

Rules, Standards, and
Architectural Control
Guidelines
For
SEVILLA
AT WORLD COMMERCE CENTER

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

Amended May 10, 2016 — add 7.6; Vehicles.

Amended July 2, 2024 — Converted to Rules, Standards, and Architectural Control Guidelines Handbook — multiple changes

Amended November 5, 2024 — Updated plant list, equipment, landscaping, parking, nuisances

Amended November 24, 2025 — Burning on lots, towing, docks, screen doors, irrigation, vehicle maintenance, general verbiage

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INTRODUCTION

Welcome to the Sevilla at World Commerce Center Rules, Standards, and Architectural Control Guidelines. This document has been carefully crafted to serve as a comprehensive guide for homeowners and contractors, supplementing the Covenants, Conditions, and Restrictions (CCR) document. This document will provide additional clarity and detail, ensuring a cohesive and aesthetically pleasing community, along with outlining rules within the community.

Sevilla at World Commerce Center, a master-planned residential community within World Commerce Residential in St. Johns County, Florida, is committed to maintaining high standards of design and construction. These guidelines are intended to enhance the CCR rules by outlining developed standards and criteria for architectural practices within the community. This guide is an essential resource for understanding the design criteria, rules, and regulations that govern the development, as well as the requirements set by pertinent governing authorities.

Stakeholders are encouraged to review this document thoroughly and to prepare their plans in alignment with its contents. The plan review process will be based on the standards and criteria outlined herein, ensuring compliance with community standards and maintaining a cohesive appearance throughout Sevilla at World Commerce Center.

1. TITLE AND SCOPE

1-1 TITLE

The standards and criteria set forth shall be known as the Rules, Standards, and Architectural Control Guidelines, hereinafter referred to as “Guidelines” for Sevilla at World Commerce Center 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 Sevilla at World Commerce Center 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 Sevilla at World Commerce Center.

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 Sevilla at World Commerce Center, 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 homeowner or hired contractor will submit comprehensive construction plans and specifications. Plans must include, but are not limited to, the items listed below (as applicable). For complete details and instructions, homeowners must also refer to the official ACC Application form, which governs all submittals and may require additional documentation:

1. Plot Plan: Indicate the location of the existing home and proposed changes. Show easements, setbacks, drives, walks, patios, pools, fences, walls, and any mechanical equipment if affected. A survey, permit(s), or Residential Clearance Sheet may be required for certain projects.
2. Photos: Provide photos of existing conditions and the area to be modified, along with product photos of the proposed materials.
3. Specification and Color Package Submittal (if applicable):
 - a. Body color
 - b. Trim color
 - c. Accent colors for doors, shutters, and other features
4. Roof Details (if applicable):
 - a. Color samples
 - b. Manufacturer and warranty specifications

- c. Material (asphalt shingle, tile, etc.)
- 5. Elevation Drawings: For additions or accessory structures, provide front, side, and rear elevations to show scale, height, and aesthetic compatibility.
- 6. Landscape Plans: For major landscape changes (as defined in Section 4), provide a layout with plant materials, edging, and any borders.
- 7. Lighting Fixtures: If proposing new exterior lighting, provide fixture style, color, and placement.
- 8. Structural/Construction Details: For accessory structures (sheds, gazebos, etc.), include foundation, anchoring, and materials, ensuring compliance with hurricane resistance requirements.
- 9. Drainage Statement: Confirm that the project will not alter or impede lot drainage or impact neighboring lots.

2-2 REVIEW PROCEDURE FOR PLANS

All lot owners within the Community must prepare and submit a Plan Package in accordance with the aforementioned requirements to the ACC for review

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 written notice will provide the rule or covenant on which the ACC and/or Board of Directors relied for the denial. 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 Sevilla at World Commerce Center.

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 ACC.

3-3 PARKING & TOWING

To maintain safety, accessibility, and the aesthetic standards of Sevilla at World Commerce Center, all residents and guests must follow the parking and towing rules below.

GENERAL PARKING RULES

1. Vehicles may be parked only in garages, driveways, or other paved, designated parking areas.
2. Parking is not permitted in any location where the subdivision's drainage flow may be interrupted. Parking is also not permitted on grassy areas, sidewalks, curbs, or landscaped zones.
3. Parking is strictly prohibited in front of lift stations, fire hydrants, mail kiosks, or any utility or HOA maintenance points or areas, since these must remain accessible at all times for emergency or service access.
4. Owner requests for driveway expansions or additional paved parking areas are subject to ACC review and approval.
5. All vehicles must comply with the Vehicle Policy in Section 7-5 regarding vehicle types, visibility, and storage requirements.

CLUBHOUSE PARKING

1. Parking at the clubhouse is for residents and their guests who are actively using the clubhouse or other community amenities.
2. Vehicles must park in marked spaces only and may not block fire lanes, emergency access routes, sidewalks, or pedestrian areas.

3. Overnight parking at the clubhouse is prohibited unless prior written authorization has been obtained from the HOA for a specific event or circumstance.
4. Parking on lawns, curbs, or landscaped areas around the clubhouse is not permitted.
5. The HOA may temporarily restrict or redirect parking for community events, maintenance, or emergencies.

TOWING ENFORCEMENT

1. Vehicles that are parked in violation of these rules, including unauthorized overnight parking, parking in non-designated areas, blocking emergency access or maintenance points or areas, or parking on grassed or landscaped areas, may be towed at the vehicle owner’s expense.
2. Towing will be carried out in accordance with Florida Statute §715.07, which governs the removal and storage of vehicles from private property.
3. Tow-away zone signage will be posted at the clubhouse parking lot entrances and at any other areas designated for towing, and will identify the towing company’s name, phone number, and storage location as required by law.
4. The Association, its management company, or other authorized representative may coordinate towing with an approved, licensed towing vendor.
5. The Association is not responsible for any damage resulting from towing or storage. Vehicle owners are responsible for all towing and storage costs.

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 eave to property line
Rear	10 feet

Additional setbacks may be required on lots abutting conservation areas.

All accessory structures, including but not limited to, swimming pools, utility buildings, air condition and heating units and pools, detached screen enclosures and any screened pool enclosure shall be located in a required side or rear yard and shall be setback 5 feet from any property line or top of bank of any lake, (if applicable).

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%
Maximum lot coverage	75%

4. LANDSCAPING

4-1 LANDSCAPE INTENT

The Developer of Sevilla at World Commerce Center 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. 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 must be replaced with the same plant material or a new ACC Application is required.

A minimum of two (2) trees, or the minimum required by St. Johns County Tree Ordinance, whichever is greater, are required per lot, with at least one tree located in the front lot. Living trees may not be removed without prior approval from the ACC, except in cases where trees pose an imminent hazard to persons or property. Hazardous trees include those uprooted and leaning, or those with large limbs or branches that are splintered or damaged, potentially causing debris to fall without warning. In addition, trees will not be approved for removal unless they pose a significant issue to foundations, sidewalks, utilities, or other critical infrastructure. Homeowners must provide written documentation and photographs of the hazardous or problematic condition prior to removal. Trees that receive ACC approval for removal must be cut at grade level or have the stump ground down to ensure safety and aesthetics. Any tree removed, whether approved or not, must be replaced with a tree of like kind and size.

FLORIDA-FRIENDLY LANDSCAPING (FFL):

While the principles of Florida-Friendly Landscaping (FFL) are supported and encouraged to promote sustainability and water conservation, these practices must adhere to the requirements outlined in this document to maintain the community's aesthetic standards.

The front lot, defined by the area between the side lot lines, front curb, and extending 8 feet back from the front plane of the home (excluding the driveway or other hard surfaces), must consist of at least $\frac{2}{3}$ (two-thirds) St. Augustine grass to maintain community uniformity. Xeriscaping is allowed but may not exceed $\frac{1}{3}$ (one-third) of the front lot and must include a variety of plants and meet the *Flower Bed Requirements* outlined in Section 4-2 below. Additionally, any plant material that may be misconstrued as a weed is not permitted to ensure that all landscaping appears intentional and well-maintained.

For rear lots that are not fully enclosed by a vinyl fence, at least 50% of the area must be covered with St. Augustine sod to maintain a cohesive appearance. If a pool is located in a rear lot that falls under this definition, 50% of the remaining area, after accounting for the pool and surrounding hardscaping, must also be St. Augustine sod. Homeowners who wish to implement xeriscaping or make significant changes to the existing landscape must submit their plans to the ACC for prior approval, adhering to all specified guidelines.

MAJOR LANDSCAPE CHANGES:

Any significant alterations to the landscape, including significant regrading or reshaping of the land, the installation of multiple trees, shrubs, hedges, and/or new plant beds that were not present at the time the Residence was originally constructed, must receive prior approval from the ACC. An application detailing the proposed changes must be submitted and approved before any work commences.

LANDSCAPE BORDERS AND EDGING:

The installation of landscape borders, edging, or similar structures in front yards or any areas visible to the community requires a submitted and approved application. The use of railroad ties for borders or edging is strictly prohibited. Approved borders should not exceed two courses high or 5 inches, whichever is less, and must adhere to the established landscape pattern of the community. Borders and edging must be consistent in color and style throughout the Lot. Decorative plastic edging is not allowed, except for plain black or brown composite edging.

FLOWER BED REQUIREMENTS:

Flower beds are a mandatory element of front yard landscaping; direct sodding up to the front of the house is not allowed. Each flower bed must have a minimum depth of 3 feet, measured from the wall of the house to the edge of the garden bed, ensuring ample space for plant growth. The width of flower beds is determined based on the linear distance along the house frontage, not including garages or doors. Flower beds without any plants are prohibited, as are concrete or paver replacements for traditional flower beds. A maximum of 10 decorative potted plants visible from the street are permitted, provided they are weighted to prevent tipping during high winds. The use of original plastic nursery pots is prohibited. Flower beds may consist solely of potted plants but require ACC approval for the design and must adhere to spacing requirements identified below. Flower beds must contain ground cover and be free from weeds; bare dirt is not permitted.

MATERIALS AND DECORATIONS:

- **GROUND COVER:** Permitted mulch colors include red, black, brown, and natural, with pine bark and cypress being acceptable materials. Rock colors must be natural (e.g., tan, brown, black, white marble chips, red or black lava rock) with no artificially dyed rocks permitted. Gray rock is subject to ACC approval, ensuring it fits within the community's aesthetic standards. White limestone is not approved for use as it is porous and susceptible to algae/mildew growth. Rocks must be bordered by rigid edging to prevent weed intrusion. Seashells are not a permitted ground cover.
- **BORDERS AND EDGING:** All borders and edging must maintain a consistent color across the entire lot to ensure a unified appearance.
- **STATUES, ORNAMENTS, AND WATER FEATURES:** Up to five statues or ornaments no taller than 24 inches may be placed in front yard landscape beds upon ACC approval. Each home may have one water feature, subject to ACC review and approval to ensure consistency with community standards. All statues, ornaments and water features must be maintained in good condition or they must be removed.
- **SPACING REQUIREMENTS FOR POTS AND BUSHES:** To ensure a cohesive and organized appearance across the front of each home, there must be no more than 4 feet on center between bushes and/or pots in any linear section of the front yard. This requirement aims to maintain a balanced and aesthetically pleasing arrangement of landscaping elements.

4-3 PLANT MATERIAL

Plant material shall be Florida No. 1 grade or better. Yards shall be completely sodded with St. Augustine/Floritam sod that is free from weeds. No other varieties of grass are permitted. Lake lots must be completely sodded and irrigated to the water's edge.

Synthetic turf is allowed exclusively in the rear of interior or preserve lots that are fully enclosed by approved vinyl fencing on all sides. This provision permits the complete coverage of the fenced-in area with artificial turf; lake lots are excluded from this provision. Synthetic putting greens are permitted in the rear of any lot, as long as they are professionally installed and approved by the ACC. Small sections of artificial turf are permitted on the rear of any lot, provided they are integrated with other design elements as part of an overall landscape or pool feature and are approved by the ACC.

Shrubs and hedges must be a minimum three-gallon plant, be of a minimum height of twenty-four inches immediately after planting.

Synthetic plants, plastic mulch, or rubber mulch are not permitted. Trees must be a minimum height of six feet when planted. Trunk caliper must be minimum diameter of two inches. Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways, and the like, must 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 must be 100% irrigated with a fully functioning irrigation system. The irrigation system must be automatically controlled by a timer and set to operate within the designated watering windows provided by Sevilla at World Commerce. A functioning rain sensor or smart irrigation controller is required to prevent watering during rainfall and promote water conservation.

The HOA is responsible for providing water service up to the curb valve. From the curb valve outward, all components including the pipe and fittings between the curb valve and the homeowner's irrigation control valves, as well as all valves, controllers, pipes, fittings, nozzles, and other irrigation equipment, are the sole responsibility of the homeowner. Homeowners are responsible for ensuring that the curb valve box remains exposed, accessible, and serviceable at all times.

Homeowners must ensure their irrigation system remains in good working order at all times. This includes promptly repairing or replacing broken pipes, heads, or nozzles to prevent water waste and maintain full yard coverage. Any valve or zone that becomes stuck in the open position, resulting in continuous water flow or overwatering, must be immediately shut off and repaired to prevent damage, flooding, or water waste. Regular checks should be conducted to identify and address any issues as soon as they arise.

When landscape modifications or hardscape installations occur, homeowners must adjust their irrigation system as needed to ensure proper coverage and prevent dry or overwatered areas.

The HOA or its contractors may access the curb valve and related infrastructure as needed for maintenance of the community water system. Homeowners must ensure access is not obstructed by landscaping or hardscaping.

Shallow wells, if permitted 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 on the home, sidewalks, driveway, or other structures, the homeowner will be responsible for removal of the stains.

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. Low-voltage or solar-powered landscape lighting, including low voltage floodlighting, is permitted along walkways, planting beds, or other landscaped areas, so long as all wiring is concealed from view, and light fixtures do not stand more than 18" above the ground. No more than ten (10) lights per Lot are permitted without prior approval from the ACC. No lights are permitted in lawns. No colored lighting is permissible. All lighting should be 2700K (warm white) to 3000K (soft white) in color temperature.

See section 5-23 for additional lighting information.

4-6 RECOMMENDED LANDSCAPE MATERIAL

The following criteria should be considered when selecting plants for use within Sevilla at World Commerce Center:

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.

Any plants identified as invasive in the most recent list created by the Florida Invasive Species Council (2023 list found here: <https://www.floridainvasives.org/plant-list/2023-invasive-plant-species/>) are **STRICTLY PROHIBITED** in Sevilla at World Commerce Center.

Below is a list of recommended plants. This list is not all-inclusive of acceptable plant material, however, plants not identified below may not be approved by the ACC.

GROUNDCOVERS

<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	Lily Turf
5. Pyracantha Walderii	Walders Dwarf Pyracantha

EVERGREEN TREES

- | | |
|-------------------------|-----------------|
| 1. Cinnamomum Camphora | Camphor |
| 2. Eriobotrya Japonica | Loquat Tree |
| 3. Ligustrum Japonicum | Wax Leaf Privet |
| 4. Ligustrum Lucidum | Glossy Privet |
| 5. Magnolia Grandiflora | Magnolia |
| 6. Magnolia Virginiana | Sweet Bay |
| 7. Pinus Elliottii | Slash Pine |

PALMS

- | | |
|-------------------------|-------------------|
| 1. Livistona Chinensis | Chinese Fan Palm |
| 2. Butia Capitata | Pindo Palm |
| 3. Chamaerops Humilis | European Fan Palm |
| 4. Sabal Palmetto | Cabbage Palm |
| 5. Phoenix Roebenheim | Pigmy Date Palm |
| 6. Washingtonia Robusta | Mexican Fan Palm |
| 7. Cycas Revoluta | Sago Palm |

SHRUBS

- | | |
|---------------------------------|----------------------|
| 1. Rhamnus Indica | Indian Hawthorne |
| 2. Coccoloba Laurifolia | Snail seed Pampas |
| 3. Cortaderia Selloana | Grass Silverthorn |
| 4. Eleagnus Pungens | Burford Holly |
| 5. Ilex Burfordii | Yaupon Holly |
| 6. Ilex Vomitoria | Various Juniper |
| 7. Juniperus Spp. | Shrubs Glossy Privet |
| 8. Ligustrum Lucidum | Leatherleaf Mahonia |
| 9. Mahonia Bealei | Wax Myrtle Heavenly |
| 10. Myrica Cerifera | Bamboo Oleander |
| 11. Nandina Domestica | Red Photinia |
| 12. Nerium Oleander | Various Pittosporums |
| 13. Photinia Glabra | Firethorn |
| 14. Pittosporum Spp. | Confederate Jasmine |
| 15. Pyracantha Coccinea | Sweet Viburnum |
| 16. Trachelospermum Jasminoides | Sandankwa Viburnum |
| 17. Viburnum Odoratissimum | |
| 18. Viburnum Suspensum | |

SHADE TREES

- | | |
|-----------------------|-------------|
| 1. Quercus Virginiana | Live Oak |
| 2. Quercus Laurifolia | Laurel Oak |
| 3. Acer Rubrum | Red Maple |
| 4. Betula Nigra | River Birch |

ORNAMENTAL TREES

1. Pyrus Calleryana
2. Photinia Fraseri
3. 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 Sevilla at World Commerce Center. All homes in World Commerce Residential must be erected of frame construction, concrete block (CBS), or other approved construction methods. All block and framing must be covered.

All proposed additions to homes require comprehensive planning and adherence to established guidelines. Homeowners must submit full architectural plans and obtain the necessary permits for any additions. These documents must be provided to the ACC for approval prior to the commencement of construction

5-2 ROOF, ROOFING, GUTTERS AND DOWNSPOUTS CRITERIA

Roofs are one of the most important elements in the design of a structure. In Sevilla at World Commerce Center 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 must be built out of conventional frame construction or pre-manufactured wood trusses.
- **STYLE:** The roof styles envisioned in Sevilla at World Commerce Center 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. 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 Sevilla at World Commerce Center. These must be architectural fungus resistance shingles with a minimum of a 30-year warranty. Copper or standing seam coated aluminum may be used only on roof features like cupolas, dormers, bay windows, etc. Flat shingles nor gravel roofs must not be used within Sevilla at World Commerce Center. Other materials not specifically mentioned—are subject to review and approval by the ACC. Only composition shingles shall be used in World Commerce. Roofing materials are restricted to a specific color palette: only shades of black, gray, brown, and tan are permitted. This regulation is established to ensure a cohesive and refined appearance across all residential properties. Vivid colors, including but not limited to shades of blue, green, orange, and red, are strictly prohibited. Such colors disrupt the visual harmony of the community’s landscape. **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 Sevilla at World Commerce Center 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 Sevilla at World Commerce Center. This cupola shall be hip, square or hexagonal. Sizes will vary according to the size of roof and must 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 must be the same color as the base of the chimney structure and when located at an exterior wall it shall extend to grade and must be supported by foundation. The material must 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 must be painted to match the color of the roof.
- VALLEYS AND FLASHINGS: These types of roof accessories attached to the roof must be painted to match the color of the roof.
- DOWNSPOUTS AND GUTTERS: These types of accessories attached to eaves and walls must be painted to match the color or the surface that they are attached to or the color of the trim of the house
- ROOF TOP EQUIPMENT: Roof top mechanical equipment must be located so it will not be visible from the street, sidewalk or adjacent property.
- SOLAR PANELS: In compliance with Florida Statute 163.04, which prohibits homeowners' associations from banning the installation of solar panels, homeowners must submit detailed plans to the ACC for approval prior to installation. Solar panels should be positioned to minimize visibility from the street and neighboring properties, ideally installed on rear roofs or similarly discreet areas. All installations must adhere to local building codes and safety standards, including proper wiring and structural integrity. Homeowners are responsible for any utility connections required and must maintain the panels and related equipment in good condition to align with community standards
- OTHER EQUIPMENT: A.C. equipment, water softeners, trash cans, irrigation or pool pumps, pool equipment, gas tanks, and any other equipment located at ground level must be shielded by landscaping, fencing, or matching walls.
 - Fenced screens require approval from the ACC. Screens must be constructed using white 5-foot-tall vinyl fencing in a tongue and groove style, with plain top and bottom rails and New England or pyramid-style caps (See exhibits B, C, and D for style of fencing). They can be enclosed with a gate or L-shaped, ensuring trash cans and/or equipment are not visible from any lot or common area, with maximum dimensions of 6 feet from the house and 10 feet in length (exceptions may be made for length when used to screen multiple pieces of equipment). Setbacks are 8 feet back from the front plane of the home. On lake lots, L-shaped screens must include 7-gallon bushes along the back side to screen trash cans or equipment from the lake view; Podocarpus is recommended, and bushes in front are encouraged to soften its appearance. Fencing

must be permanently anchored, and temporary or stick-in-the-ground fencing is not permitted. If landscaping is used to conceal trash cans, it must fully conceal them so they are not visible from any lot or common area.

- Additionally, walls that match the home's exterior color, style, material, and trim are also allowed, subject to the same dimensions and setback requirements noted above. These walls must be professionally constructed, comply with local building codes, and require ACC approval to ensure they meet community standards.
- **LINESETS, WIRES, PIPES, & CONDUIT:** All exposed AC linesets running along the exterior of the home must have a lineset cover and be painted to match the body color of the home. Additionally, all exposed wires, pipes, and conduits must be properly concealed, painted to match the body color, and arranged to ensure a clean and neat appearance.

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 Sevilla at World Commerce Center. 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 Sevilla at World Commerce Center 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

Color selection for exterior finishes that require painting shall be based on compatible colors throughout Sevilla at World Commerce Center. Color samples shall be color coordinated with the elevation and show the proposed paint/color scheme. Any changes to the exterior colors of homes require prior approval from the ACC. Homeowners must choose from the HOA-approved color

palette, designed to enhance the community's appearance, or repaint using the original color scheme of their home. Garage doors must match the body color of the home unless otherwise approved. Accents, including front doors, shutters, and architectural details, must follow the approved accent colors. Trim, including window and door frames, eaves, fascia, corners, and baseboards, must use the corresponding trim colors from the approved palette. In most cases, trim may alternatively be painted white, as an option to the approved trim color in the corresponding palette. Mixing or matching colors from different palettes is not permitted. Homes cannot be the same color as the adjacent home. Requests for color changes must be submitted to the ACC for review and approval before any painting begins.

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 ½ the width of the window. All exterior windows must 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.

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.

GARAGE DOOR SCREENS:

Only garage door screens that are completely invisible when the garage door is closed, akin to the type commonly referred to as “Lifestyle” screens, are permitted. This term is used to describe a specific functionality rather than to endorse any particular brand. These screens must be fully retractable and not alter the exterior look of the garage door or the home. Screens made from netting materials, those that operate on a visible rollup mechanism, or those that use zip, snap-on, or magnetic attachments, are strictly prohibited to preserve the community’s visual harmony.

Residents interested in installing garage door screens must submit a proposal to the ACC for approval, detailing the mechanism, materials, and confirmation that the screen will be invisible when the garage door is closed. This policy ensures that while residents can enjoy the practical benefits of garage door screens, the aesthetic standards of the community are upheld.

GARAGE DOOR CLOSURE POLICY:

To preserve the aesthetic appeal and security of our community, all residents must keep their garage doors closed, except during active use, such as entering or exiting, to ensure a uniform and tidy appearance throughout the neighborhood. Extended periods of open garage doors, beyond necessary use, are discouraged, with allowances made for emergency situations or approved community events.

5-9 DOORS

Entrance doors shall be compatible with the design and color of the home 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.

Only full-view, split-view, or retractable (ventilating) storm doors are permitted within the community. Full-view storm doors must be glass, with minimal framing, and without any screens. Split-view and retractable (ventilating) storm doors may include interchangeable or self-storing glass and screen panels to allow for airflow and ventilation. Homeowners must ensure that the design, color, and style of storm doors are in harmony with the primary entrance door and the overall exterior of the home.

Storm doors and screens must be kept in good condition at all times. Ripped or torn screens, damaged frames, or other visible deterioration are prohibited and must be promptly repaired or replaced.

Any installations, replacements, or repairs of storm doors require prior written approval from the ACC to ensure compliance with these standards.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 are 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 must be "Bronze" in color only. Screen enclosures added to existing covered patios must be bronze

5- 11 AWNINGS & SHADE SAILS

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

Installation of shade sails requires approval from the ACC. Homeowners must submit a detailed proposal, including color, material, dimensions, and a site plan. All shade sails must be neutral in color, installed with proper tension by a professional, and located toward the rear of the home. They must comply with local building codes and are to be removed when wind speeds are predicted to exceed 50 mph.

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, sheds etc. must be submitted for approval with the required drawings and information to the ACC. Your submittal must include a plot plan/survey denoting the location of the structure, color samples of the roof, exterior materials, and colors are required with the submittal. Approval will be granted on a case-by-case bases only upon the merit of the structure and desirability for the neighborhood.

Accessory structures must match the style, color, and detail of the main house. They must not exceed 10 feet in height, with a maximum size of 100 square feet, and must comply with all building setbacks for the primary structure. All accessory structures require proper poured concrete footings and hurricane anchors to ensure stability and safety. Rear sheds require a poured concrete foundation that is connected to the structure and includes hurricane strapping or anchor bolts. Roofs of sheds must

match the roofing of the main structure. No metal or pan roofing is allowed. No aluminum or plastic materials are allowed for the construction of any accessory structures.

Detached gazebos, pergolas, or pavilions must be constructed of pressure-treated wood or cedar wood. Standing seam galvanized aluminum roofing may be approved on a case-by-case basis for these structures.

All swingsets, playhouses, and playground equipment must be placed in the backyard and at least 10 feet from property lines. The maximum height allowed is 10 feet, and structures should be constructed from durable materials like wood or composites—plastic playhouses are prohibited. Equipment should blend with the environment using muted colors, such as natural wood tones or dark green. Proper maintenance is required to prevent equipment from becoming a safety hazard or eyesore. All equipment must be securely anchored with concrete footings, and homeowners must obtain ACC approval prior to installation.

5-13 FENCING AND GARDEN WALLS

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 must be shown on the Design Documents.

- Fence Types:
 - 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, 6 or 8-feet wide) with New England or Pyramid Cap. Top and bottom rail must be plain box style.
 - This fence type is used to create visual privacy and/or security for the lot area.
 - See “Exhibit B”, “Exhibit C”, and “Exhibit D”
 - 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)
 - See “Exhibit E”
 - All fence gates within the community must be swing-style gates. Rolling, sliding, or barn door-style gates are not permitted.
 - In addition to Lake Front Lots, Type “B” fencing may be used along the back lot line on preserve lots. Side lot lines require Type “A” fencing on preserve lots.
- Site Locations: Fencing must 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 will be subject to consideration by the ACC on an individual basis.

- **Corner Lots:** Fencing along the street side property line of corner lots must be set back five (5) feet. This strip of land must be planted with a hedge of 3-gal shrubs, 24" minimum height at planting time and spaced at 24" o.c. The ground must incorporate mulch around the plants and a strip of groundcover adjacent to the sidewalk. This type of fencing setback will 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. A survey might be required.**

5-14 RECREATION STRUCTURES

All recreation structures (excluding basketball backboards) must 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 will review the height of such structures to assure the privacy of neighboring homeowners.

Basketball goals must not be positioned at the end of driveways or adjacent to the street or cul-de-sac, with orientation towards these areas, to ensure both player safety and the unobstructed passage for vehicles and pedestrians. To uphold the visual standards of our neighborhood, basketball goals are required to be maintained in good condition, free from rust, peeling paint, cracking, or any signs of deterioration. Moreover, in response to high wind forecasts or severe weather conditions, basketball goals should be securely laid on their side to prevent accidents or damage. The installation of permanent basketball goals is strictly prohibited to maintain uniformity and flexibility in landscaping and communal space usage.

Homeowners must obtain approval from the ACC before installing a trampoline, which must be placed in the backyard, away from structures and common areas, to minimize visibility and risks during inclement weather. Trampolines must be equipped with safety features, securely anchored, and covered by liability insurance. During severe weather, trampolines must be dismantled and stored. Regular maintenance is required to ensure they remain in good condition and align with community aesthetic standards.

5-15 AIR CONDITIONERS

No window or wall air conditioning units are permitted. All exterior air conditioner compressors must 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, HOT TUBS, AND TENNIS COURTS

Any swimming pool or tennis court to be constructed on any lot will be subject to review and approval by the ACC and all setback requirements must be strictly followed. Above ground pools and swim spas are prohibited in Sevilla at World Commerce Center.

Homeowners wishing to install a hot tub, spa, or jacuzzi must obtain prior written approval from the ACC. All installations must be adjacent to the back of the home, cannot exceed 8 feet square in size with a maximum depth of 31 inches, and must not have elevated decking built around them. In-ground installations are encouraged for better aesthetic integration. Above ground units must be masked by shrubs and equipped with a hard cover to be used when the unit is not in active use. Compliance with local building and safety codes is required.

Pool equipment located adjacent to the house shall be enclosed on two sides by a 42" high matching wall and must be approved by the ACC. The service opening must not face the street. On lake lots, the service opening must be landscaped pursuant to the landscape requirements. Temporary or stick-in-the-ground fencing is not permitted. Landscaping may be used to mask pool equipment, provided it effectively obscures it from view and receives prior approval from the ACC to ensure compliance with community aesthetic standards.

During pool construction, homeowners must ensure that all construction activities comply with local building and safety codes. Proper barriers and safety measures must be in place to secure the construction site and prevent unauthorized access. Construction must begin within 60 days of ACC approval and be completed within 180 days to minimize disruption to the community. Extensions may be granted by the ACC if delays are caused by factors beyond the homeowner's control, such as inclement weather or supply shortages. Upon completion of the construction, homeowners are responsible for resodding and repairing any damage to the property, including landscaping, sidewalks, fences, and other areas affected by the construction process, to restore the property to its original condition within the initial 180-day timeframe.

5-18 SATELLITE DISHES

Satellite dishes up to 24 inches in diameter will 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 Sevilla at World Commerce Center, 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 Sevilla at World Commerce Center. 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 Sevilla at World Commerce Center to be installed by the homebuilders or homeowners, must be consistent with the approved PUD and submitted to St. Johns County for compliance with its sign ordinance.

Signs or features related to the overall community of Sevilla at World Commerce Center must be designed and installed by the Sevilla Homeowners Association (HOA) or by contractors designated by the HOA. 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 Sevilla at World Commerce Center. 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.**
- **PESTICIDE APPLICATION SIGNAGE:** Following any pesticide application within the community, visible treatment signs may be posted at treated locations. These signs may remain in place for a maximum period of 24 to 48 hours, depending on the specific chemical's safety guidelines. Compliance with local, state, and EPA regulations is mandatory for all pesticide applications. Signs must be promptly removed after the required display period.
- **POLITICAL SIGNAGE:** Political signs are permitted in homeowners' yards under the following conditions: Each property may display up to two political signs, each not exceeding 24 inches by 24 inches. For presidential primary elections, signs may be placed no more than 90 days (approximately 3 months) before the election and must be removed within 10 days following the election. For all other elections, signs may be placed no more than 45 days before the election and must be removed within 7 days following the election. All signs must be positioned in a manner that does not obstruct views or create safety hazards. Additionally, political signs must not contain any profanity or crude language to ensure a respectful and family-friendly environment within the community.
- **OTHER:** Except for the types of signs explained in this chapter or otherwise approved by the ACC, no other signs, flags (other than those identified in section 5-25), 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 Sevilla at World Commerce Center.

5-21 MAILBOXES & HOUSE NUMBERS

Cluster Unit mail boxes provided by the postal service are located throughout the community, with locations determined by the post office.

To ensure the visibility and uniformity of house numbering within our community, all residences are required to display legible, professionally appearing house numbers. These numbers must be installed either to the side of the garage door or above it, facilitating easy identification by visitors, delivery services, and emergency responders.

The preferred design for house numbers consists of a rectangular shape with a black background, complemented by brass numbers and a brass frame. While this design is recommended, alternative styles may be considered for approval by the ACC to accommodate personal preferences while maintaining the overall visual standards of the neighborhood.

Residents are responsible for ensuring that their house numbers remain clearly visible and in good repair. Requests for deviations from the preferred design must be submitted to the ACC, including detailed descriptions and, if possible, visual representations of the proposed alternative.

The preferred style mentioned above is available for purchase at Beaches Brass, Polishing, Inc., located at 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, contractor, and homeowner within Sevilla at World Commerce Center; 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.

5-23 LIGHTING

All exterior lights, including carriage lights, must have a color temperature between 2700K (warm white) and 3000K (soft white). This specification is intended to ensure a warm and welcoming atmosphere throughout the community. All homes that are pre-wired for carriage lights must have them installed; capping of these fixtures is strictly prohibited.

The use of colored lighting on the exterior of homes is generally prohibited to maintain visual harmony. However, exceptions are made under the following conditions:

- **Holiday Exceptions:** Colored lighting is permitted during major holidays (Christmas, Hanukkah, Halloween, Independence Day, New Year's, Valentine's Day, Easter, Thanksgiving, Kwanzaa, St. Patrick's Day) to celebrate and enhance the festive atmosphere within the community. Such lighting should be tasteful and respectful, and

it may be displayed beginning 30 days prior to the holiday and must be removed within 10 days following the holiday. Homeowners are encouraged to ensure that holiday lighting is installed in a manner that minimizes disruption and respects the comfort of all neighbors.

All exterior lights, including holiday decorations, must be shielded and directed downward to minimize light pollution and glare. Furthermore, lighting must not intrude into neighboring homes or outdoor spaces, to avoid causing discomfort or inconvenience.

- Permanently Installed Holiday Lights: Permanently installed holiday lights are allowed with the condition that they can remain unlit or be set to warm white (2700K) or soft white (3000K) outside of holiday periods. Installations must be discreet, placed under the eaves, and integrate seamlessly with the home's exterior. All permanently installed lights must follow the same color and shielding guidelines as temporary decorations and require approval from the ACC.
- Security Lighting Exception: For security purposes, exterior lights may utilize cooler color temperatures up to 5000K (daylight). These lights should be used judiciously and must also be shielded and directed downward to minimize impact on neighboring properties. Homeowners are encouraged to use such lighting only where necessary for safety and security.

See section 4-5 for additional lighting information

5-24 DRIVEWAYS

DRIVEWAY MATERIALS

1. Permitted Materials for Driveways:
 - a. Driveways must be constructed of four inch (4”) poured concrete or paving stones (pavers). These materials are chosen for their durability, appearance, and alignment with the community's aesthetic standards. Patterns and designs are expressly prohibited.
2. Prohibited Materials:
 - a. The use of asphalt, gravel, dirt, or any other non-specified materials for the construction, resurfacing, or repair of driveways is strictly prohibited.

DRIVEWAY COATINGS AND TREATMENTS

1. Prohibited Coatings:
 - a. The application of paint, epoxy coatings, rubberized or tar-based sealants, reflective or high-gloss finishes, or any other non-specified coatings on driveways is strictly prohibited. This measure ensures the maintenance of the natural appearance of the driveway materials and conformity with community aesthetic standards.
2. Approved Coatings:
 - a. Only two types of sealers are permitted:
 - i. An uncolored sealant designed specifically for use on pavers and concrete. This sealant must not alter the original color, texture, or

- appearance of the driveway materials and is intended solely for protective purposes against weathering and wear.
- ii. Solvent-based solid color concrete sealers **may** be permitted under certain conditions, and only one color is approved to ensure consistency throughout the neighborhood. The name of the color will be provided to the homeowner by the ACC if their application is approved. The sealer must be professionally applied and may be allowed under extreme circumstances, such as oil stains that cannot be removed through standard and professional cleaning methods, or to conceal extreme crack repairs. It is important to note that this sealing method is not the preferred method of refinishing driveways within the community, but it may be allowed under these specific conditions and approved on a case-by-case basis.
3. Approval Process:
 - a. Approval for applying any sealer must be obtained from the ACC based on the outlined extreme circumstances.
 4. Maintenance Requirements:
 - a. Once applied, the driveway must be maintained on a regular basis. Immediate re-sealing is required if there are any signs of chipping, cracking, staining, or discoloring to maintain aesthetic standards.
 - b. Additionally, the sealer needs to be redone minimally every 3-5 years, regardless of condition, to refresh the sealer and ensure consistent protection and appearance.

DRIVEWAY REPAIRS AND RESURFACING

1. Professional Resurfacing:
 - a. Resurfacing of driveways is permitted as a method of repair, provided it is done professionally and in accordance with this policy. Homeowners must submit a request for approval to the ACC, including details of the proposed resurfacing process and materials to be used.

DRIVEWAY EXTENSIONS AND MODIFICATIONS

1. Approval Required for Extensions and Modifications:
 - a. Homeowners seeking to extend or modify their driveways, whether by widening or altering the material, must obtain prior approval from the ACC. Approval requests must include detailed plans that outline the scope of work, materials to be used, and any changes to the existing driveway configuration. This process ensures that all modifications align with community standards and aesthetics.
2. Approval and Materials:
 - a. Extensions must be constructed using pavers or concrete and require prior ACC approval. The use of red bricks as a material for driveway construction or extension is not permitted. Mixed materials are permitted if they are balanced, and pavers must be natural in color and appearance, using earth tones such as browns, tans, and grays that blend with the surrounding environment. Bright or unnatural colors are not permitted. Extensions to driveways may be constructed using pavers or concrete, even when extending from a concrete driveway, provided that such extensions are approved by the ACC. All pavers used in extensions must match or complement the existing driveway in terms of

material, color, symmetry, and pattern. Pavers must be solid, without gaps, and the use of grass, stones, or other materials as fillers between pavers is not permitted. Compacted paver base must be used beneath all paver installations to ensure longevity and stability of the driveway.

3. Permit Requirements:
 - a. In addition to obtaining approval from the ACC, homeowners are responsible for securing all necessary permits from local government authorities before commencing any driveway extension or modification work. This step is crucial for ensuring compliance with local building codes and regulations.
4. Size Limitations:
 - a. Driveways should not exceed 2/3 the width of the front elevation of the home or 50% of the width of the lot, whichever is less.
5. Setback and Aesthetic Requirements:
 - a. All driveways, including extensions beyond the front elevation, must adhere to setback requirements, include landscaping to soften the appearance, and not extend more than 8 feet from the edge of the home.
6. Location Restrictions:
 - a. Driveways must not extend behind the front plane of the home to maintain the architectural integrity and aesthetic standards of the community.
7. Compliance and Professionalism:
 - a. All modifications must conform to St. John's County standards and permits, and all work must be performed to professional standards.
8. Visibility and Accessibility:
 - a. When a vehicle is parked anywhere on the driveway, it must not obstruct visibility or physical access to the home's entrance.

5-25 FLAGS & FLAGPOLES

In accordance with Florida Statute 720.304, Sevilla at World Commerce Center respects and facilitates the rights of homeowners to display certain flags in a manner that honors their significance while maintaining the aesthetic and safety standards of the community.

1. PERMITTED FLAGS: Homeowners may display, in a respectful manner, up to two of the following portable, removable flags, each not larger than 4 1/2 feet by 6 feet:
 - The United States flag.
 - The official flag of the State of Florida.
 - Flags representing the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
 - A POW-MIA flag.
 - A first responder flag, which may include designs that recognize and honor law enforcement officers, firefighters, paramedics, emergency medical technicians, correctional officers, 911 public safety telecommunicators, advanced practice registered nurses, licensed practical nurses, registered nurses, participants in statewide urban search and rescue programs, and federal law enforcement officers.
2. FLAGPOLE INSTALLATION: Homeowners may erect a freestanding flagpole no more than 20 feet high on their real property, provided it does not obstruct sightlines at intersections or is erected within or upon an easement. Homeowners may display from this flagpole one official United States flag not larger than 4 1/2 feet by 6 feet, along with

one other flag permitted under the above list, which must be equal in size to or smaller than the United States flag.

3. **COMPLIANCE WITH REGULATIONS:** The installation of flagpoles and the display of flags must comply with all local building codes, zoning setbacks, and other applicable governmental regulations, including noise and lighting ordinances. **All installations require approval from the ACC.**
4. **MAINTENANCE AND RESPECT:** Homeowners are responsible for maintaining their flags and flagpoles in good condition, ensuring flags are free from damage or wear and that flagpoles remain safe and presentable. Flags should be displayed respectfully and removed during severe weather to prevent damage.

6. MAINTENANCE

6-1 MAINTENANCE DURING CONSTRUCTION OR RENOVATION

During construction or renovation, all debris must be placed in a single location on the lot of the construction site only. The debris must 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 or her 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 homeowner.

6-2 MAINTENANCE

No weeds, underbrush, or other unsightly vegetation are permitted to grow or remain on any lot within Sevilla at World Commerce Center, and no refuse pile, debris, toys, equipment, or unsightly objects, including dilapidated furniture or equipment, are allowed to be placed or remain anywhere on such lots. The Owner must maintain the exterior of their Single-Family Lot, building, and improvements in good and workmanlike manner, presenting a neat and clean appearance, including regular edging of driveways, curbs, and sidewalks to ensure a well-maintained and tidy appearance. Driveways, sidewalks, and curbs must also be regularly blown or cleaned to remove lawn clippings, leaves, and other debris. Vines are not permitted to grow up or on the sides of homes to prevent damage and maintain aesthetic standards. All trees, including palm trees, must be trimmed regularly to maintain their health and appearance. Trees bordering public sidewalks must be trimmed to provide at least 8 feet of clearance from the ground to the bottom of the tree canopy to avoid obstructing pedestrian access. Flower beds and overall landscaping must be maintained to ensure a neat and tidy appearance, free from weeds and overgrowth. Grass should not encroach into or grow within flower beds, maintaining a clean and defined separation between the lawn and flower bed areas.

In the event that any Owner fails or refuses to keep their Single-Family Lot free of weeds, overgrown grass, underbrush, refuse piles, debris, toys, equipment, or other unsightly growths or objects, or to maintain the Single-Family Unit, building, or improvements on their Lot, including mailboxes, in a good and workmanlike manner and 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. Such entry shall not be deemed a trespass.

Exteriors must be free from visible damage, including cracks, uneven or irregular paint coverage, stains, mold, mildew, faded or peeling paint, dented or damaged garage doors, cracked or damaged windows, torn or missing window or door screens, and missing shutters, shingles, windowpanes, house numbers, siding, soffits, etc. Regular upkeep, such as pressure washing of the home, is required; if pressure washing does not remedy stains, discoloration, or uneven paint, repainting of the impacted area is mandated.

Cracks in the exterior necessitate immediate repair and subsequent repainting to match the home's current color scheme. Additionally, any maintenance or repair efforts resulting in mismatched or faded paint must be rectified by repainting the entire home or the affected panels to ensure aesthetic uniformity across the property.

Homeowners are urged to regularly assess their property's exterior and undertake necessary maintenance promptly. For guidance on suitable materials and color matching, residents should consult the ACC, which will assist in ensuring all repairs and maintenance align with community standards.

Fences and gates that are leaning, broken, deteriorating, or have missing parts must be promptly repaired or replaced.

Homeowners are responsible for the regular pressure washing of driveways, sidewalks, and curbs adjacent to their property, including the pathway leading to their front doors, and any sidewalks and curbs that run across easements in front of or on the side of their lots. This responsibility also extends to all personal property structures, such as fences and house exteriors, to ensure the community maintains its aesthetic appeal and safety.

Homeowners on lake front lots are required to maintain any portion of land lying between the Owner's lot line to the edge of water in any lake in a neat, orderly, and attractive manner.

During construction or other improvement, each Owner will be required to maintain his or her 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. MISCELLANEOUS

7-1 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 Sevilla at World Commerce Center.

7-2 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.

7-3 ARTIFICIAL VEGETATION:

No artificial 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.

1. 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 from any angle.**
2. Fenced trashcan screens are allowed and require approval from the ACC. See section 5-4 "OTHER EQUIPMENT" for details and requirements.

7-5 VEHICLE POLICY – COMMERCIAL & OTHER:

VEHICLE POLICY:

The purpose of this policy is to establish the requirements for vehicles within Sevilla at World Commerce Center Property Owners that provides the Board of Directors of the Association the power and authority to adopt and promulgate reasonable rules and regulations with regard to the common areas of the Association and private lots within the Association. The Board of Directors deems it advisable, for the benefit of the community and the residents therein, to establish a specific policy regarding Parking Commercial and Other Vehicles on the common areas, parcel common areas owned by Association, and private lots within view from common areas.

The use of ATVs, dirt bikes, and other recreational vehicles is prohibited anywhere within the neighborhood, including HOA common areas. Additionally, the operation of watercraft of any type on community lakes is strictly prohibited. These restrictions are in place for insurance purposes, to ensure the safety of all residents, and to protect the natural ecosystem and tranquility of the community. Vehicles must park only in paved locations that are intended for parking (including

lined parking spaces, driveways, and public road curbsides). It is prohibited to park any motor vehicle on a sidewalk, entryway, or on any non-paved common area or on any non-paved private property, including grass.

Parking which blocks sidewalks, driveways and/or fire hydrants is strictly prohibited.

Vehicles for sale must not display "for sale" signs or written advertisements on windows, and all vehicles parked within the community must have proper license plates. Junk and abandoned vehicles are not permitted to be parked within the community.

Commercial vehicles, recreational vehicles, and trailers must not be parked overnight in any location, including common areas, parcel common areas, or private lots, where they are visible from other lots or common areas. Descriptions of Vehicles; Commercial, Recreational and Other, as applied herein and for enforcement of covenants and restrictions are as follows:

COMMERCIAL VEHICLES:

1. A commercial vehicle is defined as any motor vehicle and any trailer or semi-trailer designed or used for carrying or hauling freight or merchandise, or for providing services in connection with any commercial enterprise. It would also include vehicles with tools, ladders, machinery, equipment, or materials carried on its exterior, or any vehicle higher than 7 feet measuring from ground to top of roof. Such definition does not include any motor vehicle owned by government agency and used primarily for carrying passengers.
2. Box trucks, cargo vans, and step vans are considered commercial vehicles and would fall into the commercial vehicle category.
3. Any private or public school and church buses.

RECREATIONAL VEHICLE (RV):

1. Any boat, jet-ski, or other water vehicle.
2. Any trailer or 5th wheel trailer.
3. Any mobile home, motor home, or self-contained camper.
4. Any pop-up camp/tent trailer or other similar recreation-oriented, portable, or transportable facility of conveyance.
5. Dune buggies.
6. Golf carts.
7. All-terrain vehicles (ATV), dirt bikes, mini bikes.
8. Any vehicle which is not licensed for use on Florida roads.

JUNK VEHICLE:

1. A vehicle that is disabled, inoperable, or unable to be driven on private or public roads.

ABANDONED VEHICLE:

1. A vehicle that is not parked on private property is presumed abandoned if it has been in a specific location for 3 days without being moved and if it lacks either: current license plate, or a valid registration.

DECLARATION OF RESTRICTIONS:

1. Commercial vehicles of any kind operated by a member of the household occupying the dwelling on the lot must not be parked on the street within the front or side setback lines or anywhere on the lot where it would be visible from any traveled road or another lot.
2. In addition, if a house is considered a rental unit, the owner of the house is directly responsible for those tenants and their actions. Additionally, all renters/lessees would receive a copy of the Vehicle Policy.
3. Any boat, boat trailer or other water craft, camper, trailer or other recreational vehicle must be parked in a garage or be stored in the rear or side yard fully screened from view from the street and adjacent lots by a six (6') foot fence as strictly approved by the Committee on a site-specific basis in the ACC's sole discretion. Provided however, no boat, boat trailer, other watercraft, camper, trailer or other recreational vehicle or any other type of vehicle may be stored on a Lot where such vehicle is visible from a lake.

ENFORCEMENT AND TOWING:

Vehicles found to be in violation of this Vehicle Policy or the community's Parking & Towing rules may be subject to towing at the owner's expense pursuant to Section 3-3 of this document and Florida Statute §715.07. The Association reserves the right to take enforcement action, including fines or towing, to ensure compliance.

VEHICLE MAINTENANCE AND REPAIRS:

All vehicle maintenance and repair work should be performed inside enclosed garages whenever possible to preserve the appearance and safety of the community. Routine or minor tasks that cannot reasonably be completed inside a garage, such as washing, tire inflation, or quick part replacements, may be done in the driveway provided the work is completed the same day, does not create excessive noise or clutter, and the area is cleaned immediately afterward.

Major repairs, body work, or any work that renders a vehicle inoperable, involves multiple vehicles, or results in visible parts, tools, or fluids may not be conducted outside of an enclosed garage or in any area visible from neighboring lots or common areas. Vehicles may not remain on jacks or stands overnight. Repeated or recurring visible repair activity may be deemed a nuisance and subject to enforcement under community rules.

7-6 PETS:

Residents are permitted to have up to two (2) dogs and two (2) cats per household, with the express prohibition against the keeping or breeding of farm animals, livestock, reptiles, poultry, or any other non-specified animals on any property, whether common or private. All pets must be kept on a leash at all times when outside of their owner's home and only in designated areas as determined by the Association to ensure both pet and community safety. Cats are not allowed to roam outdoors to prevent them from becoming a nuisance or endangering themselves and others.

Pet owners are responsible for the immediate cleanup and proper disposal of their pet's waste on all properties to maintain hygiene, prevent disease, and prevent odors.

7-7 YARD SALES:

Community-wide yard sales will be held twice annually in April and October. In an effort to minimize unwanted traffic and reduce clutter, residents must obtain prior HOA approval for personal yard sales, limited to one yard sale per year between 8 AM and 5 PM.

7-8 HOLIDAY DECORATIONS:

Residents are encouraged to decorate their homes in a manner that is tasteful and in keeping with the spirit of the holiday being celebrated. Decorations are allowed only for the following holidays: New Year's Day, Valentine's Day, St. Patrick's Day, Easter, Independence Day, Halloween, Thanksgiving, Christmas, Hanukkah, and Kwanzaa. Decorations may be displayed up to 30 days prior to these holidays and must be removed within 10 days following the holiday. For Halloween decorations, while creativity is appreciated, displays featuring graphic violence are not permitted to maintain a family-friendly environment. This policy ensures that our community remains an inviting and respectful place for all residents and visitors during holiday seasons, balancing individual expression with community standards.

7-9 FISHING & LAKE EASEMENT USE:

Fishing is permitted exclusively along lake banks that are designated as common areas within the community. Members must adhere to all posted signs regarding easement usage and guidelines concerning fishing locations and practices. It is important to note that the easements located behind lake-front homes are Sevilla HOA property but are not considered common areas. These easements are reserved exclusively for authorized maintenance purposes and for the use by homeowners who maintain their individual sections, defined by extending their side-lot lines to the water's edge.

No vehicular traffic is allowed on lake banks, noise levels around lakes must be minimized to avoid disturbances, and gatherings on lake banks are prohibited to preserve the peaceful environment and privacy of lake-front residents. The construction of docks, piers, platforms, or any other structures on easements or lake banks is strictly prohibited.

Fishing or any other unauthorized use of these easements by non-residents or residents who do not live directly adjacent to these sections is strictly prohibited. All fishing should be conducted in an environmentally responsible manner, adhering to local and state fishing regulations, including fish size and catch limits. Only standard fishing rods and reels are permitted, and the use of nets, traps, or spearfishing equipment is prohibited.

Members are encouraged to practice catch-and-release to maintain the fish population and ecological balance. Anglers must keep fishing areas clean, disposing of all trash, including bait containers and fishing lines, in designated receptacles.

Compliance with this policy is crucial to ensure that fishing activities do not interfere with the privacy, rights, and enjoyment of lake-front property owners, and to maintain the aesthetic and environmental standards of our community lakes.

7-10 NOISE & NUISANCES:

Nothing shall be done or maintained on any Lot or Unit which may be or become an annoyance or nuisance to the occupants of other Lots or Units. Any activity on a Lot or Unit which interferes with

television, cable, or radio reception on another Lot or Unit shall be deemed a nuisance and a prohibited activity.

Additionally, to preserve the peaceful and quiet enjoyment of the community, the following guidelines shall apply:

QUIET HOURS:

Quiet hours are in effect from 10:00 PM to 7:00 AM Sunday through Thursday and 11:00 PM to 7:00 AM on Friday and Saturday. During this time, any excessive noise that could disturb neighboring homes is strictly prohibited. This includes loud music, the use of power tools, shouting, excessive vehicle noise, and other disruptive sounds.

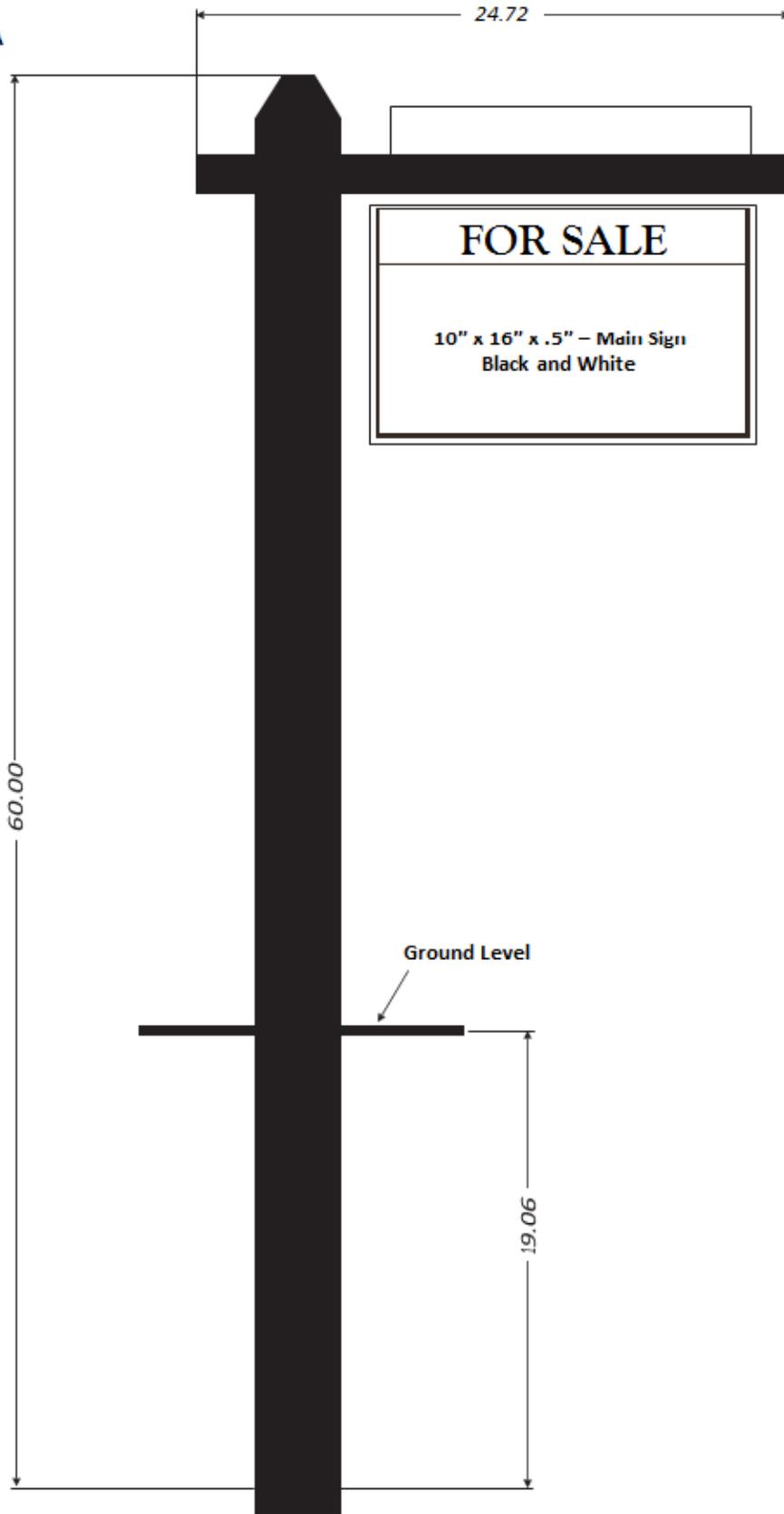
EXCESSIVE NOISE:

Activities that generate excessive noise at any time, such as revving engines, parties or gatherings with loud music, persistent barking dogs, or the operation of dirt bikes, ATVs, or other off-road vehicles, are prohibited if they interfere with the peaceful enjoyment of nearby Lots or Units. Any noise that disturbs others or causes discomfort will be considered a nuisance.

OPEN BURNING & FIRE PITS:

No open burning of any kind, including yard waste, trash, or bonfires, is permitted within the community. Portable or built-in firepits are permitted for personal use, but must be operated in a safe manner and not produce excessive smoke, odor, or noise that interferes with the peaceful enjoyment of other Lots or Units. Fires may not be left unattended and must comply with all local fire and safety

Exhibit A



regulations.

Exhibit B



Exhibit C



Exhibit D



Exhibit E

