cooled living area
    - ii. garage (minimum two car)
    - iii. patios or enclosures
    - iv. total overall square footage
  - c. Dimensioned floor plans at 1/4" scale:
    - i. mechanical equipment
  - d. Dimensioned elevations at 1/4" scale:
    - i. roof pitch, minimum 7/12. 6/12 subject to ACC approval.
    - ii. height of structure (not to exceed 35 feet)

- iii. pattern of window mullions
  - e. Typical wall section
  - f. Window and exterior door schedule
- 2. Specification and Color Package Submittal
  - a. Master color book
    - i. stucco body color
    - ii. trim colors
    - iii. accent colors for doors and shutters
  - b. Roof color samples (blues and greens are not to be offered)
    - i. manufacturer and warranty specifications
    - ii. material (asphalt shingle, tile etc.)
  - c. Building material list of specifications and manufacturers
    - i. windows (style and color)
    - ii. exterior doors styles
    - iii. list of brick colors and manufacturer
    - iv. list of stone colors and manufacturer

## 2-2 REVIEW PROCEDURE FOR SINGLE FAMILY PLANS

All lot owners within the Community shall prepare and submit a Plan Package in accordance with the aforementioned requirements to the ACC for review. A blanket approval may be obtained for prototype models. An individual submittal will be required for each custom home plan or modifications to prototype plans.

The ACC will release the Plans back to the Owner after full plan review and approval by the ACC. The owner is responsible for submitting the Plans to the appropriate governmental authority for review and approval.

Note: The ACC's approval of the Plans shall not be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by Owner's sole cost and expense.

If the ACC disapproves any plans submitted by Owner, ACC shall so notify the owner in writing stating the specific reason or reasons for denying approval, whereupon Owner shall revise the Plans accordingly and resubmit same. The resubmission will be treated as an original submission. If deviations from approved final plans become apparent during or after construction, then the Owner must remove the deviation at Owner's sole cost and expense at the discretion of the ACC. Construction may commence upon receiving written approval of the construction plans by the ACC and upon receipt of all required permits from municipal or other jurisdictional authorities over the project.

### 3. SITE

#### 3-1 ZONING

Existing zoning requirements will be considered as per St. Johns County Zoning Ordinance as well as approved PUD for World Commerce Residential.

#### 3-2 SITE CONDITIONS

All lots in the Community have curb and gutter at the front or side of the lots. This paving and drainage design shall not be altered in any way. Homebuilders and homeowners shall refer to site development drawings for any information about these areas. Preservation of existing trees shall be pursued for trees with a trunk caliper of 4" or greater at a point 3' above ground level, unless they interfere with the house pad, driveway or drainage. No tree shall be removed from any Lot without the consent of the Developer until the Owner shall be ready to commence construction.

#### 3-3 PARKING

No parking will be permitted in areas where the subdivision's drainage flow may be interrupted. Additional driveway for parking purposes is subject to review and approval.

#### 3-4 SETBACK REQUIREMENTS

Single Family Lot setback requirements:

Front	20 feet for homes with front entry garages 15 feet for homes with side entry garages
Side	3 feet measured from cave to property line
Rear	10 feet

**Additional setbacks may be required on lots abutting conservation areas.**

The foregoing setback requirements may be waived by a written instrument executed by the Developer or the ACC in the event that the Developer or ACC determine in their sole discretion that such waiver is necessary or convenient.

#### 3-5 Other Development Criteria

Maximum height of structures	35 feet
Maximum lot coverage by buildings	50%

## 4. LANDSCAPING

### 4-1 LANDSCAPE INTENT

The Developer of World Commerce Residential considers landscaping to be a critical design element to the community and to the individual homes within the community. Landscape design, from its inception, should be integrated into the design of the home. The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.

### 4-2 LANDSCAPE REQUIREMENTS

All landscaping will be in accordance with the requirements of the St. Johns County landscape and tree ordinances. Nothing outlined herein shall be construed to be less than or reduce the requirements of the County. Driveways and walks shall be constructed of four inch (4") poured concrete. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials must be submitted and are subject to review and approval. However, asphalt pavement shall not be permitted. Front and side elevations and rear elevations on Lots which front a lake shall incorporate the minimum hedge, shrub and tree requirements. Any plant material which dies or becomes unsightly after installation will be replaced using approved plants upon written notification by the ACC.

### 4-3 PLANT MATERIAL

Plant material shall be Florida No. 1 grade or better. Yards shall be completely sodded with St. Augustine/Floritam sod. Lake lots must be completely sodded and irrigated to the water's edge. Shrubs and hedges shall be a minimum three-gallon plant, be of a minimum height of twenty-four inches immediately after planting provided the screen hedge grows so that it closes all gaps within the first year.

Synthetic plants, plastic mulch, or colored mulch are not permitted. Trees shall be a minimum height of eight feet when planted. Trunk caliper shall be minimum diameter of three inches. Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways, and the like, shall not be used within fifteen feet of those improvements. Trees with invasive root systems, however, can be used in large open yards far from any improvements.

### 4-4 IRRIGATION

**The entire yard for all Single Family Lots shall be 100% irrigated.** The irrigation system shall be automatically controlled by a time clock. Shallow wells, if permissible by appropriate governmental agencies, may be used to provide irrigation. The water shall



be tested to determine if mineral content is at an unacceptable level prior to activation of the system. In the event of unacceptable rust or stain levels in the water supply, filters shall be installed in the irrigation system. If staining occurs after the homebuilder has sold the lot, and the builder's warranty has expired, the homeowner shall be responsible for the removal of the stains and the providing of appropriate filters to the system.

#### 4-5 LANDSCAPE LIGHTING

Lighting is to be low key and should be used on accent entrances and special features. Overall high levels of light are not desired. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties.

#### 4-6 RECOMMENDED LANDSCAPE MATERIAL

A minimum of two (2) trees, or the minimum required by St. Johns County Tree Ordinance, whichever is greater, shall be provided by homebuilders. The number of shrubs will be determined by the extent of the exterior elevations on front and both side yards. The lineal dimension of the elevations, excluding garages, divided by eighteen inches (18") (maximum distance between plants) will yield the number of shrubs. These shrubs may be planted in clusters or in a hedge-like fashion. The following criteria should be considered when selecting plants for use within World Commerce Residential:

1. Native species and evergreens.
2. Relatively resistant to insects and diseases.
3. Cold hardy material.
4. Adaptability to existing soil conditions.
5. Long life expectancy

The selection of plant material for development within the project should be given careful consideration. Attention should be given to year round appearance, maintenance requirements and cold resistance. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables, accordingly, all plans must be reviewed and approved by the ACC to ensure that satisfactory plants have been selected for each location.

#### 4-7 PLANT LIST

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

#### GROUND COVERS

<u>Botanical Name</u>	<u>Common Name</u>
1. Asparagus Sprengeri	Asparagus Fern
2. Liex Cornuta Rotunda	Dwarf Holly
3. Juniperus	Various Juniper Ground Covers

4. Liriope
5. Pyracantha Walderii

- Lily Turf
- Walders Dwarf Pyracantha

#### EVERGREEN TREES

1. Cinnamomum Camphora
2. Eriobotrya Japonica
3. Ligustrum Japonicum
4. Ligustrum Lucidum
5. Magnolia Grandiflora
6. Magnolia Viginiana
7. Pinu Elliottiif

- Camphor
- Loquat Tree
- Wax Leaf Privet
- Glossy Privet
- Magnolia
- Sweet Bay
- Slash Pine

#### PALMS

1. Livistona Chinensis
2. Butia Capitata
3. Charnaerops Humilis
4. Sabal Palmetto
5. Phoenix Robenimum
6. Washingtonia Robusta
7. Cycas Revoluta

- Chinese Fan Palm
- Pindo Palm
- European Fan Palm
- Cabbage Palm
- Pigmy Date Palm
- Mexican Fan Palm
- Sago Palm

#### SHRUBS

1. Raphiolepis Indica
2. Cocculus Laurifolius
3. Cortaderia Selloana
4. Eleagnus Pungens
5. Llex Burfordii
6. Llex Vomitoria
7. Juniperus Spp.
8. Ligustrum Lucidum
9. Mahonia Bealei
10. Myrica Cerifera
11. Nandina Domestica
12. Nerium Oleander
13. Photinia Glabra
14. Pittosporum Spp.
15. Pyracantha Coccinea
16. Trachelospermum Jasminoides
17. Viburnum Odoratissimum
18. Viburnum Suspensum

- Indian Hawthorne
- Snail seed
- Pampas Grass
- Silverthorn
- Burford Holly
- Yaupon Holly
- Various Juniper Shrubs
- Glossy Privet
- Leatherleaf Mahonia
- Wax Myrtle
- Heavenly Bamboo
- Oleander
- Red Photinia
- Various Pittosporums
- Firethorn
- Confederate Jasmine
- Sweet Viburnum
- Sandankwa Viburnum

#### SHADE TREES

1. Quercus Virginiana
2. Quercus Laurifolia
3. Acer Rubrum
4. Betula Nigra

- Live Oak
- Laurel Oak
- Red Maple
- River Birch

## ORNAMENTAL TREES

- |                     |                         |
|---------------------|-------------------------|
| 1. Pyrus Calleryana | Bradford Pear           |
| 2. Photinia Fraseri | Tree Photinia (Red Tip) |

## 5.STRUCTURES

### 5-1 INTRODUCTION

The following design guidelines pertain to specific structural items which add individual character to the overall impression of the house and provide constant design continuity for all the buildings within World Commerce Residential. All homes in World Commerce Residential shall be erected of frame construction, concrete block (CBS), or other approved construction methods. All block and framing must be covered. The minimum square footage of heated and air conditioned space within the dwellings shall be as follows:

Lots with a 53 foot front building restriction line    1400-2800 Square Feet

Lots with a 63 foot front building restriction line    1600 & over Square Feet

The minimum required square footage for dwellings and the set back requirements on land which is subsequently subjected hereto may set forth lesser or greater requirements for heated and air conditioned space within dwellings.

### 5-2 ROOF, ROOFING, GUTTERS AND DOWNSPOUTS

#### CRITERIA

Roofs are one of the most important elements in the design of a structure. In World Commerce Residential roof forms must be designed to provide the same character on all elevations and this character shall be carried out through the pitch, material, color and applied features.

- **STRUCTURE:** Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.
- **STYLE:** The roof styles envisioned in World Commerce Residential are gabled, hip and flat with parapets on limited applications. Mansard and Gambrel style roofs are not allowed. A Dutch Hip roof style may be allowed but is subject to ACC approval. Conical type of roof may be considered, depending on its application, by the ACC. Homebuilders should be aware that **the same type of roof style may not be repeated in consecutive lots, in any one side of the street.**

- **MATERIALS:** Finish materials for pitched roofs must be consistent throughout the individual neighborhoods of the different housing products at World Commerce Residential. These can be flat or barrel cement tile, standing seam galvanized aluminum, cedar shake, or architectural fungus resistance shingles with a 30 year warranty. Copper may be used only on roof features like cupolas, dormers, bay windows, etc. Flat shingles nor gravel roofs shall not be used within World Commerce Residential. Other materials not specifically mentioned—<sup>a-7</sup> subject to review and approval by the ACC. Only composition shingles in the colors Sablewood or Weathered Wood shall be used in World Commerce Residential. **All patio and lanai roofing must match the roofing material of the main structure. After market patio enclosures with pan type roofing will not be allowed.**
- **PITCH:** The minimum roof pitch in World Commerce Residential shall be 7/12. The ACC may consider a 6/12 roof pitch on Mediterranean style homes on a case by case basis. 6/12 roof pitch will be acceptable within the 50' product only.

### 5-3 FEATURES

- **CUPOLAS:** Cupolas with fixed panes or louvers may be used in houses at World Commerce Residential. This cupola shall be hip, square or hexagonal. Sizes will vary according to the size of roof and shall be reviewed by the ACC.
- **DORMERS:** Gable and hip dormers are allowed on roofs. Other types may be considered but are subject to review and approval by the ACC.
- **CHIMNEYS:** All Chimney stacks shall be the same color as the base of the chimney structure and when located at an exterior wall it shall extend to grade and shall be supported by foundation. The material shall be stucco, stone, brick or incombustible lap siding to match the exterior of the residence. Chimney caps may incorporate stone, metal or clay.

### 5-4 ACCESSORIES

- **VENTS AND PIPES:** These types of roof accessories extending through the roof shall be painted to match the color of the roof.
- **VALLEYS AND FLASHINGS:** These types of roof accessories attached to the roof shall be painted to match the color of the roof.
- **DOWNSPOUTS AND GUTTERS:** These types of accessories attached to eaves and walls shall be painted to match the color or the surface that they are attached to or the color of the trim of the house
- **EQUIPMENT:** Roof top mechanical equipment must be located so it will not be visible from the street, sidewalk or adjacent property.

- LOCATION: A.C. equipment, irrigation or pool pumps located at ground level shall be shielded by landscape or masonry walls as required herein.

#### 5-5 EXTERIOR WALLS

Structural Wall: All exterior structural walls shall be constructed of concrete masonry units (CMU), wood or steel framing systems pursuant to St. Johns County Building Code. The following requirements apply to all exterior walls and all kinds of facade applications for all structures. All elements of all elevations shall complete a total and continuous design. All Materials must be in compliance with the Standard Building Code. All exterior finishes will be consistent in color schemes, texture, compositions and character throughout World Commerce Residential. All exterior finishes will be subject to review and approval by the Architectural Control Committee. Exposed concrete block walls are not permitted nor walls with any other type of exposed modular concrete units. No metal finishes will be allowed either.

The finishes are the following:

- A. Brick
- B. Stone
- C. Stucco
- D. Horizontal lap siding (wood or smooth hardy board material only)

All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements of nature. The houses in World Commerce Residential shall either have all-brick or brick and siding, all stucco or stucco and siding, all stone or stone and siding, or brick, stone and stucco on their exterior walls. However, the finish materials in each elevation will be limited to two (2). If lap siding is to be incorporated in the rear elevation of a house, then the side elevations must incorporate the same lap siding. **Vertical siding is not allowed.**

When using brick and siding, or brick and stucco in the front elevation, the brick shall wrap around 24" minimum to the side elevations. When using stucco and siding, the stucco shall wrap around 24" minimum to the side elevations. When using stone, the stone shall wrap around 24" minimum to the side elevations.

#### 5-6 EXTERIOR WALL COLORS

Homebuilders may offer color schemes previously approved by the ACC. Color selection for exterior finishes that require painting shall be based on compatible colors throughout World Commerce Residential. Color samples shall be color coordinated with the elevation and show the proposed paint/color scheme.

All color samples and schemes shall be submitted to the ACC for review and approval. Pre-selected color schemes for prototype models may receive blanket approvals.

#### 5-7 WINDOWS AND WINDOW TREATMENTS

All windows shall be insulated glass with standard colors consisting of white, sand or bronze in anodized aluminum, vinyl clad, or painted wood. Painted wood or fiberglass shutters may be used provided that the width of the shutters is no more than  $\frac{1}{2}$  the width of the window. All exterior windows shall be double-pane.

Blinds and/or shutters must be white, off white or stained in color. Fabric window coverings must be lined with white or off white lining. No flags, unlined fabrics, sheets or the like may be placed or hung in the windows. Deviation from the standard criteria must meet with ACC approval.

#### 5-8 GARAGES

All Single Family Lots shall have at a minimum a two (2) car garage. Metal or fiberglass covered carports are not allowed.

#### 5-9 DOORS

Entrance doors shall be compatible with the design and color and made of solid wood, fiberglass or insulated metal. Glass inserts may be included. Garage doors shall be compatible with entrance doors and may include glass panes.

#### 5-10 SCREENED ENCLOSURES

Screened enclosures shall be permitted on the rear patio and /or pool, subject to review and approval by the ACC. No screened enclosures shall be permitted on the front of the house. The roof of the enclosure must match the main structure in color and style. After market patio enclosures with pan type roofing is not allowed. Screened roofing may be used with pool screen enclosures. Pool screen enclosures shall be "Bronze" in color only. Screen enclosures added to existing covered patios shall be white.

#### 5- 11 AWNINGS

Awnings shall be permitted subject to the discretion of the ACC.

#### 5-12 DETACHED STRUCTURES

Any free standing structure contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, playhouse, storage room, cabana, etc. must be submitted for approval with the required drawings and information to the ACC. Approval will be granted only upon the merit of the structure and desirability for the neighborhood. **No aluminum or premanufactured sheds are allowed.**

#### 5-13 FENCING AND GARDEN WALLS

##### FENCING

Fencing and garden walls shall be designed as an extension of the architectural mass of the house and shall be detailed to unify the site design with the architecture of the house.

Use of these elements to enclose space and provide for variety in the scale of the interior space is encouraged. All proposed fencing and garden walls shall be shown on the Design Documents.

- Type "A" Fencing for Interior Lots: White vinyl tongue & groove style privacy fence (no lattice top). Heights for fencing of interior lots is required to be six feet (6'0"). Architectural approval is required prior to installation of all fencing.

Style: White Vinyl Tongue & Groove Style (six-feet high, 8-feet wide) with New England Cap.

- Type "B" Fencing for Lake Front Lots Only: Black Flat Top Aluminum (4'0") high picket.

Style: Black Flat Top Aluminum (4-feet high, 6 feet wide)

This fence type is used to create visual privacy and/or security for the lot area. Privacy fencing is to be a 6' high white vinyl tongue and groove style fencing.

Site Locations: Fencing shall not extend beyond eight (8) ft. before the front wall plane of the residence, excluding the garage area on an "L" shaped residence, into the front yard. Fencing sections with gates may be installed. Pool enclosures related to children's safety or other reasons shall be subject to consideration by the ACC on an individual basis.

- Corner Lots: Fencing along the street side property line of corner lots shall be set back five (5) feet. This strip of land shall be planted with a hedge of 3-gal shrubs, 24" minimum height at planting time and spaced at 24" o.c. The ground shall incorporate mulch around the plants and a strip of groundcover adjacent to the sidewalk. This type of fencing setback shall apply to all models, including courtyard homes. Some corner lots may require lake lot specifications if connecting to lake lots fencing.
- **The location & style of all fencing requires architectural approval prior to installation.**

#### 5-14 RECREATION STRUCTURES

All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball backboard) shall be constructed on any part of the lot located in front of the rear line of residence constructed hereon and shall be constructed so as to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior

approval of the ACC and without limiting any other criteria for approval, the ACC shall review the height of such structures to assure the privacy of neighboring homeowners. No basketball backboards may be installed adjacent to the street or on any cul-de-sac.

#### 5-15 AIR CONDITIONERS

No window or wall air conditioning units will be permitted. All exterior air conditioner compressors shall be screened from view with three gallon plants so that the unit is not visible from the street.

#### 5-16 FIREPLACES AND CHIMNEYS

It is preferred that the chimney tops be designed so that the flue will be covered from the elements. A detail of the chimney top should be shown. If the flue is exposed, then the chimney design and covering must be of a size and material that is architecturally acceptable. Exposed spark arrestors will not be permitted.

#### 5-17 SWIMMING POOLS AND TENNIS COURTS

Any swimming pool or tennis court to be constructed on any lot shall be subject to review and approval by the ACC. Above ground pools are prohibited in World Commerce Residential. Pool equipment located adjacent to the house shall be enclosed on two sides by a 42" high matching wall. The service opening shall not face the street. On lake lots, the service opening shall be landscaped pursuant to the landscape requirements.

#### 5-18 SATELLITE DISHES

Satellite dishes up to 36 inches in diameter shall be permitted. The preferred locations are (1) the rear roof eave 5 ft. in from either side, or (2) either side eave at least 8 ft. back from the front corner. Satellite dishes that are ground mounted must be screened with hedge-type shrubs in sufficient height and quantity to immediately screen the dish from view.

#### 5-19 CABLE T.V. AND TELEPHONE COMMUNICATION

The ACC recommends each new Single Family Dwelling be pre-wired for cable-TV, telephone and alarm systems. All exposed wiring will be enclosed in a 6" x 8" x 3" box.

- Telephone & Cable TV: For each new house that is constructed at World Commerce Residential, it is required that it be pre-wired for cable-TV and telephone service. This shall be the homebuilder's responsibility. The company to provide these services shall be selected by the Master Developer, its successors and assignees, at its own discretion.
- Antennas & Dishes: Only small satellite dishes, not exceeding 24" in diameter, are allowed in World Commerce Residential. The location of the same must be either rear corner at the eave line and must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent



possible. No satellite dish may be installed on the ground. The type of dish and location will be reviewed by the ACC. Other types of antennas are not allowed without the written approval of the ACC.

## 5-20 MAILBOXES & SIGNAGE

All signage at World Commerce Residential to be installed by the homebuilders or homeowners, shall be consistent with the approve PUD and submitted to St. Johns County for compliance with its sign ordinance. Signage at World Commerce Residential will be classified as:

- Identification signs (Homebuilder Signs)
- Directional signs
- Information signs
- Other signs

Signs or features related to the overall community of World Commerce Residential shall be designed and installed by the Master Developer. These include signs at the main entrance feature, directional signs, informational signs at the Amenity Center and other informational signs.

- Directional Signs: Non-advertising vehicular and/or pedestrian directional signage will be designed and initially installed by the Developer. These shall be designed of a specific size of sign area and a maximum height above grade.
- Informational Signs: This type of signage, as required throughout the site, must conform to all details and specifications for standard D.O.T. sign faces. In order to enhance the overall site, the following details must be followed.
  - ◆ The backs of all single faced signs are to be painted with the appropriate type of paint in the same color paint as the support post.
- Real Estate Signage: "For Sale" or "For Rent" and "Yard Sale" signs are allowed in World Commerce Residential. One (1) sign will be allowed on a single-family lot front yard which is available for re-sale or rent. See approved design in Exhibit A.
- Other: Except for the types of signs explained in this chapter or otherwise approved by the ACC, no other signs, flags (other than one American flag per lot), banners or advertising of any kind may be placed on or about any Lot, attached to or part of

any house, located in or about windows visible from the street or adjoining lots, located within road right-of-ways or common areas, or placed on or about any of the properties within World Commerce Residential.

#### 5-21 MAILBOXES

Cluster Unit mail boxes provided by the postal service will be located throughout the community. Final locations will be determined with the post office.

House numbers are specified to be rectangular shape with a black background, brass numbers and frame. The house numbers are available for purchase at Beaches Brass, Polishing, Inc., 1748 St. Johns Bluff, Jacksonville, Florida 32246, phone 646-3925.

#### 5-22 WAIVERS

The architectural planning criteria set forth herein are intended as guidelines to which adherence shall be required by each homebuilder and homeowner within World Commerce Residential; provided, however, the ACC shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

### 6. MAINTENANCE

#### 6-1 MAINTENANCE DURING CONSTRUCTION

During construction, all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of container with cover to assist in keeping the debris from being scattered. Construction dumpsters are preferred.

After construction no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ACC. Failure to comply with the request will cause removal of the debris by action of the ACC and all related costs will be charged to the homebuilder or the homeowner.

### 7. MISCELLANEOUS

7-1 MAINTENANCE: No weeds or underbrush or other unsightly vegetation shall be permitted to grow or remain on any lot within World Commerce Residential and no

refuse pile or unsightly object shall be allowed to be placed or suffered or remain anywhere on such Lots. The Owner shall maintain the exterior of his Single Family Lot, building and improvements on his Lot in good and workmanlike manner and shall present a neat and clean appearance upon the Lot. In the event that any Owner fails or refuses to keep his Single Family Lot free of weeds, over grown grass, underbrush, refuse piles, debris or other unsightly growths or objects or to keep the Single Family Unit, building or improvements on his Lot, including mailboxes in a good and workmanlike manner or in a neat and clean appearance, the ACC or the Board of Directors of the Association may enter upon the Lot and perform any necessary maintenance at the expense of the Owner and such entry shall not be deemed a trespass.

During the construction of a Single Family Lot or other improvement, each Owner will be required to maintain his Lot in clean condition, providing for trash and rubbish receptacles and disposal. Construction debris will not be permitted to remain on any lot and must be kept out of the lakes and right of ways.

7-2 SALES AND CONSTRUCTION ACTIVITIES: Notwithstanding any other provisions hereof, the Developer, its agents, successors, assigns and designees may maintain such facilities and undertake such activities as may reasonably be required to sell Lots or Single Family dwellings and to construct improvements thereto and to World Commerce Residential.

7-3 CLOTHES DRYING AREA: No portion of any Lot shall be used as a drying or hanging area for laundry of any kind, unless fully screened from the view of the neighboring Owners and from the street.

7-4 ARTIFICIAL VEGETATION: No artificial grass, plants or other artificial vegetation or sculptural landscape decor shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ACC.

7-4 GARBAGE, TRASH, YARD WASTE & RECYCLING POLICY: The purpose of this policy is to establish the requirements for Sevilla at World Commerce Center Property Owners for handling Garbage, Trash, Yard Waste, Recycling or anything that could be classified as such.

No garbage, trash, yard waste or recycling shall be placed anywhere other than in the Owner's trash/recycling containers, and no portion of the Lot may be used for dumping or storing garbage, trash, construction materials, yard waste, recycling or any other items. Property owners are responsible for placing garbage/recycling into containers or plastic/paper trash bags secured properly to prevent the scattering of waste due to animals or wind. Storage of garbage or recycling containers must not be left out in plain view. Trash/recycling containers shall be placed in driveways, not to impede others, for curb-side pickup not earlier than 6:00 p.m. on the day before collection and stored from view by midnight the day of collection. At all other times, trash and trash containers must not be visible from any other Lot or Common Area.

Exhibit A

