

**Architectural Control Guidelines**

**For**

**Las Calinas Estates**

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## INTRODUCTION

The developed standards and criteria within this document are intended to serve as architectural guidelines for Las Calinas Estates, a residential development located in St. Johns County, Florida. Las Calinas Estates is governed by the Las Calinas Estates Homeowners Association, Inc., a Florida not-for-profit corporation (the “Association”). These guidelines contain the necessary information to guide builders about the design criteria, requirements of the development and the pertinent governing authorities. Plans for development within Las Calinas Estates (the “Project”) shall be prepared in accordance with the architectural guidelines set forth in this document.

### 1. TITLE AND SCOPE

#### 1-1 TITLE

The standards and criteria set forth shall be known as the Architectural Control Guidelines (“Guidelines”) for Las Calinas Estates (the “Project”).

#### 1-2 INTENT

The intent in requiring the approval of all submittals is to promote the general pattern of development of Las Calinas Estates, consistent with the planned development envisioned by the developer (the “Developer”). These Guidelines, as they are amended and supplemented from time to time, will be used in evaluating the compatibility of any requested construction. The Design Review Board (“DRB”) 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 DRB shall be under any obligation to meet with respect to future approvals of any construction anywhere within the Project. These Guidelines are compatible and consistent with the Declaration of Covenants, Conditions and Restrictions for Las Calinas Estates.

#### 1-3 SCOPE

No building, fence, wall, structure, shed or other improvement of any nature including all signage and landscaping plans (“Intended Improvements”) shall be commenced, erected, placed, altered or maintained until the construction plans, elevations, site plans, floor plans, building specifications, colors and plans showing the location of the Intended Improvements have been approved in writing by the DRB. 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 and plans showing the location of the Intended Improvements

have been approved in writing by the DRB. The items or matters to be submitted to the DRB 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 DRB will include any improvement or structure of any kind, including without limitation, any building, fence, wall, sign, site paving, grading, sewer, drain, disposal system, decorative lighting schemes, painting or alteration of a building (including doors, windows, roof), installation of solar panels, satellite dishes, or other devices, construction of fountains, sheds, screened enclosures, additions of awnings, shelters, gates, flower boxes, shelves and statues. Any Intended Improvements shall be erected, placed or altered only in substantial accordance with the Plans as approved. Refusal to approve plans, or any portion thereof, by the DRB may be based solely upon aesthetic considerations.

## 2. PROCESSING

### 2-1 PLANS SUBMITTAL REQUIREMENTS

The builder will submit comprehensive construction plans and specifications. The builder shall make one (1) submittal for each building. Plans shall include, but not be limited to, the items listed below:

1. Architectural Construction Plans:
  - a. Plot plan: Indicate the location of the building on the Property. Indicate all easements, setbacks, building restriction lines, drives, walks, patios, mechanical equipment, walls and fences, when applicable. Indicate the percentage of total building coverage.
  - b. Square footage:
    - i. heated and cooled area
    - ii. total overall square footage
  - c. Dimensioned floor plans at 1/4-inch scale:
    - i. mechanical equipment
  - d. Dimensioned elevations at 1/4-inch scale:
    - i. roof pitch, minimum 7/12
    - ii. height of structure (not to exceed 35 feet)
    - iii. pattern of window mullions
  - e. Window and exterior door schedule
2. Specification and Color Package Submittal
  - a. Master color book
    - i. stucco body color

- ii. trim colors
  - iii. accent colors for doors and shutters
- b. Roof color samples (blues and greens are not to be offered)
- i. manufacturer and warranty specifications
  - ii. material (asphalt shingle, tile, etc.)
- c. Building material list of specifications and manufacturers
- i. windows (style and color)
  - ii. exterior doors styles
  - iii. list of brick colors and manufacturer
  - iv. list of stone colors and manufacturer

## 2-2 REVIEW PROCEDURE FOR PLANS

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

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

Note: The DRB'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 at Owner's sole cost and expense.

If the DRB disapproves any Plans submitted by Owner, DRB shall so notify the Owner in writing stating the specific reason or reasons for denying approval, whereupon Owner shall revise the Plans accordingly and resubmit same. The resubmission will be treated as an original submission. If deviations from approved final Plans become apparent during or after construction, then the Owner must remove the deviation at Owner's sole cost and expense, at the discretion of the DRB. Construction may commence upon receiving written approval of the construction plans by the DRB 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 the applicable zoning ordinance for the Las Calinas Planned Unit Development or the Las Calinas Planned Rural Development, as applicable, and the St. Johns County (the "County") Land Development Code.

### 3-2 SITE CONDITIONS

Builders 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 four (4) inches or greater at a point three (3) feet above ground level, unless they interfere with the house pad, driveway or drainage. No tree shall be removed from any portion of the Property without the consent of the Developer until the commencement of construction.

### 3-3 PARKING

No parking will be permitted in areas where the Project's drainage flow may be interrupted.

### 3-4 SETBACK REQUIREMENTS

Setback requirements:

Front	15 feet
Side	5 feet
Rear	15 feet

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

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

### 3-5 Other Development Criteria

Maximum height of structures	35 feet or per local ordinance
Maximum coverage by buildings	70 percent or per local ordinance

## 4. LANDSCAPING

### 4-1 LANDSCAPE INTENT

The Developer of Las Calinas Estates considers landscaping to be a critical design element to the Project. Landscape design, from its inception, should be integrated into the design of the building. 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 County landscape and tree ordinances. Nothing outlined herein shall be construed to be less than or reduce the requirements of the County. Driveways and walks shall be constructed of four inch (4") poured concrete. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials must be submitted and are subject to review and approval by the DRB. However, asphalt pavement shall not be permitted. Front, side and rear elevations which front a lake shall incorporate the minimum hedge, shrub and tree requirements. Any plant material which dies or becomes unsightly after installation will be replaced using approved plants upon written notification by the DRB.

#### 4-3 PLANT MATERIAL

All property abutting the lakes must be completely sodded and irrigated to the water's edge. Shrubs and hedges shall be a minimum three-gallon plant, be of a minimum height of twenty-four (24) inches immediately after planting provided the screen hedge grows so it closes all gaps within the first year.

Synthetic plants, plastic mulch or colored mulch are not permitted. Trees shall be a minimum height of eight feet (8) when planted. Trunk caliper shall be minimum diameter of three (3) inches. Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways and the like shall not be used within fifteen (15) feet of those improvements. Trees with invasive root systems, however, can be used in large open areas far from any improvements.

#### 4-4 IRRIGATION

The entire Property shall be irrigated. The irrigation system shall be automatically controlled by a time clock. Shallow wells, if permissible by appropriate governmental agencies, may be used to provide irrigation. The water shall be tested to determine if mineral content is at an unacceptable level prior to activation of the system. In the event of unacceptable rust or stain levels in the water supply, filters shall be installed in the irrigation system. If staining occurs after the builder has sold the home, and the builder's warranty has expired, the Owner shall be responsible for the removal of the stains and the providing of appropriate filters to the system.

#### 4-5 LANDSCAPE LIGHTING

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



#### 4-6 RECOMMENDED LANDSCAPE MATERIAL

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

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 properties within the Project should be given careful consideration. Attention should be given to year-round appearance, maintenance requirements and cold resistance. Plant material has many variables. Accordingly, all plans must be reviewed and approved by the DRB to ensure that satisfactory plants have been selected for each location.

### 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 Las Calinas Estates. All homes in Las Calinas Estates shall be erected of frame construction, concrete block (CBS), or other approved construction methods. All block and framing must be covered. The minimum square footage of heated and air conditioned space shall be as follows:

50-foot lots: Minimum 1,400 square feet/Maximum 3,000 square feet

60-foot lots: Minimum 2,100 square feet/Maximum 3,500 square feet

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

##### CRITERIA

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

- **STRUCTURE:** Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.
- **STYLE:** The roof styles envisioned are gabled, hip and flat with parapets on limited applications. Builders should be aware that the same type of roof style may not be repeated in consecutive lots, on any one side of the street. Mansard, Gambrel and Dutch Hip roof styles are not allowed. Conical type of roof may be considered, depending on its application, by the DRB.
- **MATERIALS:** Finish materials for pitched roofs must be consistent throughout the individual neighborhoods. These can be flat or barrel cement tile, or architectural fungus resistance shingles with a 25-year warranty. Copper may be used only on roof features like cupolas, dormers, bay windows, etc. Neither flat shingles nor gravel roofs shall be used within Las Calinas Estates. Other materials not specifically mentioned are subject to review and approval by the DRB. Light, green or blue colored composition shingles shall not be used in Las Calinas Estates. **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 shall be 5/12 on the main structure. Ancillary roofs can be a minimum of 3/12 when design feature dictates a necessity, but is subject to final approval by DRB.
- **CEILING:** First Floor Ceiling: Minimum Height 9 feet  
Second Floor Ceiling: Minimum Height 8 feet

### 5-3 FEATURES

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

### 5-4 ACCESSORIES

- **VENTS AND PIPES:** These types of roof accessories extending through the roof shall be painted to match the color of the roof.

- VALLEYS AND FLASHINGS: These types of roof accessories attached to the roof shall be painted to match the color of the roof.
- DOWNSPOUTS AND GUTTERS: These types of accessories attached to eaves and walls shall be painted to match the color or the surface that they are attached to or the color of the trim of the building.
- LOCATION: Air conditioning equipment, irrigation or pool pumps located at ground level shall be shielded by landscaping or masonry walls.

#### 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 the County Building Code. The following requirements apply to all exterior walls and all kinds of façade applications for all structures. All elements of all elevations shall complete a total and continuous design. All Materials must be in compliance with the Florida Building Code. All exterior finishes will be consistent in color schemes, texture, compositions and character throughout Las Calinas Estates. All exterior finishes will be subject to review and approval by the Design Review Board. Exposed concrete block walls are not permitted, nor are walls with any other type of exposed modular concrete units. No metal finishes are permitted.

Permitted 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 Las Calinas Estates shall either have (1) all-brick or brick and siding, (2) all stucco or stucco and siding, (3) all stone or stone and siding, or (4) 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 inches minimum to the side elevations. When using stucco and siding, the stucco shall wrap around 24 inches minimum to the side elevations. When using stone, the stone shall wrap around 24 inches minimum to the side elevations.

#### 5-6 EXTERIOR WALL COLORS

Builders may offer color schemes previously approved by the DRB. Color selection for exterior finishes that require painting shall be based on compatible colors throughout

Las Calinas Estates. Color samples shall be color coordinated with the elevation and show the proposed paint/color scheme.

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

#### 5-7 WINDOWS AND WINDOW TREATMENTS

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

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

#### 5-8 DOORS

Entrance doors and garage doors shall be compatible with the design and color and made of either solid wood, fiberglass or insulated metal or pan metal for garage doors. Glass inserts may be included.

#### 5-9 SCREENED ENCLOSURES

Screened enclosures shall be permitted on the rear patio and /or pool, subject to review and approval by the DRB. No screened enclosures shall be permitted on the front of the home. The roof of the enclosure must match the main structure in color and style. After-market patio enclosures with pan type roofing are not allowed. Screened roofing may be used with pool screen enclosures.

#### 5-10 DETACHED STRUCTURES

Any free-standing structure contemplated for a Property including, but not limited to, a pavilion, gazebo, platform, playhouse, storage room or cabana, must be submitted for approval with the required drawings and information to the DRB. Approval will be granted only upon the merit of the structure and desirability for the neighborhood.

#### 5-11 FENCING AND GARDEN WALLS

##### FENCING

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

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

- Design: The fence types authorized for fencing of private lots at Las Calinas Estates are a) Perimeter Fence, b) Enclosure Fence and c) Privacy Fence.
- Perimeter Fence: This fence type is used to define subdivision boundaries when they are adjacent to side or rear yards that are visible from collector roads. This fence type is six-foot (6') high vinyl shadow box with intermediate vinyl posts with caps. For the design of this fence type see Perimeter Fence Design.
- Enclosure Fence: This fence type is used to define property lines or enclose lot area without obscuring views. It is to be incorporated on the rear and side property lines of lots fronting a lake. This type is a four-foot (4') high, flat top black aluminum style fence. In lots fronting a lake, the fencing will stop at the lake maintenance easement. For design of the Enclosure Fence type see Enclosure Fence Design.
- Privacy Fence: This fence type is used to create visual privacy and/or security for lot area. This type of fence may be incorporated only on the property lines not used by the Perimeter Fence or the Enclosure fence. This fence type is six-foot (6') high vinyl Board on Board solid vertical panel design. For the design of this fence see Privacy Fence Design.
- Site Locations: Fencing shall be set back a minimum of four (4) feet behind the front wall plane of the residence, excluding the garage area on an "L" shaped residence, into the front yard. Fencing sections with gates may be installed. Pool enclosures related to children's safety or other reasons shall be subject to consideration by the DRB on an individual basis.
- Corner Lots: Fencing along the street side property line of corner lots shall be set back five (5) feet. This strip of land shall be planted with a hedge of 3-gallon shrubs, 24 inches minimum height at planting time and spaced at 24 inches on center. The ground shall incorporate mulch around the plants and a strip of groundcover adjacent to the sidewalk. This type of fencing setback shall apply to all models, including courtyard homes.

## 5-12 RECREATION STRUCTURES

All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball backboard) shall be constructed on any part of the lot located in front of the rear line of residence constructed hereon and shall be constructed so as to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior approval of the DRB and without limiting any other criteria for approval, the DRB shall

review the height of such structures to assure the privacy of neighboring homeowners. No basketball backboards may be installed adjacent to the street or on any cul-de-sac.

#### 5-13 AIR CONDITIONERS

No window or wall air conditioning units will be permitted. All exterior air conditioner compressors shall be enclosed on two sides by a 42-inch-high matching wall. The service opening shall not face the street.

#### 5-14 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.

#### 5-15 SWIMMING POOLS

Any swimming pool to be constructed on any lot shall be subject to review and approval by the DRB. Above-ground pools are prohibited in Las Calinas Estates. Pool equipment located adjacent to the house shall be enclosed on two sides by a 42-inch-high matching wall. The service opening shall not face the street. On lake lots, the service opening shall be landscaped pursuant to the landscape requirements.

#### 5-16 SATELLITE DISHES

Satellite dishes up to 24 inches in diameter may be permitted, subject to DRB approval.

#### 5-17 CABLE T.V. AND TELEPHONE COMMUNICATION

The DRB recommends each new single-family dwelling home be pre-wired for cable television, telephone and alarm systems. All exposed wiring will be enclosed in a six-inch by 8-inch by 3-inch (6" x 8" x 3") box.

- Telephone and Cable TV: For each new house that is constructed at Las Calinas Estates, it is required that it be pre-wired for cable television and telephone service. This shall be the builder's responsibility. The company to provide these services shall be selected by the Developer, its successors and assigns, at its own discretion.
- Antennas and Dishes: Only small satellite dishes, not exceeding 24" in diameter, are allowed in Las Calinas Estates. The location of the same must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible. The type of dish and location will be reviewed by the DRB. Television antennas may not be visible from the exterior of a house, the street or adjoining properties, provided a quality signal can be received from inside a house. If it can be demonstrated that a quality signal is not achievable from inside a house, one (1) television antenna is allowed in an

inconspicuous location. Other types of antennas are not allowed without the written approval of the DRB.

## 5-18 MAILBOXES AND SIGNAGE

All signage at Las Calinas Estates to be installed by the builders or Owners shall be consistent with the approved Las Calinas Planned Unit Development and St. Johns County Land Development Code. Signage at Las Calinas Estates will be classified as:

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

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

- Homebuilder Signs: These are the type of signs homebuilders will use to display the name of their companies and the availability of lots. One (1) sign is allowed on each lot, and it shall conform to the design, size, height, color and post details specified by the Developer. Homebuilders shall be responsible for the cost and installation of the same. See design in Exhibit for details.
- Directional Signs: Non-advertising vehicular and/or pedestrian directional signage will be designed and initially installed by the Developer. These shall be designed with 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 Florida Department of Transportation 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 Las Calinas Estates. One (1) sign will be allowed in a single-family lot front yard which is available for re-sale or rent.
- Other: Except for the types of signs explained in this chapter or otherwise approved by the DRB, no other signs, flags (other than one American flag per lot), banners or advertising of any kind may be placed on or about any Lot,

attached to or part of any house, located in or about windows visible from the street or adjoining lots, located within road right-of-ways or common areas, or placed on or about any of the properties within Las Calinas Estates.

#### 5-19 MAILBOXES

All new single-family dwellings built on each individual lot of Las Calinas Estates are required to have a standard mailbox and pedestal. Such mailbox structure shall be installed at the front of the lot, at the edge of the road pavement, to the left of the driveway, as seen from the street. The bottom of the mailbox shall be at 36 inches above grade. The Developer shall provide the mailboxes specifications, and the homebuilders shall bear the cost of installation of the same. See the attached Mailbox Design.

#### 5-20 WAIVERS

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

### 6. MAINTENANCE

#### 6-1 MAINTENANCE DURING CONSTRUCTION

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

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

### 7. MISCELLANEOUS

7-1 MAINTENANCE: No weeds or underbrush or other unsightly vegetation shall be permitted to grow or remain on any lot within Las Calinas Estates and no refuse pile or unsightly object shall be allowed to be placed or suffered or remain anywhere on such Lots. The Owner shall maintain the exterior of his Lot, building and improvements on his Lot in good and workmanlike manner and shall present a neat and clean appearance



upon the Lot. In the event that any Owner fails or refuses to keep his Lot free of weeds, overgrown grass, underbrush, refuse piles, debris or other unsightly growths or objects or to keep the home, building or improvements on his Lot, including mailboxes, in a good and workmanlike manner or in a neat and clean appearance, the DRB or the Board of Directors of the Association may enter upon the Lot and perform any necessary maintenance at the expense of the Owner and such entry shall not be deemed a trespass.

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

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

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

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