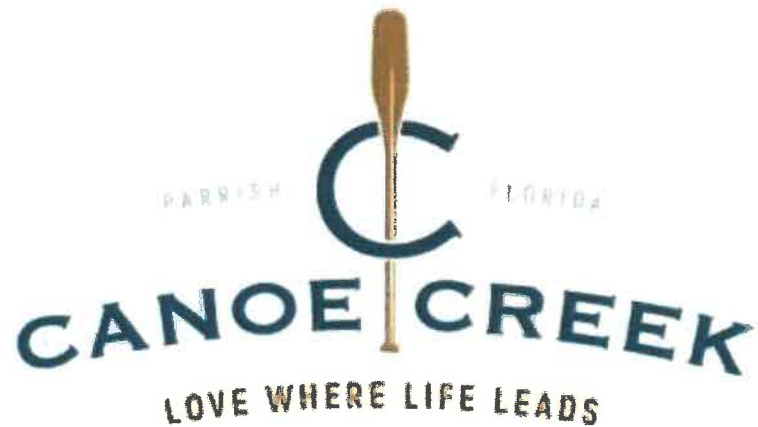


DESIGN CRITERIA MANUAL



June 23rd, 2022

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Dear Canoe Creek Homeowner,

Neal Communities commitment to excellence in land development and home building has earned the Company a reputation as Southwest Florida's premier residential builder. With over 50 years of building experience, and with over 70 successful communities, the Neal team's expertise in designing exceptional communities ensures that they will continue well into the future.

Neal Communities takes the responsibility of creating lasting communities seriously, designing each with a distinct quality and character. This takes a commitment that goes beyond the construction of the homes. We pay attention to the details of community design, environmental impact, natural habitat, and local surroundings.

We build communities that respect the land and the environment.

We take pride in every community we create, and our homeowners take pride in living here. Therefore, we have established these Guidelines to maintain the exceptional quality and character of Canoe Creek for years to come.

Sincerely,

Patrick K. Neal
Neal Communities

Homeowner Name

By signing below, I affirm that I have received the Canoe Creek Residential Community Design Guidelines.

Homeowner Signature



INTRODUCTION

The Community's Covenants, Conditions, and Restrictions (CCR's) do not list all specific design criteria necessary for plan approval. The purpose of these Design Guidelines is to define the criteria that will guide architectural development of the homes in Canoe Creek. They are intended to enable the Developer to achieve the development goals of having compatible, consistent, and complementary development throughout the subdivision. Like any community, Canoe Creek will grow gradually. These Guidelines are intended to provide the foundation upon which Canoe Creek will emerge.

The Design Guidelines have been prepared to assure long-term community quality. They are not intended to limit development choices or design alternatives, but rather to encourage creativity and innovation, while creating a blend of home styles that will enhance the community environment. The ultimate result will be to heighten property values. The Developer will update and revise these Guidelines over the course of the development as it determines necessary. No assumptions can be made that prior approvals will govern future decisions. The Developer has the right to interpret the criteria on a case-by-case basis.



THE REVIEW PROCESS

From time to time homeowners may wish to make changes that suit his/her current life-style and creative needs. Canoe Creek recognizes this need and wishes to accommodate these changes; however, it is important to remember that the changes may affect the character of your neighborhood. The Architectural Review Committee (ARC) must approve changes and are responsible for maintaining the original Design Guidelines. The Guidelines also outline an efficient and equitable review process that will be administered by Canoe Creek HOA, Developer, or any successor or assigns.

Compliance with these standards does not preclude the ARC's right to deny a plan submittal for aesthetic purposes.

Nothing contained in these Guidelines places any obligation for any governmental agency to approve any plans, nor shall approval by the Developer be interpreted as meeting the requirement of Manatee County or any other governing agency.



THE DESIGN REVIEW COORDINATOR

An Architectural Review Committee will be appointed by the Developer to coordinate the design review process for modifications. Each modification will be reviewed for conformance to the Canoe Creek Community design objectives.

All reviews, substitutions, and approvals by the ARC will be considered binding and final.

The Developer has the authority to function as the Architectural Review Committee for the community until there is 100% build out. Not until then is the Developer required to transfer review and authoritative power to the Canoe Creek Neighborhood Association.

The Developer, and after transfer, the HOA Board of Directors or their appointed committee, will have authority over design decisions of both new construction and modifications and additions.

To obtain specific information on the requirements and procedures for design review contact:

Access Management
13437 Old Creek Court
Parrish, FL 34219
Attn: Property Management
Phone: (813) 607-2220
Email: CanoeCreek@accessdifference.com



REVIEW AND APPROVAL FLOW CHART

Step One

RESEARCH AND REVIEW

- Architectural and Design Guidelines.
- Manatee County Building and Zoning Requirements.
- Canoe Creek Covenants, Conditions, and Restrictions (CCR'S).
- When a proposed modification has a possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with his/her neighbors prior to submitting an application to the ARC. It may be appropriate (in some cases) to provide a neighbor's comments along with the ARC application. If the modification is deemed to adversely affect adjacent properties (for example the building of a pool), the impacted neighbor(s) must be informed. The ARC, at its discretion, can require the neighbor's approval.

Step Two

REVIEW REQUIREMENTS

- Submittal of one (1) Design package including:
 - Architectural Review Application form, and, if needed, a letter detailing the modification or addition you would like to make.
 - Drawings (site plan, elevation, etc.) as applicable.
- Approvals to precede, recommendation for changes, or plan rejection from the Developer.
- Resubmittal of requested changes for approval.
- Resubmittal of new plan, if required.



COMMUNITY CHARACTER

Canoe Creek is located in Parrish, Florida, offering Coastal, Island and Farmhouse architectures. It is located near Fort Hamer Road and Upper Manatee River Road and is accessible to the newly opened Fort Hamer Bridge. It is situated near great shopping and several city centers.

Canoe Creek community is a 304 acre property consisting of approximately 621 homes and 134 villa residences. It will feature a clubhouse, fitness room, pool and spa, as well as pickleball courts and a nearby dog park. Canoe Creek will also feature a recreation center exclusively for use by Villa homeowners which will include a Luxury-style Pool and Spa, lounge deck, a gas grill and Restroom Pavilion. Canoe Creek will have a lifestyle coordinator, who will coordinate a full activities calendar for its residents. The community has no CDD fees.

The architectural elevation styles being offered at Canoe Creek are Coastal, Island and Farmhouse.



SPECIAL TREATMENT LOTS

Some homesites within Canoe Creek are viewed as homesites with significant visual impact within the community (i.e. lake or preserve views) and will require additional landscaping.

Homesites that will have additional landscaping to provide visual appeal are lots: 1, 8, 9, 73, 74, 76, 77, 78, 79, 80, 95, 96, 102, 103, 113, 126, 127, 135, 136, 146, 147, 155, 156, 157, 158, 159, 160, 161, 180, 181, 185, 186, 198, 205, 206, 207, 215, 216, 230, 231, 242, 243, 263, 274, 292, 293, 334, 335, 346, 379, 386, 400, 401, 408, 409, 424, 425, 442, 455, 474, 478, 491, 499, 500, 522, 551 and 554.

Homesites that will be restricted to single-story homes are lots: 8, 9, 95, 96, 127, 135, 136, 198, 216, 230, 231, and 242, 379, 400, 401, 408, 409, 424, 425, 442, 455, 474, 478, 491, 499, 500, 522, 545, 546, 551, 554, 569, 570, 597, 598, and 637.

Homesites in Phases 3 that will be restricted to single-story homes are lots: 379, 400, 401, 408, 409, 424, 425, 442, 455, 474, 478, 491, 499, 500, 522, 545, 546, 551, 554, and 637.



Canoe Creek Site Map

33' 45' & 60' Single Family Homes





Canoe Creek Site Map Villa





SITE DEVELOPMENT GUIDELINES

The scale of the streetscape, determined by building setbacks and placement of garages, is important in developing a sense of consistency in a community such as Canoe Creek. Setbacks have been developed in order to achieve a well-proportioned streetscape. These minimum setbacks will determine the placement of the home, garages, and landscaping. All setbacks are from the applicable property lines to the foundations and/or face of porches.

| Chassis Size | Minimum Front Yard Setback (Feet) | Side Yard Setback (Feet) | Rear Yard Setback (Feet) | Rear Setback to Pool Enclosure (feet) | Waterfront Setback (Feet) |
|--------------|-----------------------------------|--------------------------|--------------------------|---------------------------------------|---------------------------|
| 33' Chassis | 20 | 10 | 10 | 5 | 30 |
| 45' Chassis | 20 | 10 | 10 | 5 | 30 |
| 60' Chassis | 20 | 7.6 | 10 | 5 | 30 |
| Villas | 25 | 6.0 | 10 | N/A | 30 |



SCALE AND MASSING

It is strongly recommended that consideration be given to the relationship of architectural massing and scale of building elements for the overall community in Canoe Creek. The incorporation of stone, metal accents and other appropriate elements are encouraged for reducing the frontal mass of dwellings per architectural style. In addition, a strong expression of entry is encouraged.



There are (3) architectural styles offered in Canoe Creek:

- Coastal
- Island
- Farmhouse

Future modifications and/or additions to the home shall meet the integrity of the existing home and will be subject to approval by the ARC.



EXTERIOR MATERIALS AND FINISHES

Exterior materials, trim, and detailing reflect the chosen architectural style of the home being built in Canoe Creek. Homes may have an exterior cementitious finish, stone, cultured stone, and/or wrought iron. A cementitious finish of varying textures (based on the architectural style) is acceptable as an exterior material. Architectural detailing enhances the character. Entries should receive additional emphasis.



APPROPRIATE

- Natural trim and accent materials such as stone cultured stone, wrought iron, or cementitious finish.
- Aluminum soffit and fascia color to be determined by architectural style.

NOT ALLOWED

- Awnings



ARCHITECTURE - COASTAL

This more casual design is inspired by the architecture of the Islands, influenced from South Florida and into the Caribbean. Other influences are European, African, and Asian and used in response to the hot tropical environments. The incorporation of the columned porches is prominent. Columned porches are common. The use of shutters as a prime architectural theme and decorative bracket and some use of siding is common as well. Flat Tile roofs. The potential for creative detailing and outdoor living makes this a good choice for the Florida market.

Common design features include:

- Square columns
- Front porch
- Shutters
- Siding accents
- Rectangular windows
- 6/12 Pitched Roofs
- Gable appliques

Colors for this style can range from whites and earth tones to pastels, and often bold expressions of color are used as accents on shutters and/or brackets.





ARCHITECTURE - ISLAND

This more casual design is inspired by the architecture of the Islands, influenced from South Florida and into the Caribbean. Other influences are European, African, and Asian and used in response to the hot tropical environments. The incorporation of the columned porches is prominent. Columned porches are common. The use of shutters as a prime architectural theme is common as well. Shingle roofs. The potential for creative detailing and outdoor living makes this a good choice for the Florida market.

COMMON DESIGN FEATURES

- Square columns
- Front porch
- Shutters
- Siding on front
- Rectangular windows
- 7/12 Pitched Roofs
- Gable appliques

Colors for this style can range from whites and earth tones to pastels, and often bold expressions of color are used as accents on shutters and/or brackets.





ARCHITECTURE - FARMHOUSE

Farmhouse architecture seeks to combine the feel of the utility-focused farmhouse with the needs of modern comfort. This architecture captures a homey, family-centered and folksy aesthetic. It combines the best of modern and old fashioned looks and lends to an easy and casual feeling as opposed to being overdone or excessive. Covered porches and oversized openings are characteristic of Farmhouse architecture.

Common design features include:

- Shingle roofs
- Brick Accents
- 6/12 pitched roofs
- White fascia and soffit
- Oversized fenestration – windows and doors
- Siding and vertical cladding
- Bronze windows
- Shutters





ROOF ACCESSORIES, GUTTERS, AND DOWNSPOUTS

It is encouraged that all exposed metal materials are hidden or muted from the public eye whenever possible.

APPROPRIATE

- All roof vents, plumbing stacks and flashing should closely match the color of surrounding materials, and are encouraged to be located behind the main ridgeline.
- Gutters may be added to the front elevation of single-family homes. The color must match the approved fascia color for architectural styles of Coastal, Island and Farmhouse. Gutters are included on the Front Entry only for Villas and will match the approved fascia color for Island architecture which is white.

NOT ALLOWED

- Gutters and downspouts in contrasting painted colors from trim.



WINDOWS AND SHUTTERS

A variety of window types and styles, such as single hung or double hung are acceptable at Canoe Creek. Materials can include aluminum or vinyl. Window frame color will depend on the architectural style. Windows may be square, rectangular, or arched, based on architectural style.

No newspaper, aluminum foil, sheets, or other temporary window treatments are permitted, except for periods not exceeding one week after occupancy on a dwelling, or while permanent window treatments are being cleaned or repaired.

APPROPRIATE

- Detailed window trim at front elevations.
- Use of shutters is encouraged with traditional styles on front elevation. Shutters should match the style of the home.
- Standard hurricane shutters are gray steel.
- Muntins on front elevations when consistent with the architectural style.
- A homeowner who plans to be absent during the hurricane season must prepare his home prior to his departure by designating a responsible firm or individual to care for his home. The homeowner is responsible for furnishing the Association with the name(s) of that firm or individual in case the home suffers hurricane damage.





WINDOWS AND SHUTTERS

(cont'd)

APPROPRIATE (continued)

- Hurricane shutters may only be placed on a structure once a Storm Warning is issued by the appropriate governmental authority, and shall not remain on the structure for more than seven (7) days after the storm event; however, clear storm shutters may remain on the structure for a reasonable period of time while the homeowner(s) is/are not present.
- See Pages 19 and 20 for Approved Hurricane Shutters.

NOT ALLOWED

- Milled or anodized finishes, except for temporary hurricane shutters.
- Reflective glass or applied reflective film.
- Untrimmed windows on front elevations.
- Awnings on front, rear, or side elevations.
- No storm or hurricane shutters may be installed by a homeowner except for those that comply with specifications, design, color, and style approved by the ARC. No storm or hurricane shutters may be installed except as needed for storm or hurricane protection, or for maintenance and repair.

WINDOWS AND SHUTTERS - (cont'd)

APPROVED ROLL-DOWN HURRICANE SHUTTERS

- Installation of permanent aluminum roll-down hurricane shutters has been approved for all operable and/or fixed glass windows.
- They may be of the hand crank or electric motorized type.
- The housing box and shutters must match the color of the window frames on the home.



APPROVED

WINDOWS AND SHUTTERS - (cont'd)

APPROVED ALUMINUM ACCORDION HURRICANE SHUTTERS

- Installation of permanent aluminum accordion hurricane shutters has been approved for all operable and/or fixed glass windows.
- They may be the hand crank or electric motorized type.
- The housing box and shutters must match the color of the window frames on the home.



APPROVED



PARKING

All vehicles owned by residents must be garaged or parked in the driveway. No vehicles will be allowed to be parked in the street overnight. Vehicles must never be parked in front of or near mailboxes to allow for delivery of mail.

The presence of an RV on the property is strictly for the purpose of loading or unloading the vehicle. The maximum amount of time for RV parking is 90 minutes.

No boats, trucks over $\frac{3}{4}$ tons, commercial vehicles, trailers, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or non-commercial vans or pick-up trucks, as determined by the Board, shall be placed, parked or stored upon the Property or in the Common Elements for a period of more than eight (8) hours, unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance, or if parked within an enclosed garage; nor shall any maintenance or repair be performed upon any boat or motor vehicle not owned or controlled by the Association or the Developer in the Properties, except within a building where totally isolated from public view.

Commercial moving vans, including U-Haul, Penske, etc., may be parked or stored on the property for up to 8 hours while loading or unloading household items. This does not include overnight parking.

APPROVED FRONT ENTRY & SIDE ENTRY STORM OR SCREENED DOORS

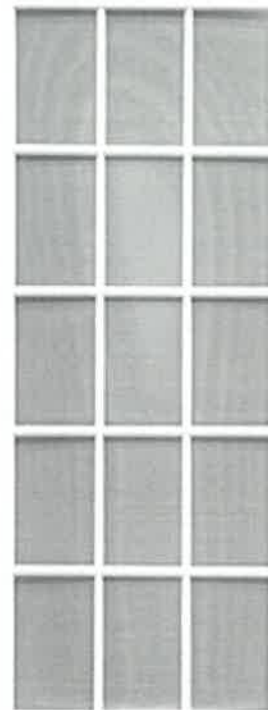
Approved front entry or side entry storm or screened doors are the Seaview or Heritage styles. Both styles are available in white and bronze frames and the door frame color must match the window frame color of the home.

APPROVED PATIO SCREENED DOOR

Approved patio screened door is the Seaview style. This door is available in white and bronze frames and the door frame color must match the frame color of the screened enclosure.



Seaview



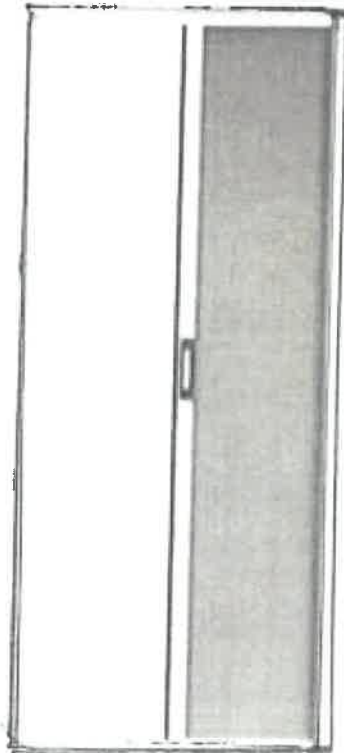
Heritage



APPROVED RETRACTABLE FRONT ENTRY STORM AND/OR SCREENED DOOR

Approved front entry storm and/or screen door is the Hidden Retractable Storm/Screened Door.

The door frame color must match the window frame color of the home.





FRONT ENTRY, SERVICE, PATIO, AND GARAGE DOORS

GARAGE DOORS

Garage doors must be kept closed at all times except when in use, and during reasonably limited periods when the garage is being cleaned or other activities are being conducted which require the doors to be left open. No trailer, camper, motor home, boat, boat trailer, canoe, or motorcycle shall be permitted to remain upon a homesite unless within an enclosed garage other than for temporary parking. Temporary parking shall mean the parking of such vehicles belonging to or being used by owners and their guests for loading and unloading purposes only. All temporary parking shall be restricted to paved driveways. No commercial trucks or vans, tractors, service vehicles, or other commercial vehicles shall be permitted to remain within the Subdivision other than for temporary parking unless parked within an enclosed garage.

Garage doors are chosen by architectural style.



FRONT ENTRY, SERVICE, PATIO, AND GARAGE DOORS (cont'd)

APPROPRIATE

- Front entry door.
- Standard fiberglass entry door or various glass entry doors pre-approved by Builder.
- Accent color at front entry doors is encouraged.
- Garage doors.
- Garage doors with window panel based on architectural style.
- Garage door painted other than the body color of the home.
- Preapproved front entry storm door or side screen doors (see selections on pages 22 & 23).

NOT ALLOWED

- Flush, non-accented front doors (either by color or by detail).
- Translucent fiberglass garage doors.
- Gaudy garage door details, which draw attention.
- Strong accent colors on garage and service doors.
- Painted designs on garage doors.
- Garage door painted same as body color.
- Garage screen doors.



PORCHES, DECKS, AND BALCONIES

If entry porches are used, they should be designed as dominant features that invite entrance to the dwelling. The use of columns is encouraged. Porch columns should be sized appropriately for the architectural style chosen and are subject to review by the Developer. Larger columns are also encouraged and should be selected to complement the architectural style. Columns shall have a base capital treatment in keeping with the architectural style of the house. Materials such as lattice are acceptable if appropriate to the elevation style of the house. No screened front porches will be allowed.



SINGLE FAMILY HOMES - APPROPRIATE

- Wood decks, painted or stained to be compatible with the house finishes, oriented to the rear.
- Recycled PVC decking of appropriate color.
- Porch handrail systems simple in design, using wood, PVC, or aluminum vertical balusters and built-up rails or aluminum of appropriate design.



PORCHES, DECKS, AND BALCONIES

(cont'd)

- Porches that fit the architectural style on rear elevation only.
- Dominant entry porches (encouraged).
- Appropriate scale for columns supporting porches, including built-up box or tapered forms, subject to review by the Developer.

SINGLE FAMILY HOMES - NOT ALLOWED

- Awnings on the front, back, rear, or sides of homes.
- Screened front porches.
- Sunroom or modification to the lanai must be approved by the ARC.

VILLAS – APPROPRIATE

- Lanai extensions with bronze frames, where applicable.
- BBQ use per compliance with NFPA1, Fire Prevention Code, 2009 Edition, Chapter 10.11.6 or as revised by State Fire Marshal.
- BBQ use under covered or extended lanai is allowed per code (as of 02/05/15).
- BBQ may also be used and stored outside lanai area, providing it is stored on a hard surface, rear of home only, and is placed in a manner to allow lawn to be maintained by the Association. ARC submission and approval is required. No landscape screening is required; however, the BBQ area must be neatly kept and covered when not in use.

VILLAS - NOT ALLOWED

- Awnings on the front, back, rear, or sides of homes.
- Screened front porches.



EXTERIOR COLORS

The Developer shall approve exterior color choices appropriate for each architectural style for the Builder and subdivision. Any requests to change exterior paint colors must be submitted to the ARC for approval and colors selected from the pre-selected schemes only.

Shutter accent color should be compatible with the body, trim, and roof colors.

APPROPRIATE

- Color appropriate to the architectural style. (See section entitled *Paint Colors*.)
- Complementary trim and siding colors.

NOT ALLOWED

- Siding and trim colors in bright, harshly contrasting ranges.

Single-Family Detached Homes:

- The same roof or color scheme may only be used on homes no closer than (3) homes away as well as on the home directly across the street.
- The Architectural Review Committee (ARC) has the right to retire a color scheme as appropriate.
- The same elevation cannot be built next to, or directly across from itself.
- No more than (3) of the same architectural style shall be built in a row.



EXTERIOR COLORS - COASTAL & ISLAND - 33' 45' 60'

CANOE CREEK COASTAL & ISLAND EXTERIOR COLORS 33' 45' 60'

| | | | |
|-----------------|-----------|--|--|
| | | | SCHEME #1 |
| ROOF: | | | SEE ROOF MATRIX TAMKO, HERITAGE SHINGLE, SHADOW GREY |
| 1 | Body | | DELICATE WHITE, PPG 1001-1 |
| 2 | Trim | | DELICATE WHITE, PPG 1001-1 |
| 3 | Secondary | | GALE FORCE, PPG 10-08 |
| 4 | Accent | | |
| | Accent | | SOOTHING SAPPHIRE, PPG 10-09 |
| 5 | Accent | | HATTERAS GRAY, PPG 10-10 |
| OPTIONAL PAVER: | | | TREMBON, OLDE TOWN, GRANITE |
| | | | SCHEME #2 |
| ROOF: | | | SEE ROOF MATRIX TAMKO, HERITAGE SHINGLE, NATURAL TIMBER |
| 1 | Body | | ELEMENTAL, PPG 1011-3 |
| 2 | Trim | | DELICATE WHITE, PPG 1001-1 |
| 3 | Secondary | | DOVER GREY, PPG 1001-5 |
| | Accent | | |
| 4 | Accent | | SUMMER WHEAT, PPG 14-10 |
| 5 | Accent | | SHADOW TAUPE, PPG 14-01 |
| OPTIONAL PAVER: | | | TREMBON, OLDE TOWN, GRANITE |
| | | | SCHEME #3 |
| ROOF: | | | SEE ROOF MATRIX TAMKO, HERITAGE SHINGLE, OXFORD GREY |
| 1 | Body | | MATCH TO OYSTER BAY, NC6305 |
| 2 | Trim | | DELICATE WHITE, PPG 1001-1 |
| 3 | Secondary | | HIDEAWAY, PPG 14-26 |
| | Accent | | |
| 4 | Accent | | TWILIGHT STROLL, PPG 10-03 |
| 5 | Accent | | MATCH CONNECTED GRAY, NC6155 |
| OPTIONAL PAVER: | | | TREMBON, OLDE TOWN, GRANITE <u>or</u> DRIFTWOOD |



EXTERIOR COLORS - COASTAL & ISLAND - 33' 45' 60' (cont'd)

CANOE CREEK COASTAL & ISLAND EXTERIOR COLORS 33' 45' 60'

SCHEME # 4

| | | |
|----------------|-----------|---|
| ROOF | | SEE ROOF MATRIX TAMKO, HERITAGE SHINGLE, RUSTIC BLACK |
| 1 | Body | MATCH TO COTTAGE CREAM NC 7678 |
| 2 | Trim | DELICATE WHITE, PPG 1001-1 |
| 3 | Secondary | MOTHER OF PEARL, PPG 1100-1 |
| | Accent | |
| 4 | Accent | BLUE FIJORD, PPG 1163-6 |
| 5 | Accent | OBSIDIAN, PPG 1035-7 |
| OPTIONAL PAVER | | TREMOR, OLDE TOWN, GRANITE |

SCHEME # 5

| | | |
|----------------|-----------|---|
| ROOF | | SEE ROOF MATRIX TAMKO, HERITAGE SHINGLE, OLDE ENGLISH REACTOR |
| 1 | Body | SPECIAL DELIVERY, PPG 1037-3 |
| 2 | Trim | DELICATE WHITE, PPG 1001-1 |
| 3 | Secondary | SEA FROST, PPG 1037-1 |
| | Accent | |
| 4 | Accent | BRAINSTORM, PPG 1030-1 |
| 5 | Accent | OBSIDIAN, PPG 1035-7 |
| OPTIONAL PAVER | | TREMOR, OLDE TOWN, GRANITE |

SCHEME #6
RETIRED AS OF 1/29/21

SCHEME #7
RETIRED AS OF 1/29/21



EXTERIOR COLORS - COASTAL & ISLAND - 33' 45' 60' (cont'd)

CANOE CREEK COASTAL & ISLAND EXTERIOR COLORS 33' 45' 60'

| SCHEME #8 | | |
|------------------------|-----------|---------------------------------------|
| ROOF: | | IKO; CAMBRIDGE WEATHERWOOD |
| 1 | Body | LAZY AFTERNOON, PPG 1007-5 |
| 2 | Trim | DELICATE WHITE, PPG 1001-1 |
| 3 | Secondary | FLAGSTONE, PPG 1001-4 |
| | Accent | |
| 4 | Accent | ELEMENTAL, PPG 1011-2 |
| 5 | Accent | SYMPHONY OF BLUE, PPG 1035-4 |
| OPTIONAL PAVER: | | TREMOR, OLDE TOWN, DRIFTWOOD |

| SCHEME #9 | | |
|------------------------|-----------|--|
| ROOF: | | IKO; CAMBRIDGE WEATHERWOOD or DUAL GREY |
| 1 | Body | TORNADO, PPG 1009-2 |
| 2 | Trim | DELICATE WHITE, PPG 1001-1 |
| 3 | Secondary | GRAY STONE, PPG 1009-4 |
| | Accent | |
| 4 | Accent | PHOENIX FOSSIL, PPG 1009-5 |
| 5 | Accent | PRUSSIAN BLUE, PPG 1154-6 |
| OPTIONAL PAVER: | | TREMOR, OLDE TOWN, GRANITE |



EXTERIOR COLORS - COASTAL & ISLAND - 33' 45' 60' (cont'd)

CANOE CREEK COASTAL & ISLAND EXTERIOR COLORS 33' 45' 60'

STANDARD COLORS:

| | |
|-------------------------|----------------------------------|
| SPRAYCRETE LANAI | DELICATE WHITE PPG 1001-1 |
| WINDOWS: | WHITE |
| SOFFIT/FASCIA: | WHITE |
| DRIP: | WHITE |
| CAGE: | BRONZE |

OPTIONAL PAVERS: DRIVE, WALK AND ENTRY

SAND PAVERS TREMOR, OLDE TOWN, 3-PIECE RANDOM PATTERN



DRIFTWOOD



GRANITE



EXTERIOR COLORS - FARMHOUSE - 33' 45' 60'

CANOE CREEK FARMHOUSE EXTERIOR COLORS 33' 45' 60'

| | | | |
|---------------------------------|----------------|--|--|
| | | | SCHEME #1 |
| ROOF: | | | SEE ROOF MATRIX TAMKO; HERITAGE SHINGLE, WEATHERED WOOD |
| 1 | Body | | OATMEAL, PPG 1023-1 |
| 2 | Trim | | DELICATE WHITE, PPG 1001-1 |
| 3 | Secondary Body | | DELICATE WHITE, PPG 1001-1 |
| 4 | Accent | | SYMMETRY, PPG 1037-4 |
| 5 | Accent | | BREVITY SW 6068 MATCH |
| BRICK OPTIONAL PAVER | | | STONE WORKS, AUTUMN BLEND TREMRON; OLDE TOWN, DRIFTWOOD |
| | | | SCHEME #2 |
| ROOF: | | | SEE ROOF MATRIX TAMKO; HERITAGE SHINGLE, NATURAL TIMBER |
| 1 | Body | | SILENT STORM, PPG 1033-3 |
| 2 | Trim | | DELICATE WHITE, PPG 1001-1 |
| 3 | Secondary Body | | GRAY HERON, PPG 1033-5 |
| 4 | Accent | | LAZY AFTERNOON, PPG 1007-5 |
| 5 | Accent | | KNIGHT'S ARMOR, PPG 1001-6 |
| BRICK OPTIONAL PAVER | | | STONE WORKS, GREY DRIFT TREMRON; OLDE TOWN, DRIFTWOOD |
| | | | SCHEME #3 |
| ROOF: | | | SEE ROOF MATRIX TAMKO; HERITAGE SHINGLE, RUSTIC SLATE |
| 1 | Body | | HOT STONE, PPG 1007-4 |
| 2 | Trim | | DELICATE WHITE, PPG 1001-1 |
| 3 | Secondary Body | | GHOST WRITER, PPG 1007-3 |
| 4 | Accent | | COCOA CUPCAKE, PPG 1086-7 |
| 5 | Accent | | DARK GRANITE, PPG 1005-7 |



**EXTERIOR COLORS - FARMHOUSE - 33' 45' 60' -
(cont'd)**

**CANOE CREEK FARMHOUSE
EXTERIOR COLORS
33' 45' 60'**

**BRICK
OPTIONAL PAVER**

**STONWORKS, AUTUMN BLEND
TREMRON; OLDE TOWN, DRIFTWOOD**

SCHEME #4 - RETIRED 1/18/21

ROOF:

**SEE ROOF MATRIX
~~TAMKO; HERITAGE SHINGLE,
BLACK WALNUT~~**

1 Body
2 Trim
3 Secondary Body
4 Accent
5 Accent

OCEANIA, PPG 10-01
DELICATE WHITE, PPG 1001-1
SPECIAL DELIVERY, PPG 1037-3
SYMMETRY, PPG 1037-4
MYSTERIOUS, PPG 1037-6

**BRICK
OPTIONAL PAVER**

**STONWORKS, BLANCA
TREMRON; OLDE TOWN, GRANITE**

SCHEME # 5

ROOF:

**SEE ROOF MATRIX
~~TAMKO; HERITAGE SHINGLE,
RUSTIC SLATE~~**

1 Body
2 Trim
3 Secondary Body
4 Accent
5 Accent

MERCURIAL, PPG 1006-4
DELICATE WHITE, PPG 1001-1
DECONSTRUCTION, PPG 1006-6
BRICK DUST, PPG 1056-7
GOBLIN, PPG 1040-7

**BRICK
OPTIONAL PAVER**

**STONWORKS, GREY DRIFT
TREMRON; OLDE TOWN, GRANITE**

SCHEME # 6

ROOF:

**SEE ROOF MATRIX
~~TAMKO; HERITAGE SHINGLE,
RUSTIC BLACK~~**

1 Body
2 Trim
3 Secondary Body

SOLSTICE, PPG 1010-3
DELICATE WHITE, PPG 1001-1
DOWNPOUR, PPG 1010-5



EXTERIOR COLORS - FARMHOUSE - 33' 45' 60' - (cont'd)

CANOE CREEK FARMHOUSE EXTERIOR COLORS 33' 45' 60'

- 4 Accent NIGHT RENDEZVOUS, PPG 1037-5
- 5 Accent MIDNIGHT HOUR, PPG 1038-7

BRICK
OPTIONAL PAVER

STONeworks, **OSCEOLA**
TREMRON; OLDE TOWN, GRANITE

SCHEME # 7

ROOF:

SEE ROOF MATRIX
~~TAMKO; HERITAGE SHINGLE,~~
~~THUNDERSTORM GREY~~

- 1 Body STEPPING STONE, PPG 1010-4
- 2 Trim DELICATE WHITE, PPG 1001-1
- 3 Secondary Body FOG, PPG 1010-2
- 4 Accent GLAZED GRANITE, PPG 1011-6
- 5 Accent HONEY ROASTED, PPG 323-4 or
NIGHT RENDEZVOUS, PPG 1037-5

BRICK
OPTIONAL PAVER

STONeworks, GREY DRIFT
TREMRON; OLDE TOWN, GRANITE

STANDARD COLORS:

SPRAYCRETE LANA: DELICATE WHITE, PPG 1001-1

WINDOWS: BRONZE

SOFFIT/FASCIA: WHITE

DRIP: WHITE

CAGE: BRONZE

PAVERS OPTIONAL: DRIVE, WALK AND ENTRY

SAND PAVERS TREMRON, OLDE TOWN, 3-PIECE RANDOM PATTERN

DRIFTWOOD

GRANITE



BRICK



AUTUMN BLEND



GREY DRIFT



OSCEOLA



Canoe Creek Villas Island Color Palette



| SCHEME #1 | | |
|--------------------------|-------------|--|
| <input type="checkbox"/> | ROOF | GAF CHARCOAL IANKO HERITAGE, THUNDERSTORM GREY |
| 1 | Body | BAY OF FUNDY, PPG 10-07 |
| 2 | Shutters | FREEDOM FOUND, PPG 1040-6 |
| 3 | Trim | DELICATE WHITE, #PPG 1001-1 |
| 4 | Entry Door | UP IN SMOKE PPG 1010-6 |

| SCHEME #2 | | |
|--------------------------|-------------|--|
| <input type="checkbox"/> | ROOF | GAF CHARCOAL IANKO HERITAGE, THUNDERSTORM GREY |
| 1 | Body | NAUTICAL STAR, PPG 1036-3 |
| 2 | Shutters | PRUSSIAN BLUE, PPG 1154-6 |
| 3 | Trim | DELICATE WHITE, #PPG 1001-1 |
| 4 | Entry Door | UP IN SMOKE PPG 1010-6 |

| SCHEME #3 | | |
|--------------------------|-------------|---|
| <input type="checkbox"/> | ROOF | IKO CHARCOAL GRAY IANKO HERITAGE, THUNDERSTORM GREY |
| 1 | Body | DELICATE WHITE, #PPG 1001-1 |
| 2 | Shutters | HATTERAS GRAY, PPG 10-10 |
| 3 | Trim | DELICATE WHITE, #PPG 1001-1 |
| 4 | Entry Door | UP IN SMOKE PPG 1010-6 |



Canoe Creek Villas Island Color Palette

| | | SCHEME #4 |
|--------------------------|-------------|--|
| <input type="checkbox"/> | ROOF | IKO CHARCOAL GRAY TAMKO-HERITAGE, THUNDERSTORM GREY |
| 1 | Body | FLAGSTONE, PPG 1001-4 |
| 2 | Shutters | CHALKY BLUE, PPG 1153-5 |
| 3 | Trim | DELICATE WHITE, #PPG 1001-1 |
| 4 | Entry Door | UP IN SMOKE PPG 1010-6 |

WINDOWS: WHITE

FASCIA & SOFFIT: WHITE

SPRAYCRETE COLOR: DELICATE WHITE #PPG 1001-1



EXTERIOR COLORS (cont'd)

Painting (Exterior of Home):

- Painting same color is a homeowner option.
- Change to another color that is on approved color palette requires Architectural Review Committee submission and approval.
- All approved paint colors in the palette are given in these Guidelines.



MAILBOXES

The Developer will provide gang boxes per the requirements of the post office.

NOT ALLOWED

- Other mailboxes.
- News delivery boxes.

HOUSE NUMBERS

The Developer shall direct the style, color, and location of house numbers to be placed on the home.



EXTERIOR LIGHTING

Lighting of homes and their surroundings can add dynamic effects within a community. Effective exterior lighting within Canoe Creek is encouraged. Light fixtures have been preselected by the Builder based on architectural style. All lighting should be "down" or "area" lighting. All light sources should be white (no colored lights) and no spillover of lights should occur on neighboring properties. Lighting should be shielded to conceal glare. Tree up-lighting should be concealed in shrubs. Coach lights on the home at the garage are standard, and follow this page. Blinking or colored bulbs are not permitted.

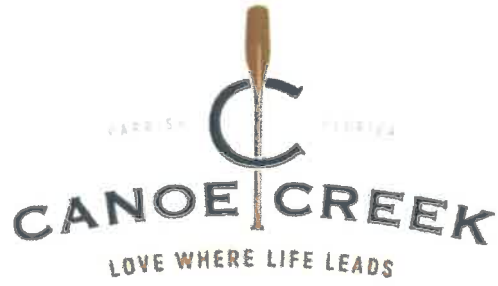
Should a homeowner need to replace his/her exterior lighting and the selections are no longer available, please contact your ARC/HOA for approved replacement fixtures.

APPROPRIATE

- Wall mounted fixtures are preselected by architectural style.
- Fixtures and standards shall be designed to relate aesthetically to the character of the Development.
- Maximum of two (2) double-gang security floodlights per home.
- See pre-selected exterior lighting selections.

NOT ALLOWED

- Non-shielded spotlights.
- Colored lights, except during holidays.
- Spillover of light onto neighboring property or conservation areas.
- Any coach light not approved by Developer or ARC.



Coastal & Island Exterior Lighting
33' 45' & 60'



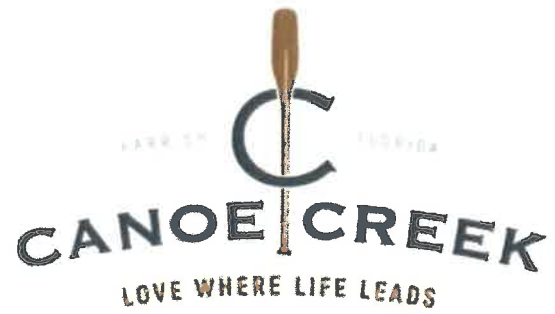
Included Coach Lights
9-1/2" W x 30-5/8" H x 11-1/4" D
Glass: Clear Beveled
Finish: Antique Bronze
Gibbes Street #P560023-020



Farmhouse Exterior Lighting
33' 45' & 60'



Included Coach Lights
10-1/2" W x 21" H x 10" D
Glass: Clear/Etched Umber Panels
Finish: Oil Rubbed Bronze
Refuge #P6032-108



Island Villa Exterior Lighting



Included Coach Lights
10.875" W x 21" H
Glass: Clear Seeded
Finish: Antique Pewter
Conover #P560085-103



POOLS, SPAS, WATER FEATURES, SCREEN ENCLOSURES, PLAY EQUIPMENT, OTHER STRUCTURES, & DECORATIONS

Play Equipment: Permanent play equipment will be placed within the building setback lines at the rear of the property and must be landscaped to help minimize the visual impact on adjacent property owners and from public streets. Swing sets and play equipment should be kept within fifteen feet (15') of the house, should not exceed eight-feet in height or contain a hard roof, and must be screened from neighbors and public view. It must be submitted to the ARC for approval.

Basketball Hoops: must be portable and stored out of sight when not in use. Permanent (affixed to a house or on a post) basketball hoops are not allowed.

Decorations: Decorations are a homeowner's option. Decorations, lights, flags, and other decorations customary for holidays and special events are welcome. They must be temporary in nature, and can be regulated by the ARC as to quantity, and how long they may be in place. Christmas decorations may be displayed from Thanksgiving Day until January 15. All other holiday decorations may be displayed three weeks before the holiday and one week after the holiday.

Decorative Items: Accessory structures, sculptures, and decorative objects such as birdbaths, English globes, and fountains are prohibited in the front yard.

Decorative Entry Items: A maximum of (2) items are permitted at the entry to the home and may include a combination of benches and/or potted plants.

Birdhouse and Bird Feeders: Homeowner option in the rear yard. They may not be visible from the street. The ARC must approve them.



POOLS, SPAS, WATER FEATURES, SCREEN ENCLOSURES, PLAY EQUIPMENT, OTHER STRUCTURES, & DECORATIONS (cont'd)

Drying Clothing: Strictly prohibited in yard space; however, it may be done on a lanai if a privacy screen is used. Towels may be hung temporarily, but should not be visible from the street.

American Flags: This is a homeowner option. Brackets may be attached to the house or garage to hold a pole for a flag, **which is no larger than four and 1/2 feet, by six feet**. The American flag must be flown in accordance with Federal Statutes.

All water features are required to be located in rear yards. All water features shall be in-ground, except spas, which may be built into appropriately designed and screened deck systems. Small temporary play children's pools are allowed. Safety fencing is to be provided in accordance with community fencing guidelines and local codes. Any proposed swimming pool screen cages shall be designed and included as part of the initial architectural review process.

Accessory Structures: Greenhouses, trellises, gazebos, or any other structure placed on the homesite shall be compatible with the materials, architectural style, and colors of the dwelling, and shall be governed by the ARC and building codes. Height, size, location, and setbacks, if not governed by building codes, shall be determined by the ARC on a case-by-case basis. Trellises must be integral to the design, style, and/or attached to the structure.



POOLS, SPAS, WATER FEATURES, SCREEN ENCLOSURES, PLAY EQUIPMENT, OTHER STRUCTURES, & DECORATIONS (cont'd)

APPROPRIATE

- In-ground pools with approved fencing and screening for single-family homes.
- In-ground or on-deck spas with approved fencing and screening.
- Screened enclosures within setbacks for single-family homes. Pool cage frames in **bronze** aluminum only.
- Fountains located in rear yards only.
- Aboveground spas in backyard screened appropriately (on lanai with landscaping).

NOT ALLOWED

- Permanent above ground pools.
- Permanent basketball hoops.
- Permanent playground equipment outside of allowable setbacks or located in the front.
- Screens that project over the existing roof planes.
- Unless attached to a barbecue or cooking appliance, propane containers cannot be installed "above ground," and are limited to 20 lbs.
- Other structures unless submitted to and approved by the ARC.



FENCING

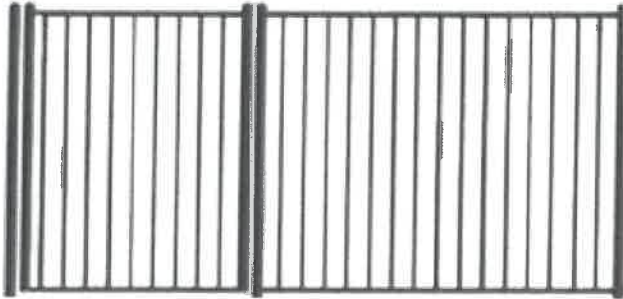
While it is the goal of the Developer to discourage the extensive use of fencing within the community, it is understood that fencing is necessary to meet the needs of some residents. Therefore, certain fencing will be allowed on Single-family homesites where noted on the following page. Pre-approved fences are permitted.

It is preferable that fences do not function as property line markers, but can be used (where approved) to define exterior spaces. Landscaping shall be required to minimize and soften the appearance of the fence from the road. Fences may not restrict access to dedicated easements or to utilities and their above and below ground appurtenances or obscure a neighbors' view. Fencing and landscaping placed within utility easements are subject to disturbance by utility companies not under the control of the Developer. Restoration of these disturbances is the responsibility of the homeowner. **Owners must keep fencing out of the side yard drainage easement.**

A 4' pre-approved bronze aluminum fence will be allowed in the rear yard on lots only upon approval by the Developer. These fences will be a standard design as shown on the following page and can be used in the rear yard of the house. Fences must parallel the rear property line.

FENCING (cont'd)

Option 1



- **Approved Fencing** – 48" height Bronze Aluminum Fence
- 2-Channel – 5/8" x 5/8" pickets spaced 3-7/8" apart
- Standard Post Caps

NOTE: OPTION 1 FENCE IS THE APPROVED FENCE TO BE USED AS POOL PERIMETER FENCING.

Option 2



- **Approved Fencing** – 48" height Bronze Aluminum Puppy Picket Fence
- 3-Channel – 5/8" x 5/8" pickets spaced 3-7/8" apart (top portion of fence) and 1-5/8" apart (puppy picket,)
- Standard Post Caps



FENCING (cont'd)

Fencing cannot be PVC, wrought iron, metal, concrete, or wood.

Homesites approved for fencing are as follows: Lots 1-7, 9-95, 97-102, 104-125, 128-134, 137-146, 148-197, 203-215, 217-230, and 232-241, 380-399, 402-407, 410-423, 426-441, 443-454, 456-473, 475-477, 479-490, 492-498, 501-521, 523-544, 546-550, 552, 553, 555-597 and 598-636.

Fences must be submitted to the Developer for approval prior to construction. A survey of the home site indicating the fence location must be submitted along with a drawing of the landscaping, noting plant names and plant sizes. The ARC has the right to grant variances for fences on case by case bases.

APPROPRIATE

- Rear yard fencing can be installed starting no less than 30' back from the front corner of the shortest side of the house on all homesites.
- Use of the fencing design as indicated on page 48.
- It is the homeowner's responsibility to ensure that placement of fences do not interfere with any drainage.

NOT ALLOWED

- Stucco walls, unless a part of an entry monument, for short lengths.
- Double fences.
- No wood accent fences.
- No chain link, wrought iron, PVC, concrete, or wire fences.
- Fences are not permitted on Villa homesites.

Note: Partial fencing and/or dog runs are not permitted on any lot.



ENTRY, WALKS & DRIVEWAYS

In all cases with front load garages, the front door will be connected to the driveway by a walkway.

Walkways, entry, and driveways are to be constructed of concrete; however, optional pavers have been preselected based on architectural style for Single-family homesites. Asphalt, gravel, and painted concrete are prohibited on all driveways. See section entitled *Exterior Colors* for approved paver colors. Walkway, entry and driveways will be constructed of concrete for all Villa residences.

On front load homes with front facing garages, driveways shall not extend beyond the side planes of the garage.

APPROPRIATE

- Concrete walkways, entry, and drives. If optional paver walkway, entry, and drives are desired for Single-family homesites; paver selection, color and pattern are noted in the *Exterior Colors* section and vary per architectural style/color palette.

NOT ALLOWED

- Gravel, shell, or poly-pebble walkways and driveways.
- Any applied top coating including paint or stain.
- Bollard Lighting



SERVICE AREAS & EQUIPMENT

Satellite dishes over 18" in diameter are not permitted. Satellite dishes are not allowed on roofs or on the front of the home and shall not be visible from the street. They must be submitted to the ARC for approval and they require landscaping.

Solar panels and piping shall blend architecturally with the roof of the home, and it is suggested that they be placed on rear facing rooflines, unless this location conflicts with the efficiency of the product.

Air conditioner units, generators, heat pumps, pumps, or other accessory structures shall not be installed within the side yard drainage easement. The buffering of pool equipment and air conditioner units with plants between homes is prohibited as it interferes with drainage.

Generators:

Generators are to be used for emergency purposes only when commercial electrical power is not available. Generators may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 10:00 AM and 2:00 PM.



SERVICE AREAS & EQUIPMENT (cont'd)

Submission to the ARC for approval is required and must include:

1. Manufacturer's specifications for unit, wiring, mounting, and sound level production.
2. Copy of surveyed site plan showing the location of the generator relative to the home.
3. Shrubs must be used to screen the generator on all three sides and must be indicated on the plan.
4. Installations of generators must comply with the state and city regulations.
 - The generator must be installed professionally. It must be plumbed by a licensed plumber and electrically connected by a licensed electrician.
 - The generator must be located at least 5 feet from any door or window opening, and at least 10 feet from all neighbors.
 - Generators must be located on the exterior of the home, excluding the lanai on single-family detached homes. Sound levels produced by the generator may not be greater than 72 db(A) at 23 feet while operating at full load.
5. A city or county permit is required. If the city or county permitting process causes any changes in what was approved by the ARC, the changes must be submitted to the ARC.



SERVICE AREAS & EQUIPMENT (cont'd)

NOT ALLOWED

- Exposed trash receptacles.
- Satellite dishes viewed from street.
- Satellite dishes over 18" in diameter.
- Portable generators must be stored inside the garage.
- Permanent generators must be screened with landscaping.
- Garbage, Yard Waste and Trash Disposal Containers: Must not be placed out for pick up sooner than twelve hours before scheduled collection and must be removed and stored in the garage within twelve hours after collection. Garbage and refuse shall be placed only in designated areas.



LANDSCAPE CHARACTER & STYLE

Establishment of a strong community landscape image is critical to the success of Canoe Creek. To achieve this goal, the Builder in Canoe Creek is required to install a pre-designed landscape package for each home in the community. Modifications to the pre-designed plan shall be submitted for approval to the Architectural Review Committee.

This landscape section has been designed to provide property owners with important information related to the development of homes to ensure a harmonious neighborhood streetscape, establish a visual sense of the community as a whole, and to protect the aesthetic quality of the overall community, while still allowing for individual expression of the homeowner.

The objective is to enhance the character of Canoe Creek. The recommended landscape character should encourage the use of native plant materials. Front yard plantings should be sympathetic to the overall neighborhood streetscape in form, texture, and simplicity of design. This can be achieved by limiting the front yard planting to lawn, trees, and layered foundation-planting beds.

The goal in landscaping is a balance between the homeowner's goals and those of the overall community.

All homesites must be completely sodded. Grass sod is to be hybrid St. Augustine turf. All grass shall be free of weeds, diseases, fungus, and vermin. Sample landscape plans follow.



LANDSCAPE CHARACTER & STYLE (cont'd)

APPROPRIATE FRONT & SIDE YARD

- Formal or informal (except for front hedge).
- Pine nuggets.
- Layered beds.

A 3" layer of organic mulch is required in all planting beds and around freestanding trees and shrubs to reduce water loss, control weeds, and prevent runoff. Acceptable mulch material is pine nuggets. Inorganic mulch materials such as stone, gravel, shell, and synthetic mulch materials are not allowed.

PROHIBITED

- Shell, stone, gravel, or synthetic mulch.
- English Gardens.
- Oriental Gardens.
- Stone, rock, shell, or colored mulch.



LANDSCAPE PLANTING GUIDELINES

To create a "streetscape effect" that is consistent throughout the community and the entire development, the minimum planting requirements included in this section shall be met.

All trees and shrubs shall be Florida #1 or better as defined in "Grades and Standards for Nursery Plants", Parts I & II, Department of Agriculture, State of Florida. All landscaped areas, shall be irrigated by an automatic irrigation system.

Street Trees

Street trees are required and installed by Builder and continue to enhance the value of your home and community. **Homeowners may not remove the mandatory street trees.** This is a county requirement. If this tree dies for any reason, it must be replaced with a similar type and size of tree by homeowner.

Front Yards

The front yard is defined as the area from the back of curb to the front of the home, including side yards back to the mid-point of the house. Planting in this area is of greatest importance, as it will determine the aesthetic appeal of the overall streetscape. The goal of landscaping is to integrate the home and homesite, and thereby soften the impact of the home along a particular street and create visual interest and excitement for the streetscape.

The perimeters of public parking areas shall be landscaped to minimize their impact and the impact of cars from the street.



LANDSCAPE PLANTING GUIDELINES (cont'd)

Rear Yards

Rear yards are defined as the area from the rear property line to the home including the side yards back to the mid-point of the house.

Rock, shell, wood chips, or any other materials will not be considered as an alternative to grass or ground cover.

Corner Lots

Because of their larger size and increased visual impact, additional plantings will be added by Developer for privacy as well as the extended streetscape impact.

APPROPRIATE FRONT & SIDE YARD

- Formal or informal (except for front hedge).
- Pine Nugget
- Layered beds.

A 3" layer of organic mulch is required in all planting beds and around freestanding trees and shrubs to reduce water loss, control weeds, and prevent runoff. Approved mulch material is pine nuggets. Inorganic mulch materials such as stone, gravel, shell, and synthetic mulch materials are not allowed.

PROHIBITED

- Shell, stone, gravel, or synthetic mulch.
- English Gardens.
- Oriental Gardens.
- Stone, rock, shell, or colored mulch.



LANDSCAPE PLANTING GUIDELINES (cont'd)

VILLAS

Maintenance Assisted

- Includes mowing and fertilizing lawn (using a weed-and-feed product), as well as trimming bushes.
- Trees over 12 feet tall are excluded.

Appropriate

- When a lanai extension or screen room is added, additional landscaping is required. Plans and landscaping information must be submitted to ARC for approval.
- Grilling under covered lanai areas will be permitted (Villas only).

Not allowed

- Fences

SINGLE FAMILY/VILLAS

Appropriate

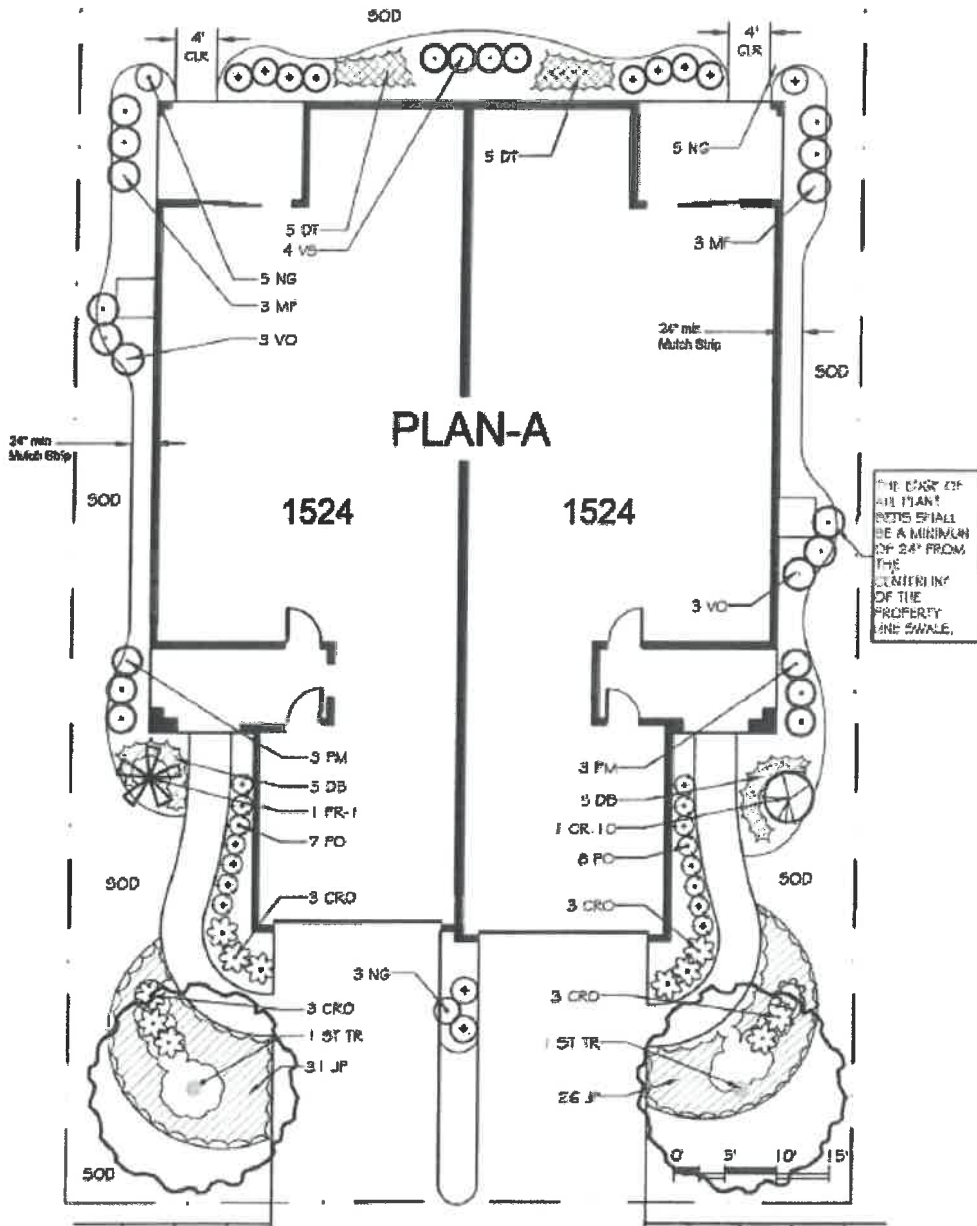
- Hanging baskets limited to a quantity of (1), containing floral or plant, may be hung at the front entry of a home.
- If the flowers and/or plant declines it must be removed and/or replaced as soon as possible.
- Hanging baskets can also be located at the rear of a home.
- Ornamentation can be located to the rear of the home.

Not allowed at front of any home/villa

- Hanging baskets from a shepherd's hook in any front yard tree or front landscape bed.
- Potted plants and/or flowers, decorative or otherwise, located in any front landscape bed.
- Ornamentation of ANY kind in any front landscape bed.
- Potted plants or flowers, decorative or otherwise, placed under any yard tree in front of home.
- Floral or plant boxes suspended over front railing(s).



STANDARD VILLA LANDSCAPE SAMPLE

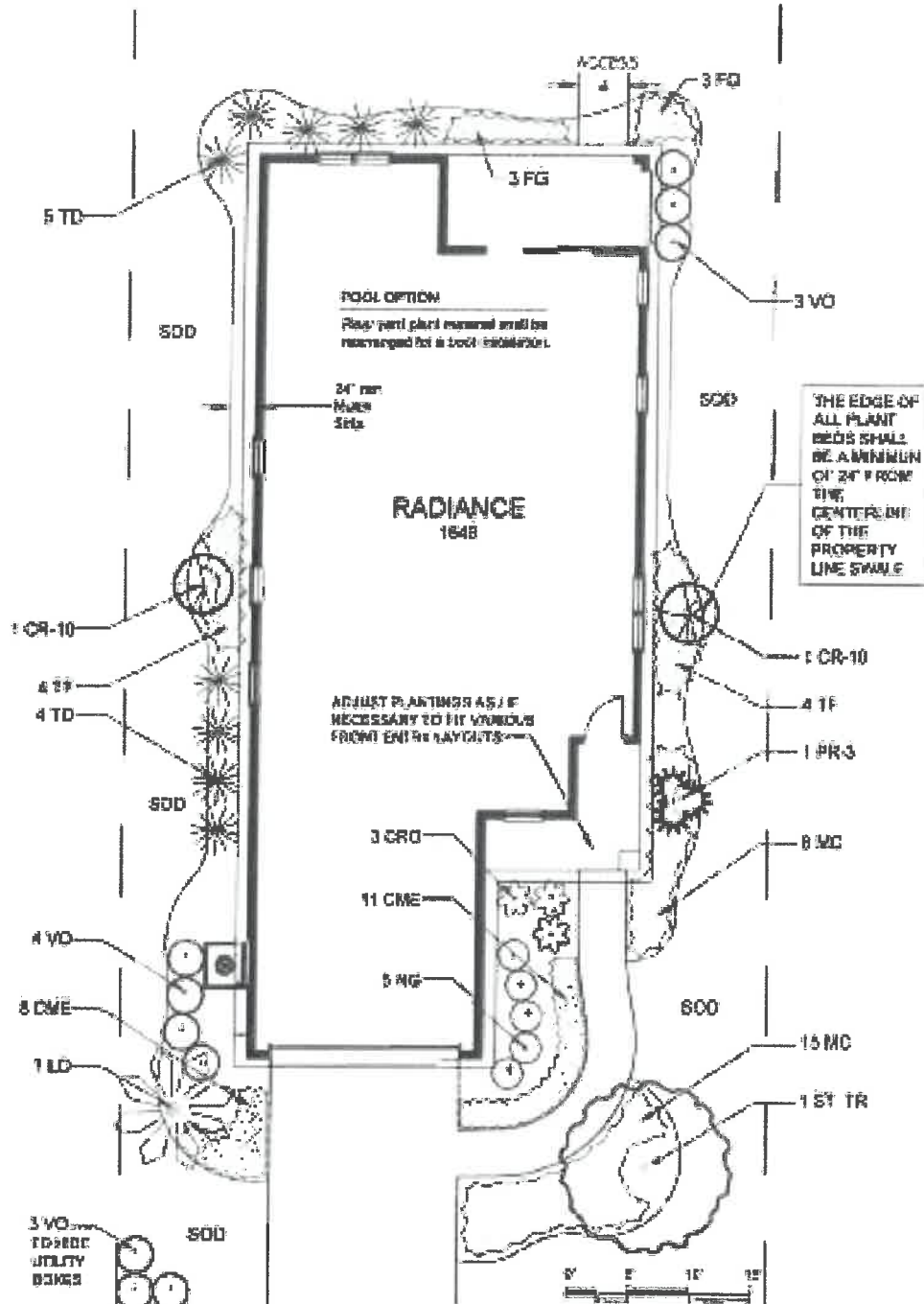


Project #1726

| | | |
|--------------------------------|-------------------|---------------|
| NEAL COMMUNITIES - CANOE CREEK | 1524 / 1524 | PLANTING PLAN |
| | PLAN A | |
| | Date: Rev 8-26-20 | |



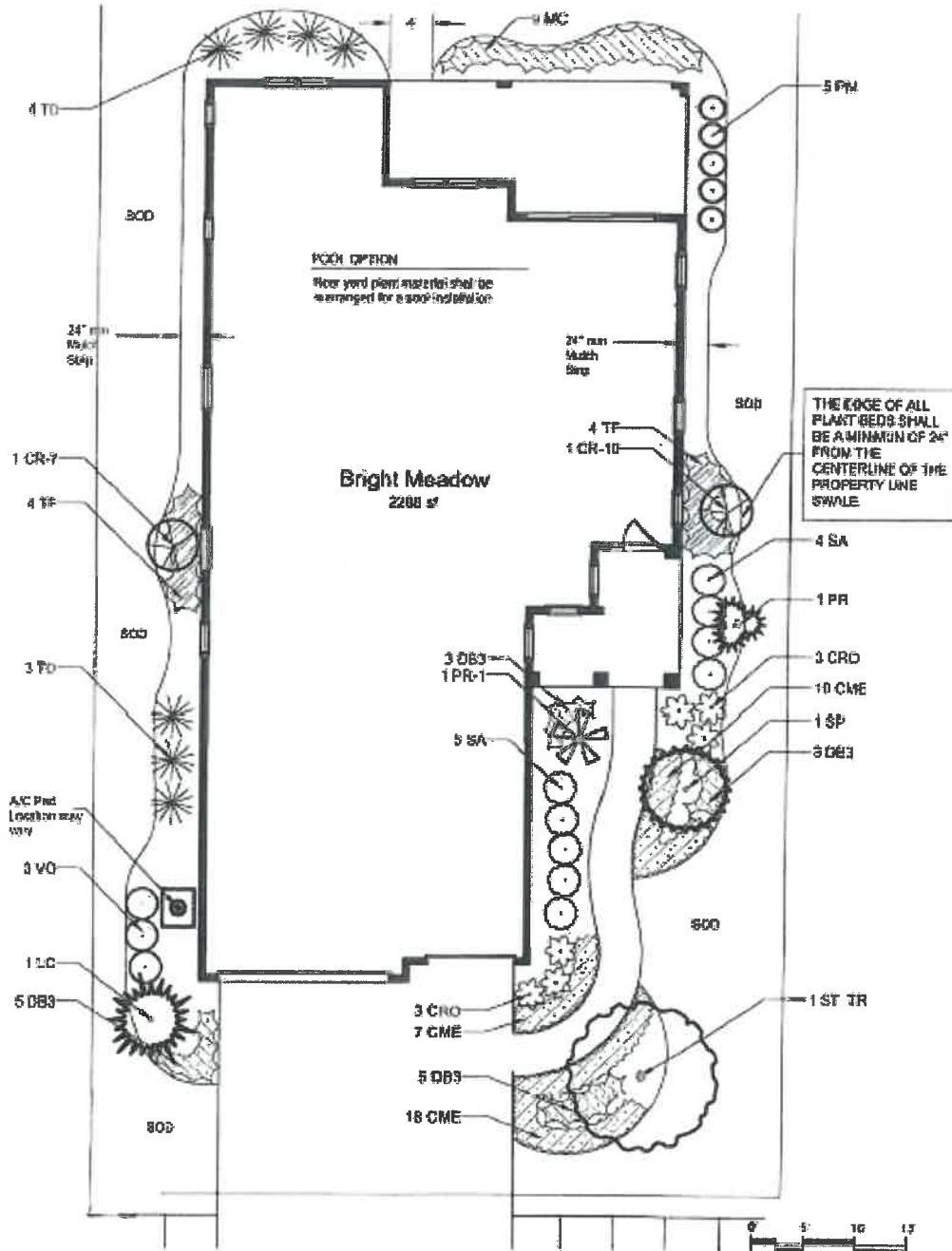
33' STANDARD LANDSCAPE SAMPLE



| | | | |
|------------------|-------------|--------------------|---------------|
| NEAL COMMUNITIES | CANOE CREEK | PLANTING PLAN | RADIANCE 1649 |
| | | PAGE # 1 of 2 | |
| | | PROJECT #: 1728 | |
| | | DATE: REV 11-17-20 | |



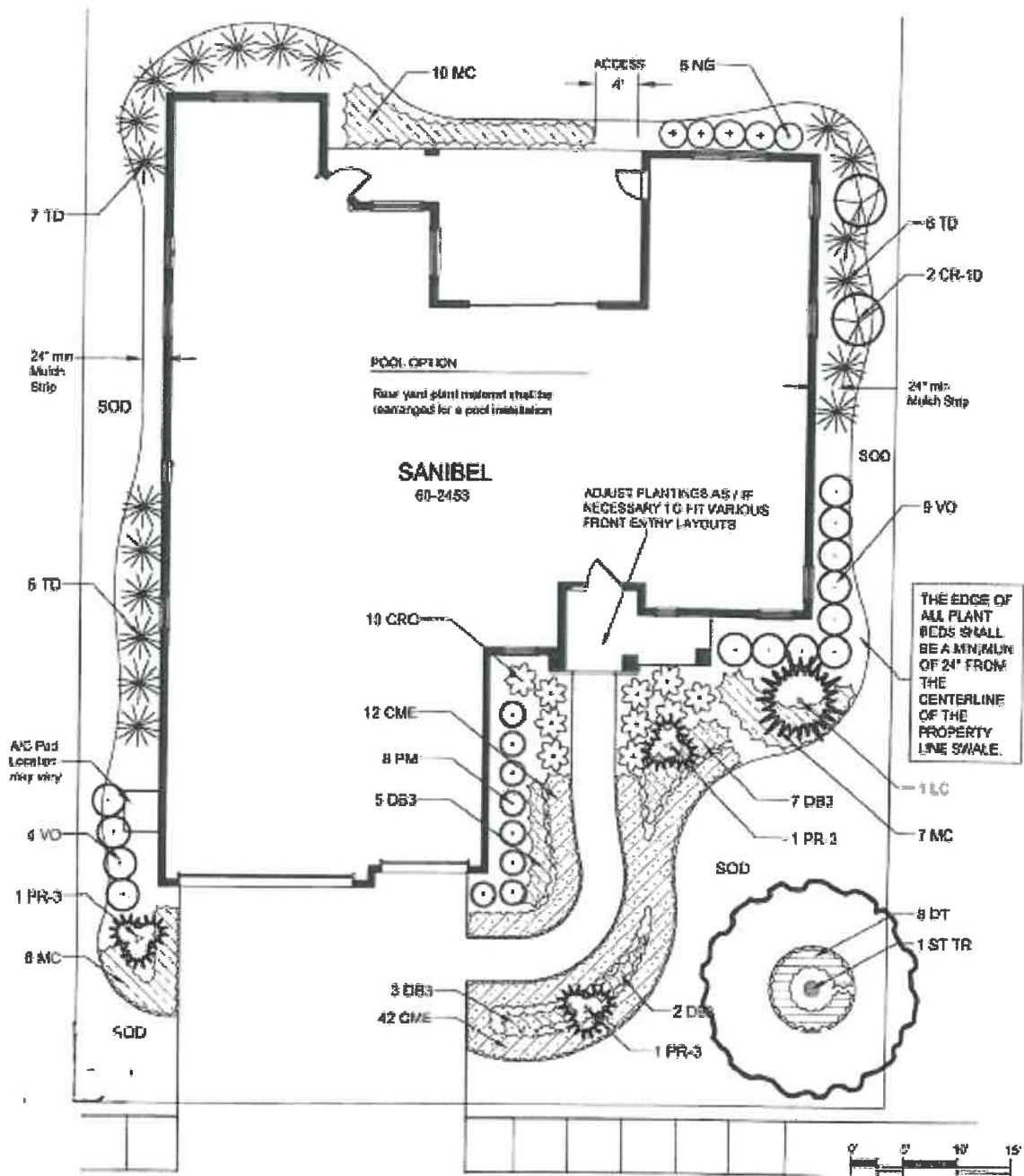
45° STANDARD LANDSCAPE SAMPLE



| | | | | |
|------------------|-------------|---------------|-----------------------|-----------|
| NEAL COMMUNITIES | CANOE CREEK | PLANTING PLAN | BRIGHT MEADOW 2288 | |
| | | PAGE # | | 1 of 2 |
| | | PROJECT # | | 1728 |
| | | DATE | | 2/23/2018 |



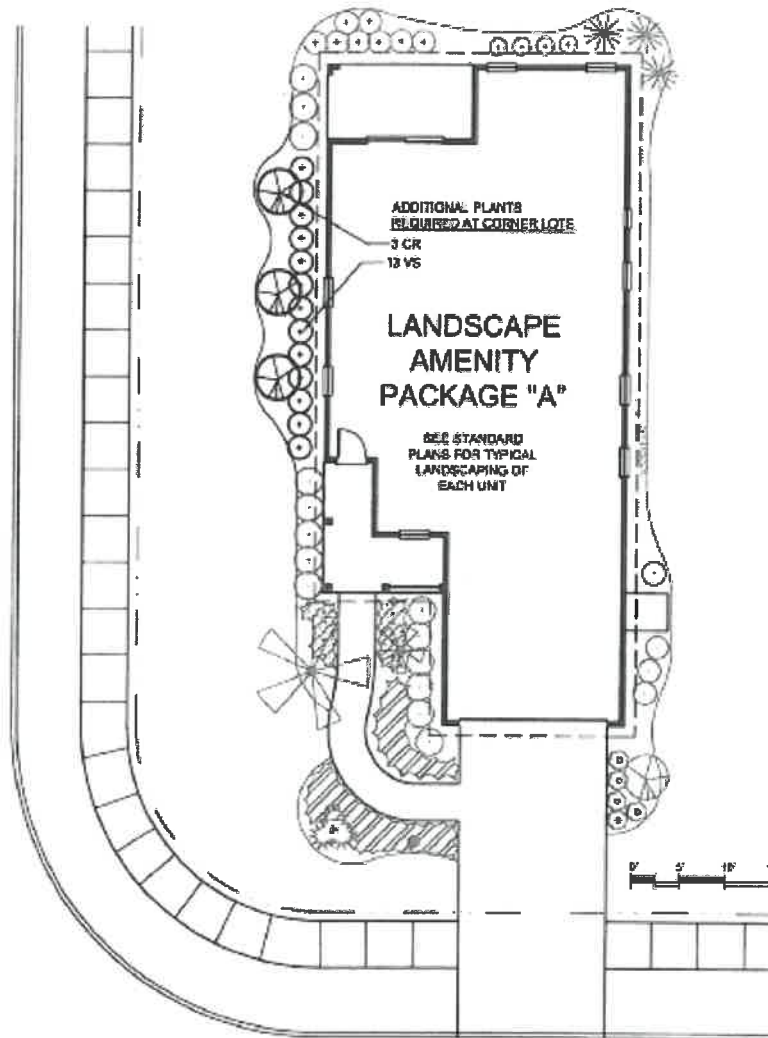
60° STANDARD LANDSCAPE SAMPLE



| | | | | |
|------------------|-------------|---------------|-----------|-----------------|
| NEAL COMMUNITIES | CANOE CREEK | PLANTING PLAN | | SANIBEL 2453 |
| | | PAGE # | 1 of 2 | |
| | | PROJECT # | 1728 | |
| | | DATE | 2/23/2016 | |



AMENITY PACKAGE "A"



PLANT SCHEDULE AMENITY A

| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT |
|--------|-----|-----------------------------|------------------|--------|
| CR | 3 | <i>Catalpa bignonioides</i> | SH Flamboyant | 5' ash |
| SHRUBS | QTY | BOTANICAL NAME | COMMON NAME | CONT |
| VS | 13 | <i>Moroneja suspensa</i> | Bandana Viburnum | 3 gal |

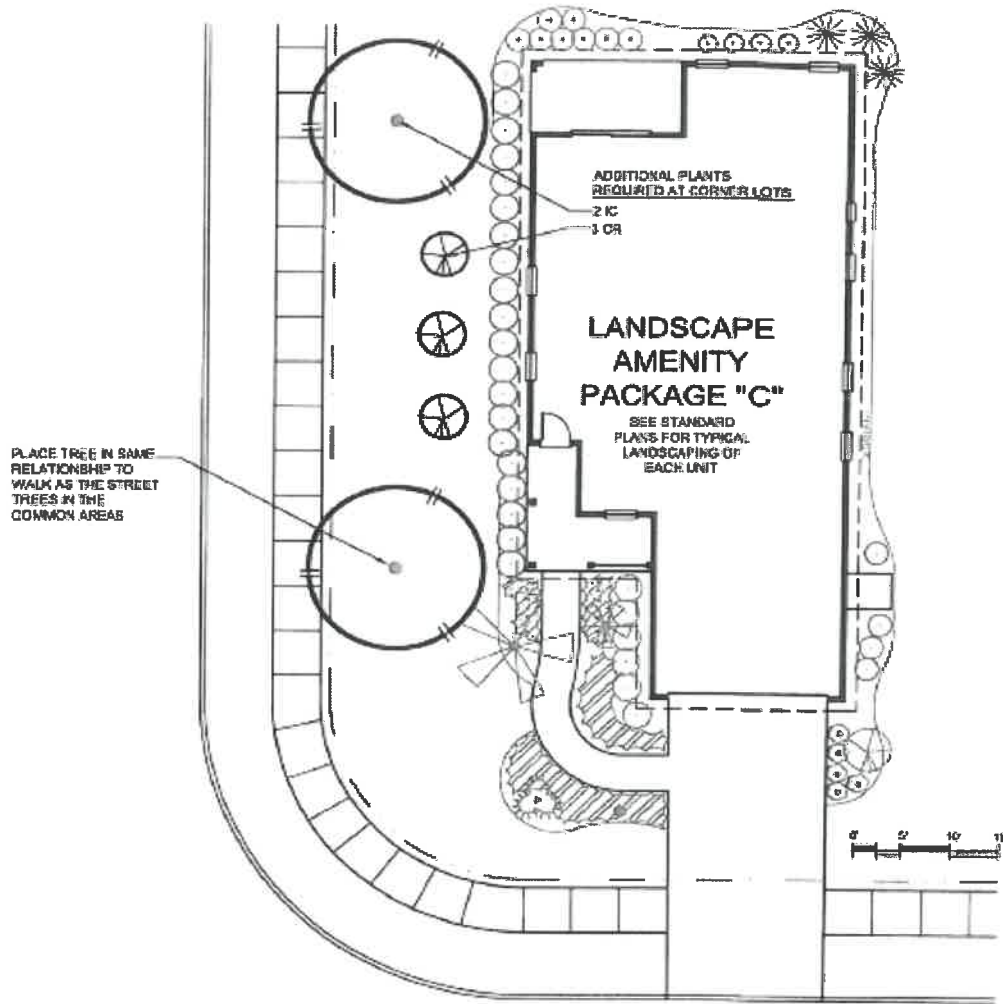
Pine Bark Nuggets 3" Deep in All Beds 2.0 cy

File # 1136

| | | |
|------------------|----------------------------|---------------|
| NEAL COMMUNITIES | Corner Amenity Package "A" | PLANTING PLAN |
| | Date: 11/30/18 | |



AMENITY PACKAGE "C"



PLANT SCHEDULE AMENITY C

| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT |
|-------|-----|---------------------|------------------|----------------|
| CR | 3 | Callisamon rigidula | Britt Barkstrush | 5' oak |
| IC | 2 | Ilex coccinea | Dahoon Holly | RPG 3 1/2" oak |

Pine Bark Nuggets 3" Deep in All Beds 2.0 cy

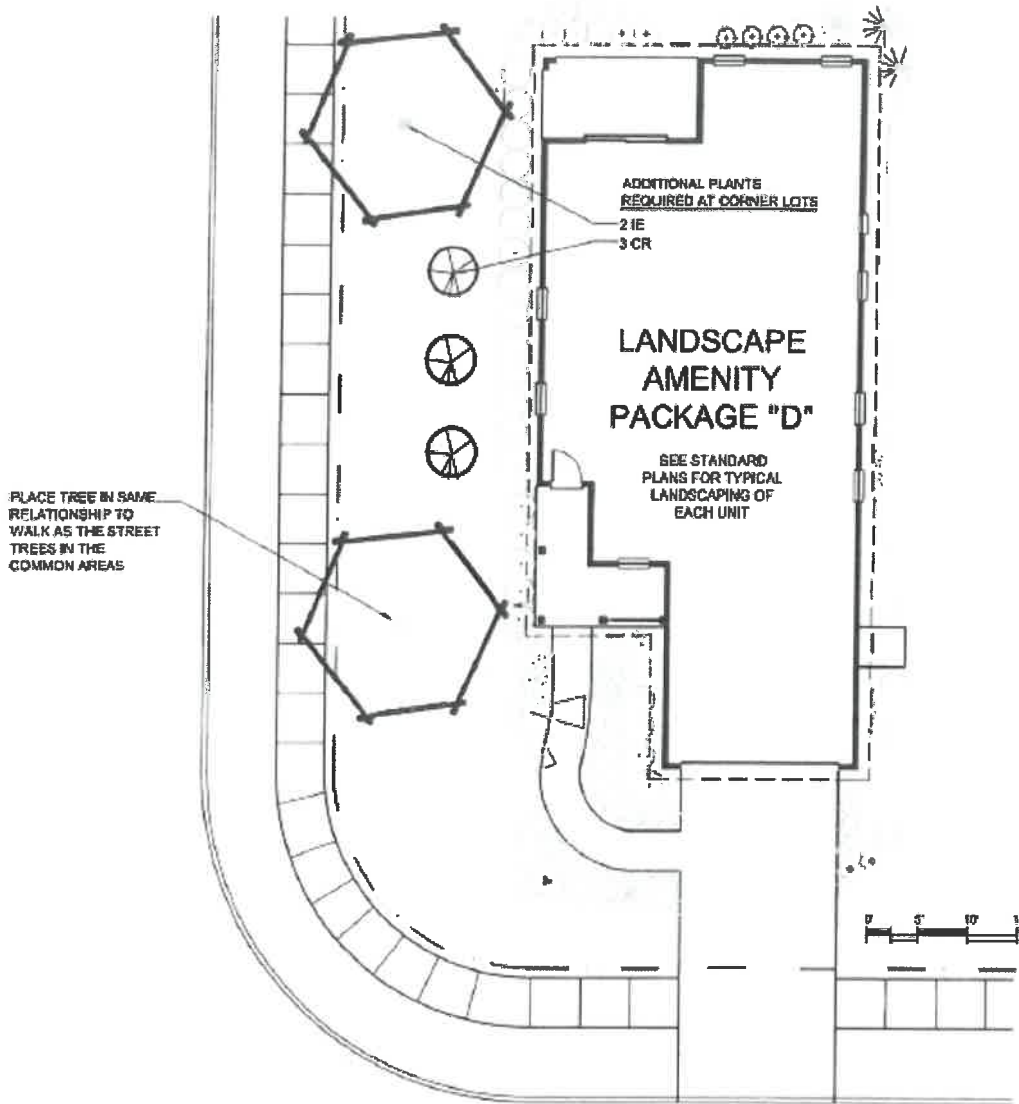
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| | | |
|-------------------------|-----------------------------------|----------------------|
| NEAL COMMUNITIES | Corner Amenity Package "C" | PLANTING PLAN |
| | Date: 11/30/10 | |

PAGE 1 of 1



AMENITY PACKAGE "D"



PLANT SCHEDULE AMENITY D

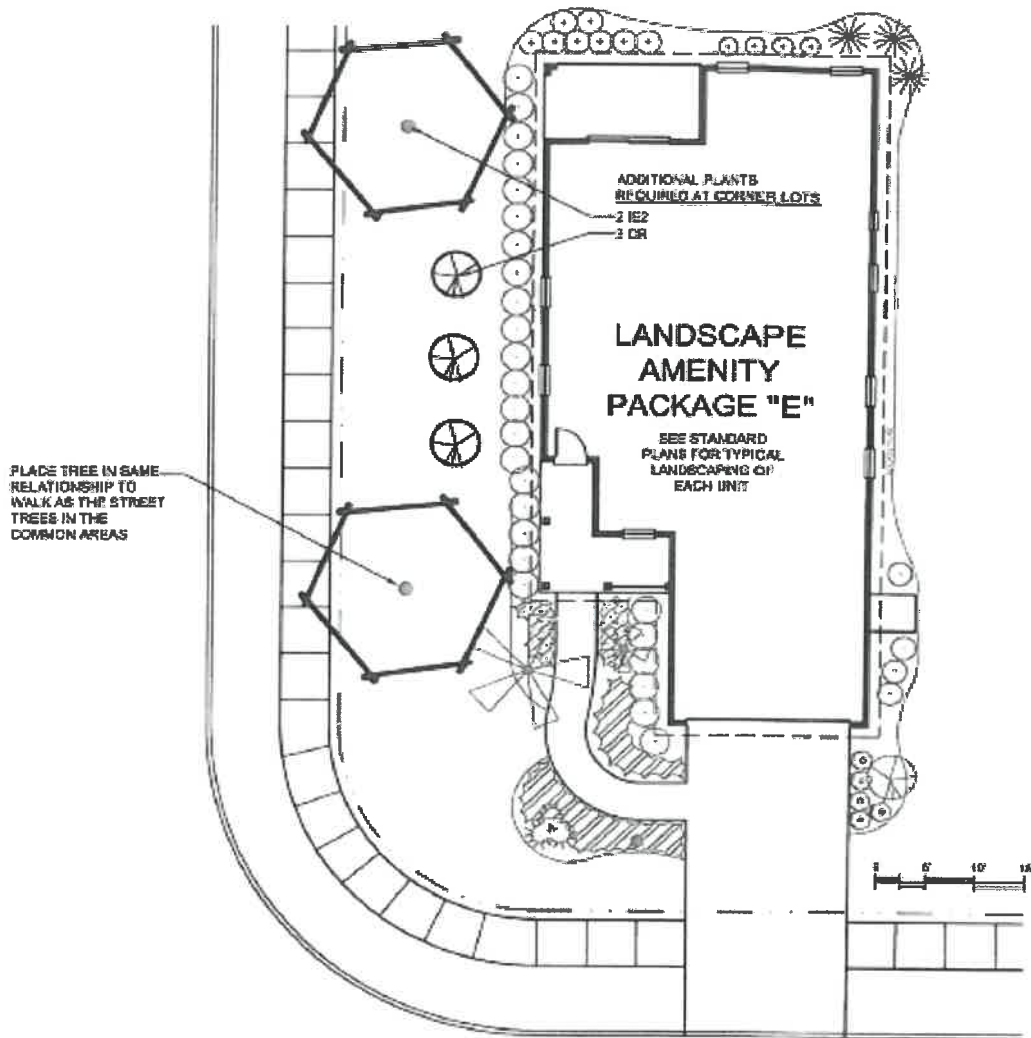
| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT |
|-------|-----|---------------------------------------|--------------------|----------------|
| CR | 3 | Callistemon rigidus | Saff Bottlebrush | 5' each |
| IE | 2 | Ilex x attenuata 'East Palatka' | East Palatka Holly | RFG 3 1/2" cal |
| | | Pine Bark Nuggets 3" Deep In All Beds | 2.0 cy | |

Filed #1136

| | | |
|-------------------------|-----------------------------------|----------------------|
| NEAL COMMUNITIES | Corner Amenity Package "D" | PLANTING PLAN |
| | Date: 11/30/16 | |

PAGE 1 of 1

AMENITY PACKAGE "E"



PLANT SCHEDULE AMENITY E

| TREES | QTY | BOTANICAL NAME | COMMON NAME | CONT |
|-------|-----|-------------------------------|-----------------|-----------------|
| CR | 3 | CORYMPHORA PIPERIS | SOFT BATTLESTAR | 5" cont |
| IE2 | 2 | ILEX S. ASTRARUPE 'EXCELSIOR' | EUROPEAN HOLLY | RPQ 3 1/2" cont |

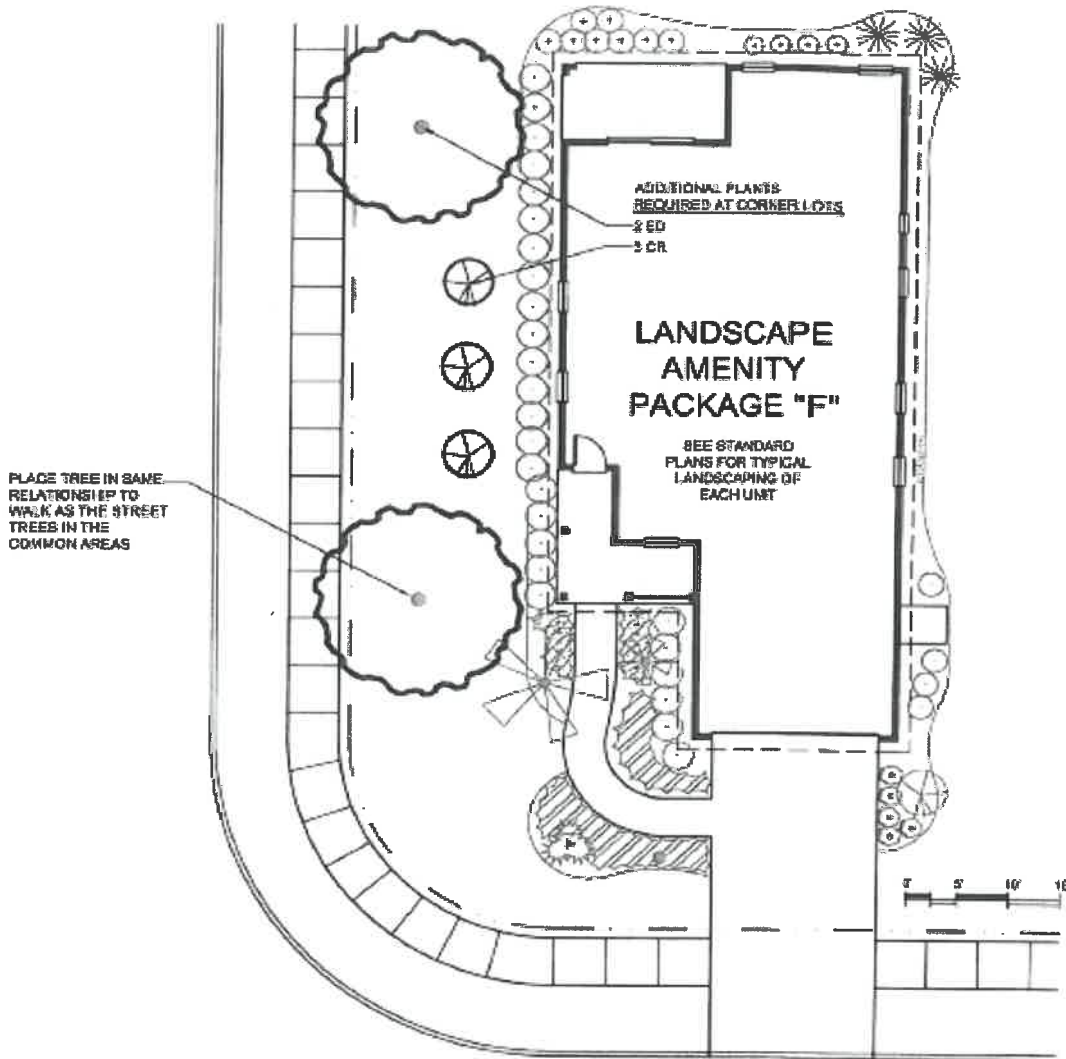
Place Bark Nuggets 5" Deep in All Beds 2.0 cy

Filed #1156

| | | |
|-------------------------|-----------------------------------|----------------------|
| NEAL COMMUNITIES | Corner Amenity Package "E" | PLANTING PLAN |
| | Date: 11/30/16 | |



AMENITY PACKAGE "F"



PLANT SCHEDULE AMENITY F

| TREES | QTY | BOTANICAL NAME | COMMON NAME | NOTE |
|-------|-----|----------------------|--------------------|----------------|
| CR | 3 | Castanopsis rigidus | Slit Bolebrush | 5' min |
| ED | 2 | Elaeagnus discoloris | Japanese Blueberry | RPG 3 1/2" cal |

Pine Bark Nuggets 3" Deep in All Beds 2.0 cy

| | | |
|------------------|----------------------------|---------------|
| NEAL COMMUNITIES | Corner Amenity Package "F" | PLANTING PLAN |
| | Date: 11/30/16 | |

Filed #1136



APPROVED PLANT LIST

TREES

| | |
|-----------------------------|--|
| Stiff Bottlebrush | Calestemon viminalis |
| Cassia Tree | Cassia surattensis |
| Silver Buttonwood | Conocarpus erectus `Sericeus` |
| Carolina Sapphire Cypress | Cupressus arizonica `Carolina Sapphire` |
| Japanese Blueberry Tree | Elaeocarpus decipiens TM |
| Dahoon Holly | Ilex cassine |
| Yaupon Holly | Ilex vomitoria |
| Eagleston Holly | Ilex x attenuata `Eagleston` |
| Jatropha Tree | Jatropha integerrima |
| Southern Red Cedar | Juniperus silicicola |
| Tree Ligustrum | Ligustrum japonicum |
| Bracken's Southern Magnolia | Magnolia grandiflora `Brackens Brown Beauty` |
| Wax Myrtle | Myrica cerifera |
| Densa Slash Pine | Pinus elliotti `Densa` |
| Slash Pine | Pinus elliotti |
| Southern Live Oak | Quercus virginiana |
| Cathedral Live Oak | Quercus virginiana `Cathedral` |
| PALM TREES | |
| Bismarck Palm | Bismarckia nobilis |
| Cascade Palm | Chamaedorea cataractarum |
| Chinese Fan Palm | Livistona chinensis |
| *Christmas Palm | |
| *Foxtail Palm | |
| Ribbon Palm | Livistona decipiens |
| Reclinata Specimen | Phoenix reclinata |
| Pigmy Date Palm | Phoenix roebelenii |
| Sylvester Palm | Phoenix sylvestris |
| Cabbage Palmetto | Sabal palmetto |
| Montgomery Palm | Veitchia montgomeryana |
| **Royal Palm | Roystonea regia |

***Note:** Christmas Palms and Foxtail Palms are not cold tolerant. A homeowner may choose to plant them, however, if they do not survive a winter freeze, they will need to be removed by homeowner and replaced with another palm from the approved Palm Tree plant list.

****Note:** Selections added per homeowner requests. Neal takes no responsibility for these plantings. It will be the homeowner's responsibility to replace any of these plantings if they decline with plantings that are approved on the list and at their expense.



APPROVED PLANT LIST - (CONT'D)

SHRUBS

Mediterranean Fan Palm
Bravo Croton
Mammey Croton
Silver Buttonwood
Ti Plant
Red Sister Ti Plant
Green Crinum Lily
Green Island Ficus
Thryallis
Chinese Hibiscus
Ixora `Nora Grant`
Dwarf FireBush
Dwarf Red Ixora
Downey Jasmine
Wax Myrtle
Split Leaf Philodendron
Yew Pine
Podocarpus Hedge
Yew Pine
Dwarf Podocarpus
Dwarf Variegated Schefflera
Silver Saw Palmetto
White Bird of Paradise
Evergreen Sweet Viburnum
Sweet Viburnum
Sandankwa Viburnum
Coontie
**Bougainvillea
**Pitch Apple
**Frangipani

Chamaerops humilis
Codiaeum variegatum `Bravo`
Codiaeum variegatum `Mammey`
Conocarpus erectus `Sericeus`
Cordyline terminalis
Cordyline terminalis `Red Sister`
Crinum augustum
Ficus microcarpa `Green Island`
Galphimia glauca
Hibiscus rosa-sinensis
Ixora coccinea `Nora Grant`
Hamelia patens `Compacta`
Ixora coccinea `Petite Red`
Jasminum multiflorum
Myrica cerifera
Philodendron selloum
Podocarpus macrophyllus
Podocarpus macrophyllus
Podocarpus macrophyllus
Podocarpus macrophyllus `Pringles`
Schefflera arboricola `Variegata`
Serenoa repens
Strelitzia nicolai
Viburnum awabuki
Viburnum odoratissimum
Viburnum suspensum
Zamia floridana
Bougainvillea
Clusia rosea
Pulmeria

****Note:** Selections added per homeowner requests. Neal takes no responsibility for these plantings. It will be the homeowner's responsibility to replace any of these plantings if they decline with plantings that are approved on the list and at their expense.



APPROVED PLANT LIST - (CONT'D)

GROUND COVERS

Foxtail Fern
Emerald Blanket Carissa
Blueberry Flax Lily
Yellow African Iris
Green Potato Vine
Parsoni Juniper
Emerald Goddess Liriope
- Certified
Wart Fern
Pink Muhly
Apostle's Iris
White Fountain Grass
Dwarf Pink Pentas
Seasonal Annuals
Asiatic Jasmine
Fakahatchee Grass
Dwarf Fakahatchee
****Sunshine Mimosa**
****Blue-eyed grasses**
****Bromeliads**
****Pampas Grass**
****Fountain Grass**

Mulch
Lawn Grass

Asparagus meyeri
Carissa 'Emerald Blanket'
Dianella tasmanica 'Blueberry'
Diets bicolor
Ipomoea batatas 'Margarite'
Juniperus chinensis 'Parsonii'

Liriope muscari 'Emerald Goddess'
Microsorium scolopendrum
Muhlenbergia capillaris
Neomarica caerulea 'Regina'
Pennisetum setaceum 'White'
Pentas lanceolata
Seasonal Annuals
Trachelospermum asiaticum 'Asiatic'
Tripsacum dactyloides
Tripsacum floridanum
Mimosa strigillosa
Sisyrinchium
Bromeliaceae
Cortaderia selloana
Pennisetum setaceum 'Alba'

Pine Nuggets 3" deep
St. Augustine

****Note:** Selections added per homeowner requests. Neal takes no responsibility for these plantings. It will be the homeowner's responsibility to replace any of these plantings if they decline with plantings that are approved on the list and at their expense.



ON SITE SIGNAGE

No signs of any kind shall be displayed on any homesite or in the windows of any home, except for those used by the Builder in the course of doing business or the approved FOR SALE and OPEN HOUSE sign placed in front of home by realtor or homeowner.

APPROVED FOR SALE/ OPEN HOUSE SIGNAGE

If you are planning to sell your home and/or conduct an open house there is an approved sign that must be used in the Canoe Creek community.

It is the homeowner's responsibility to insure that their realtor or they (if not using a realtor) contact Signarama to place the sign order and purchase the sign.

Below is an image of the For Sale/Open House sign. The Open House is an optional rider that can be easily added to the For Sale sign as appropriate. The sign will be framed in black metal for ground insertion.



Open House
rider is
optional

Signarama
4259 14th Street West
Bradenton, FL 34205
Phone: 941.747.7746
Fax: 941.747.6832
www.bradentonsigns.com
Contact: Tara Dunfee

The estimated time from placing an order to picking up the sign is 2-3 business days.



CHANGES TO EXTERIOR OF HOME

Any changes to the exterior of the home must be submitted to the ARC, and approval received in writing before initiating any change to your home.

Note: The Architectural Review Committee (ARC) has the right to modify this Design Criteria Guide as it deems necessary.



POOL CAGE & LANAI EXTENSION REQUIREMENTS

The following items must be submitted along with a Modification Request for a pool and cage and/or lanai extension.

- Surveyed site plan indicating the location of the structure.
- Rear elevation indicating attachment to the home, dimensions, and type of structure.
- Specification sheet for pool and cage.
- Access form signed by neighbor(s).
- All pool cages must be bronze.
- Perimeter landscaping is required to buffer pool cages and/or lanai extensions.

Please be sure all items are included with your request.



PROPERTY ACCESS FORM

OWNER: _____

HOMESITE NUMBER: _____ NEIGHBORHOOD: _____

PROPERTY ADDRESS: _____

In constructing a pool and/or lanai extensions on the above referenced property, we, the owner(s), agree to repair and pay for any damage that may occur to the neighbor's property or City property while our pool and/or lanai is being constructed.

We, the neighbor(s) on homesite ____, acknowledge that we are aware a pool and/or lanai is being constructed and understand that the owner(s) of homesite ____ agree to repair and pay for any damage that may occur to my property or City property while the pool and/or lanai is being constructed.

We further grant permission for access on our property, if requested.

Date: _____

Owner(s): _____

Neighbor(s): _____

Neighbor(s): _____



Welcome to Canoe Creek Neighborhood Association

On behalf of the Canoe Creek Neighborhood Association, we would like to extend our warmest greetings and wish you and your family the best of luck in your new home.

As the management company representing Canoe Creek, it will be our responsibility to oversee the complete operation of the Association and its common areas under the direction of the community's Board of Directors, pursuant to the governing documents of the community. Your Board is comprised of representatives of your Developer, Neal Communities.

Management's responsibilities include, but are not limited to, coordinating all service work for the common areas, management of vendor contracts, paying the Associations bills, collecting assessments, maintaining a complete set of books and records and making ourselves available to assist the homeowners in all matters of Association concern. We assure that every effort will be made to meet or exceed the standards set forth by you, the homeowners in Canoe Creek.

Enclosed is a brief outline prepared by Access Management detailing the Association's functions and responsibilities in the form of a question and answer dialogue. Please take a minute to read the outline which should provide you with a quick synopsis of what your Association and Access Management provide.

Please note all general inquiries should be directed to attention:
Community Manager, at canoecreek@accessdifference.com

Should you have any service related questions, please contact us at (813) 607-2220.

Sincerely,

Your Access Management Team



Welcome to Canoe Creek! Congratulations on your new home!

We realize you may want to make some enhancements to the exterior of your home such as a pool, additional landscaping, painting, etc. All exterior changes or enhancements to your home or lot require architectural review and approval.

You will be required to submit a Modification Request Form to your communities' Architectural Review Committee (ARC) or the Architectural Review Board (ARB). The appropriate form and all required attachments must be submitted to management. If you are requesting a pool installation, lanai extension, or other project involving disruption of irrigation lines, you will be required to submit a check made payable to Access Management in the amount of \$1,000, representing a refundable deposit. This form can be located on the community website or by contacting management directly to obtain a copy.

In an effort to streamline the review process, we have implemented the following schedule:

1st Friday of Each Month

All Modification Request Forms should be submitted by the 1st Friday of each month to your property manager with the required attachments which shall include:

- Contractor Proposal including drawings
- Color picture of proposed improvement, and the space it will be installed (backyard, etc)
- Site survey showing exactly where improvement is to be installed
- Sketch of proposed improvement

2nd Friday of Each Month

By the 2nd Friday of each month, all requests will be reviewed for by management to ensure the request form is complete and all required attachments are included. If there is any additional information needed you will be notified via e-mail or phone prior to the request being submitted to the ARC or ARB.

3rd Friday of Each Month

By the 3rd Friday of the month all completed requests will be presented to the ARC/ARB for review. Any requests which are incomplete or missing information will not be reviewed, and will be considered denied. You will need to be re-submitted for review at a later date. The ARC/ARB will approve or deny all requests and provide decision to management for proper notification.

4th Friday of Each Month

By the 4th Friday of the month, all requests that were approved or denied by the ARC/ARB will be logged by management and written notification will be issued to homeowner via email. In the event a request is denied, written notification may be made by certified mail.

You are not only purchasing a beautiful new home, you are also buying into a Community and thus you are automatically a member of the Canoe Creek Neighborhood Association. Because the association is so important to the community and your personal investment, please take a moment to read the following *Frequently Asked Questions* about the community living here at Canoe Creek Neighborhood Association. The following is intended to be a helpful summary but is not to replace, amend or modify the contents of your Governing Documents. You should rely upon the contents of the Governing Documents and not this summary.

What is the Canoe Creek Neighborhood Association?

Canoe Creek Neighborhood Association is a private, non-profit corporation in which all Canoe Creek homeowners are members and have certain rights and obligations, governed by a recorded set of governing documents and administrated by a board of directors. Association business expenses are funded through the collection of regular assessments paid by each member. The first Board of Directors is appointed by Neal Communities (the “developer”) from the development team of professionals. The governing documents for Canoe Creek Neighborhood Association were written by the developer and are based on years of successful implementation in countless communities. The Canoe Creek governing documents have been carefully adapted to meet the specific needs of your community.

What are the governing documents comprised of?

The Canoe Creek governing documents includes: The Declarations of Covenants, Conditions and Restrictions, the Articles of Incorporation, and the By Laws.

How does the HOA work?

You and your neighbors will ultimately direct the management company to handle the day to day business of Canoe Creek through the Board of Directors. The Board must consist of not less than three and not more than five members, elected in accordance with the Articles and by—laws. The Board of Directors will assume the responsibility of operating and maintaining the common areas, developing financial plans, assessing fees and enforcing the governing documents and architectural controls. The Committees and hired professionals may assist the Board in its duties. Some of the community services currently contracted at Canoe Creek include general management, landscape,



irrigation maintenance, and lake maintenance.

Who should I contact with questions about my new home?

For issues regarding your home’s structure, appliances or systems refer to the New Owner package provided by Neal Communities.

I want to change my landscape; Do I need approval for exterior work?

ANY exterior changes require Architectural Review Committee (“ARC”) approval prior to starting the work. ARC applications can be obtained by calling or e-mailing Access Management. The ARC meets once a month to review applications.

I have a concern about a violation within my community. How is this reported?

You may contact Access Management in writing in case of a true violation. The homeowner will be contacted and asked to comply. Violations are logged and tracked. If the violation continues and reasonable efforts for compliance have failed, legal measures will be taken.

I plan to lease my home; do I need to inform the HOA? What if I decided to sell?

Your association needs to be notified in either situation. A copy of the executed lease agreement must be sent to Access Management to keep on file. You may want to work with a realtor as Canoe Creek prohibits any type of signage visible from the street. If leasing, remember that your lessee is legally bound to act according to the governing documents.

You, as a homeowner, are ultimately responsible for the payment of assessments and the behavior of your lessee. The lease terms cannot be less than seven (7) months. You can get additional information by calling Access Management.

ARCHITECTURAL REVIEW APPLICATION

MAIL APPLICATION TO: ACCESS MANAGEMENT, 13437 OLD CREEK COURT, PARRISH, FL 34219

PHONE: 813-607-2220 EMAIL: CANOECREEK@ACCESSDIFFERENCE.COM

APPLICATIONS MUST BE RECEIVED IN COLOR BY EMAIL OR MAIL & LANAI EXTENSIONS, POOL INSTALLATIONS OR ANY OTHER PROJECTS INVOLVING DISRUPTION OF IRRIGATION LINES WILL

REQUIRE A \$1000.00 REFUNDABLE DEPOSIT PAYABLE TO THE CANOE CREEK NEIGHBORHOOD ASSOCIATION.

TO BE COMPLETED BY HOMEOWNER

APPLICATION TYPE: FENCE POOL/SPA PATIO SCREENED ENCLOSURE EXTERIOR PAINTING
 LANDSCAPING LAWN REPLACEMENT SATELLITE OTHER _____

DESCRIPTION OF ARCHITECTURAL CHANGE:

NAME:

PROPERTY ADDRESS:

LOT NO:

MAILING ADDRESS:

PHONE:

EMAIL:

PLEASE INCLUDE THE FOLLOWING WITH THIS APPLICATION:

1. ATTACH A COPY OF THE PROPERTY SURVEY THAT SHOWS THE LOCATIONS OF THE PROPOSED CHANGE, ALTERATION, RENOVATION OR ADDITION.
2. ATTACH DRAWINGS OF YOUR PLAN(S) AND ANY CONTRACTOR'S PROPOSAL.
3. ATTACH COLOR PHOTOS OF PROJECT AND ALL COLOR SAMPLES AND DESCRIPTIONS.

NOTE: APPLICATIONS SUBMITTED WITHOUT A COPY OF THE SURVEY, DRAWING, COLOR SAMPLE OR PHOTO WILL BE CONSIDERED INCOMPLETE. ANY INCOMPLETE APPLICATION WILL BE RETURNED TO YOU AND SHALL BE CONSIDERED AUTOMATICALLY DENIED.

I HEREBY UNDERSTAND AND AGREE TO THE FOLLOWING CONDITIONS:

1. NO WORK WILL BEGIN UNTIL WRITTEN APPROVAL IS RECEIVED FROM THE ASSOCIATION. YOU HAVE 6 (SIX) MONTHS FROM THE APPROVAL DATE TO COMPELTE THE WORK. IF NOT, THEN YOU MUST REAPPLY FOR APPROVAL.
2. ALL WORK WILL BE DONE EXPEDITIOUSLY ONCE COMMENCED AND WILL BE COMPLETED IN A PROFESSIONAL MANNER BY A LICENSED CONTRACTOR OR MYSELF.
3. ALL WORK WILL BE PERFORMED TIMELY AND IN A MANNER THAT WILL MINIMIZE INTERFERANCE AND INCONVENIENCE TO OTHER RESIDENTS.
4. I ASSUME ALL LIABILITY AND WILL BE RESPONSIBLBLE FOR ANY AND ALL DAMAGES TO OTHER LOTS AND/OR COMMON AREA, WHICH MAY RESULT FROM PERFORMANCE OF THIS WORK.
5. I WILL BE RESPONSIBLE FOR THE CONDUCT OF ALL PERSONS, AGENTS, CONTRACTORS, SUBCONTRACTORS, AND EMPLOYEES WHO PROVIDE SERVICES IN CONNECTION WITH THIS WORK.
6. I AM RESPONSBLE FOR COMPLYING WITH ALL APPLICABLE FEDERAL, STATE AND LOCAL LAWS, CODES, REGULATIONS AND REQUIREMENTS IN CONNECTION WITH THIS WORK. I WILL OBTAIN ANY NECESSARY GOVERNMENTAL PERMITS AND APPROVAL REQUIRED FOR THE WORK.
7. UPON RECEIPT OF THIS FORM, MANAGEMENT WILL FORWARD THE APPLICATION TO THE ASSOCIATION. A DECISION BY THE ASSOCIATION MAY TAKE UP TO 30 OR MORE DAYS, DEPENDING ON THE ASSOCIATION DOCUMENTS. I WILL BE NOTIFIED IN WRITING WHEN THE APPLICATION IS APPROVED, DENIED OR PENDING.

ALL HOMEOWNERS ARE RESPONSIBLE FOR FOLLOWING THE RULES AND GUIDELINES OF THEIR ASSOCIATION WHEN MAKING ANY EXTERIOR MODIFICATIONS.

HOMEOWNER SIGNATURE: _____ DATE: _____

TO BE COMPLETED BY ARCHITECTURAL REVIEW BOARD

ARCHITECTURAL REVIEW BOARD DECISION: REQUEST APPROVED APPROVED W/CONDITIONS REQUEST DENIED

ARB SIGNATURE(S)

DATE

COMMENTS:

For Office Only

Date Check Received: _____ Check #: _____ Amount: _____