

# **Cascades Homeowners Association**

## **Architectural Control Board and Architectural Standards**

**Adopted Update 02-16-2024**

---

## **SUMMARY**

### **PROJECTS REQUIRING APPLICATION AND ACB REVIEW/APPROVAL WITH FEE (NOT INTENDED TO BE ALL-INCLUSIVE)**

- **New landscape beds or expanding existing beds**
- **New split/dual A/C systems**
- **Screened enclosures**
- **Patio extensions**
- **Driveway or private walkway revisions**
- **Fences**
- **Swimming pools, built-in spas, and pool equipment**
- **Outdoor kitchens (permanent)**
- **Pergolas**
- **Shutters**
- **Veneer/banding additions**
- **Removal/replacement of street trees**
- **Buried tanks**
- **Generators**
- **New ground mounted mechanical equipment**
- **Built-in firepit**
- **Water features and statues**
- **Wall and yard ornaments, arbors, trellises, fountains**
- **Micro-drip irrigation systems running from community/common irrigation system**
- **French drains**

## **APPLICATION REQUIRED BUT NO FEE**

- Replacement of gutters or downspouts
- Roof replacement
- Exterior painting of house
- Installation of solar panels
- Window replacement

## **NO APPLICATION OR APPROVAL REQUIRED IF PROJECT DONE PER STANDARDS\***

- Landscape changes in existing beds
- Charging stations placed inside garages
- A/C replacements
- Mailbox replacement
- Adding mulch to existing beds
- Portable propane firepits
- Changing existing exterior lighting fixtures
- Power washing of home exterior, including roofs and driveways, or sealing of pavers
- Installation of low voltage or solar landscape lighting
- Garage door replacement
- Flags/flagpoles
- Retractable awnings
- Trees (except street trees)
- Rain barrels
- Protection around base of mailbox posts

**\*Resident is responsible for adhering to standards and is responsible for repair of any damages resulting from the project**

## **TABLE OF CONTENTS**

### **A. General**

#### **Section/Page Number**

- 1. Authority, P6**
- 2. Governmental Requirements, P6**
- 3. Architectural Review Process, P6**
- 4. Written Decisions, P8**
- 5. Changes to Applications, P8**
- 6. Approval Expiration, P8**
- 7. Inspections, P8**
- 8. Damages, P8**
- 9. Policies, P9**
- 10. Non-liability, P10**
- 11. Enforcement, P10**
- 12. Changes to Standards, P10**
- 13. Sight Distances, P10**
- 14. Maintenance During Construction, P11**
- 15. Scheduling, P11**
- 16. Setbacks, P11**
- 17. Drainage and French drains, P12**
- 18. Conservation Easements, P12**

### **B. Standards**

- 1. Prohibited Items, P13**
- 2. Screen Rooms, P13**
- 3. Driveways, P13**
- 4. Patio Extensions, P14**
- 5. Fences, P14**
- 6. Mailboxes, P14**
- 7. Charging Stations, P15**
- 8. Flags and Flagpoles, P15**
- 9. Awnings, P15**

10. Roof and Ground-mounted Equipment, P15
11. Lighting, P16
12. Painting, P16
13. Pools, Spas, P16
14. Roofing, P17
15. Shutters, P17
16. Signs, P18
17. Stone Veneer, P18
18. Window Banding, P18
19. Wall/Yard Decorations, P18
20. Window Replacement, P19
21. Window Tinting, P19
22. Window Treatments, P19
23. Landscaping, P19
24. Mulch, P20
25. Trees, P20
26. Garage Doors, P21
27. Arbors/Trellises, P21
28. Fireplaces, P22
29. Water Features, P22
30. Holiday Decorations, P22
31. Irrigation, P23
32. Rain Barrels, P23
33. Outdoor Kitchens (permanent), P23
34. Gutters/Downspouts, P23

**Appendices:**

- I. Application forms
- II. Review, Approval, and Appeals Process
- III. Approved exterior paint colors
- IV. Approved roof shingle colors/types
- V. Mailbox and Post Requirements
- VI. Plantings Prohibited
- VII. Suggested Landscape Plants

# **A. GENERAL**

## **1.0 AUTHORITY**

**The Architectural Control Board (ACB) exists to create, develop, foster, maintain, preserve, and protect within Cascades (a/k/a the community) a pleasant, attractive, and harmonious physical environment. The ACB and Architectural Standards are authorized by the Declaration of Restrictions and Protective Covenants for Cascades at World Golf Village (Declaration or Covenants). The Architectural Standards serve as a supplement to the Governing Documents and are not a substitute for reading all the Governing Documents. The attached information shall not be considered an all-inclusive list of the operating guidelines and responsibilities of every Resident. Also, the ACB and its decisions are not considered a technical authority. If approved ACB applications ultimately have a negative impact on the community or individual property, it is NOT an ACB or HOA responsibility to repair such an installation – it is a homeowner responsibility.**

**These ACB guidelines pertain to homeowner, residential property and NOT to Common Property.**

## **2.0 GOVERNMENTAL BODY OR ORGANIZATION REQUIREMENTS**

2.1 Before planning any modifications to your home or landscaping ("Project"), you are encouraged to consult with the appropriate governmental agency to determine if there are any applicable governmental requirements. Approval of your proposed modifications by the ACB does not relieve the Property Owner or Resident of any requirement to secure the necessary governmental or agency permits, authorizations, inspections, etc., before beginning work on a project.

2.2 To the extent that any government ordinance, building code or regulation requires a more restrictive standard than that found in these Architectural Standards or the Declaration, by law, the government ordinance, building code or regulation prevails.

2.3 If governmental authorizations or permits are required in addition to ACB approvals, then the sequence for addressing this requirement is as follows:

1. Submit the properly completed ACB Application with all required information and documentation and secure ACB approval.
2. Submit the approved ACB application and any other documentation required to secure governmental authorization or permits.
3. If the governmental authorization or permitting process generates revisions to the original ACB Application, then submit a revised ACB Application and all relevant documentation for ACB re-approval.

## **3.0 ARCHITECTURAL REVIEW PROCESS**

### **3.1 Submittal Components**

One (1) set of the following are required to be submitted with all ACB applications:

- a) The Resident's name, email address, lot number, street address, and contractor information (name, address, phone number).
- b) A lot survey (plot plan) showing north arrow, scale of drawing, existing property lines, all adjacent land uses - i.e., common area, boulevard, easements, and edge of streets - and all proposed improvements drawn to approximate scale.
- c) An estimated completion date. All projects must be completed within six (6) months. See 6.0.
- d) Elevation Drawings with proposed improvement noted for additions such as screened enclosures or building additions, and other structural modifications.
- e) Plot plans and specifications showing any new landscaping, the nature, kind, shape, height, materials, and location of the proposed improvements.
- f) Signed approval of the Association's Irrigation Contractor that the proposed changes will not affect the irrigation system.

### **3.2 Submittal Method**

- a. Electronic Submittal to the management company.
- b. Hard Copy/Paper

Submit Architectural review applications to the management company, mailed or hand delivered.

See Appendix I for application form.

### **3.3 ACB Review**

The ACB will review such submittals at scheduled meetings based solely on the properly completed information contained within each submittal.

See Appendix II for ACB review process flow chart.

### **3.4 ACB Review Processing Fees**

A Resident will be charged a Review Processing Fee in the amount approved by the BOD (Board of Directors) for each ACB request application submitted.

### **3.5 ACB Response**

The ACB shall decide on applications within thirty (30) days of the properly completed application's receipt by the ACB. Upon completion of review by the ACB, the Resident shall be notified by stamped application, letter, or email of the decision within 5 business days. ACB's decision shall be rendered in one of the following four forms:

- a) "Approved as Submitted" – The entire document submitted is approved in total
- b) "Approved with the Conditions Noted Below" – The document submitted is approved in whole or in part, and the Resident may proceed with the approved work, subject to all notations on the submittal. The Resident is responsible for compliance with said notations.
- c) "Incomplete/Tabled" – During a scheduled ACB final review, the ACB discovered that the Resident had not fully documented all the work that the Resident needs or plans to complete. No work shall begin on the project. Resident must resubmit the completed application for review at the next scheduled ACB meeting or the application will be automatically denied without opportunity for review. The ACB may request specific details

that are not included in the submission or may refer to the list of requirements in the application.

- d) "Denied" – The entire application as submitted is not approved and no work shall commence. The Resident may make changes to the application and submit a new application for subsequent consideration by the ACB, at the next scheduled ACB meeting, without incurring an additional fee. The Resident may also request reconsideration of the original application by the ACB by providing additional information in support of the original request and submitting such to the ACB.
- e) Appeal Process – See Appendix II

#### **4.0 Written Decisions and Oral Statements**

Applications and supporting documentation on file with the ACB and written approvals as may be issued by the ACB shall be the sole source of reference regarding ACB approval. Oral statements shall not be considered as an approval and shall not be relied upon. Upon receipt and review of an application, the ACB will render its decision on the application form, indicating "Approved as Submitted," "Approved with the Conditions Noted Below," "Incomplete/Tabled," or "Denied". All supporting documentation attached to the application will be retained by the ACB.

#### **5.0 Changes to Approved Applications**

All modifications shall be completed in accordance with Applications and Design Documents as approved by the ACB. Changes to Applications or Design Documents shall receive prior written approval of the ACB before start of the project, whether such changes are desired by the Applicant or required by the requisite building department, contractor, utility companies, or governmental authorities with jurisdiction over such improvements. If governmental permits require the ACB process to be re-started, the 30-day review period also is re-started.

#### **6.0 Approval Expiration**

All approved modifications shall be commenced and be completed within 6 months of approval unless a project duration extension is requested and approved. If no duration extension was approved and the modifications are not complete within the 6 months, the approved application becomes void, and the Resident(s) will have to reapply and pay a new filing fee.

#### **7.0 ACB Inspections**

Periodic inspections will be made by a representative of the HOA/ACB prior to, during or after completion of the modifications to determine compliance with Applications and the Architectural Standards. Residents are required to provide reasonable access, be present upon request, and cooperate fully with members of the HOA/ACB and its representatives. Residents are obligated to take remedial action as may be required by the Association to bring violations into compliance. Submission of an application or acceptance of an approved application shall constitute the applicant's permission for HOA/ACB representatives to have reasonable access to the applicant's property to conduct necessary inspections of projects. Post inspections will be made by the HOA/ACB.

#### **8.0 Damage to or Infringement Upon Association Improvements**



8.1 Residents are responsible for the cost and repair or replacement of any improvements in Common Areas that are damaged or destroyed by Resident or Resident's agents, employees, contractors, subcontractors, or suppliers. Affected improvements include, but are not limited to, damage to utilities, irrigation systems, infrastructure, trees and other landscaping, drainage improvements and facilities, erosion control devices, vertical improvements, streetlights, signage, rights-of-way, sidewalks, curbs, and roadways. In the event the Resident fails to complete necessary repairs within the timeframe determined by the Association, the Association shall have the right, but not the obligation, to perform such repairs at the Resident's cost and expense, to be enforced consistent with the Covenants as necessary.

8.2 Homeowners are prohibited from encroaching on any part of the HOA Common Areas. Encroachment is defined as assuming illegal occupancy, control, possession, or use of any part of the Common Areas through unauthorized use, extension of property line, planting, dumping (grass or vegetation trimmings or other materials), or making improvements of any kind.

## **9.0 Policies and Procedures**

In addition to the other provisions within these Architectural Standards and the Declaration, the following policies and procedures apply to all ACB consideration of applications for improvements within the community:

- a) ACB Applications shall be consistent with the Architectural style, elevation, original house design, materials and finishes of the existing home, and compatible with other homes in the neighborhood. Views from the street, adjoining properties, and Common Areas will be taken into consideration regarding the approval of modifications. Applications may contain a request for a variance from these guidelines. Such requests shall fully justify the rationale for the variance. Granting of variances will be considered case-by-case and should not be considered as a given outcome of ACB review. Past variances do not mean automatic approval of similar requests.

The ACB may conduct a site visit prior to rendering a decision on any applications including, but not limited to:

- i. Additions to the home or property.
  - ii. Screened enclosures and extended patios
  - iii. Fencing
  - iv. Pools
  - v. New Landscaping (reference Summary)
  - vi. Drainage projects
- b) The ACB may, but is not obligated to, take into consideration the comments of others before rendering a decision on an application.
- c) Residents are solely responsible for selecting licensed and insured building and trade contractors to perform modifications. Residents are solely responsible for obtaining adequate documentation to support Contractor's License and Liability Insurance. Appropriate permits (if applicable) shall be secured from requisite governmental authorities prior to the commencement of modifications.
- d) The HOA or the management company, will issue a stop work order in the event modifications are commenced without approval of the ACB or in violation of modifications as approved by the ACB. In such event, building and trade contractors will not be permitted access to the community for the purpose of performing additional work on a Lot for which a stop work order has been issued.

- e) All modifications shall be completed within the time limit provided herein unless an extension of time is approved by the ACB.
- f) All construction shall be done employing good practices, including, but not limited to, silt fences around the project, no staging materials shall be placed on roadways or sidewalks, sidewalks shall not be obstructed, and roadways and sidewalks shall be cleaned daily of construction materials and debris. Dumpsters shall not be placed in the roadway or on sidewalks.
- g) Previous Architectural Control Board, Board of Directors, or Developer approvals are not a guarantee of future approvals. Each submission is reviewed solely on its own merits.
- h) Any modification requiring ACB approval that is undertaken without first receiving approval from the ACB is subject to the following:

Failure to obtain ACB approval of modifications to existing improvements or new improvements constitutes a violation of the Covenants and shall subject the offending lot owner to the payment of fines, the suspension of the right to use the Common Areas and related facilities as provided in Chapter 720, Florida Statutes, and the right of conjunctive relief. In the event a project is started prior to ACB approval, an automatic fine of up to \$1000 will be levied against the homeowner, subject to the right of appeal as per the governing documents.

#### **10.0 Non-liability for Approval of Plans**

The applying Resident shall be deemed to have automatically agreed to hold harmless and indemnify the ACB members and representatives, and the Association generally, from and for any loss, claim for damages connected with plans and specifications or Proposed Improvements.

#### **11.0 Enforcement of Instruments**

In the event of a violation of these Architectural Standards, the Board of Directors may take any action as set forth in the Governing Documents or as allowed by Section 720 of Florida statutes, including costs and attorney fees.

#### **12.0 Changes and Amendments to these Architectural Standards**

The HOA Board of Directors may make amendments to the Architectural Standards at any time. Any changes or amendments shall apply to construction and modifications commenced after the date of such amendment only and shall not require modification or removal of structures previously approved, i.e., grandfathered improvements, once the approved construction or modification has commenced.

#### **13.0 Sight Distances at Intersections**

No fence, wall, hedge, or shrub planting shall be placed, permitted, or maintained where such improvements would create a traffic or sight problem at intersections for Corner Lots or at the intersection of streets and driveways. No trees shall be permitted unless the foliage line is maintained at a sufficient height to prevent obstruction of sight lines for Corner Lots and intersections as set forth above. No hedge shall exceed six (6) feet in height or exceed three (3) feet in height within twenty-five feet (25') of the front sidewalk. Corner lots may not have hedge or other sight obstructions exceeding two (2) feet in height within a twenty-five (25) foot radius centered on the tangent of the curve defining the closest intersection corner. (Ref: St. John's County Land Development Code at Section 6.02.05(C)(4).)

#### **14.0 Maintenance During Construction**

No construction material may be deposited on any Common Area without prior approval of the BOD or property management. During construction, all debris or materials shall be placed in a single location on the homeowner lot, not on any sidewalk. After construction, no debris or trash or excess building material of any kind shall remain on any lot, or on the sidewalks or streets contiguous thereto. It is the duty of the Homeowner, to remove or cause to be removed any of the above debris within 72 hours of notification by the BOD/property manager.

#### **15.0 Construction Scheduling**

No outdoor construction or development activity of any kind will be permitted on Sundays or legal holidays without the written consent of the Association BOD/property management.

Working hours are between 8 AM and sunset.

Emergency construction hours may be established at the sole discretion of the BOD.

#### **16.0 Setbacks**

##### **16.1 Setback Clarifications**

- All setbacks shall be measured from the foundation wall of the dwelling to the applicable parcel or lot boundary.
- Side yard setbacks shall be 5' minimum from property line to wall with 10' minimum separation between buildings (wall to wall).
- All setbacks shall be, at a minimum, in compliance with St. Johns County requirements as determined by a St. Johns County approved Master Development Plan.
- 7' minimum separation shall also be provided from eave to eave.

##### **16.2 Building Setbacks**

- Front Yard 20'
- Side Yard 5'
- Rear Yard 10'
- Corner Lot Front setback on one street and rear setback on the other street

##### **16.3 Pool, Deck, Patio, Screen Enclosure**

- Side Yard 5'
- Lake 7', 1' from the 6' Lake Maintenance and Access Easement; both are measured from the top of the bank (T.O.B.) not from the normal water line (N.W.L.).
- Rear Yard 5'

##### **16.4 Fence Setbacks from Property Lines (applicable to both, structural and invisible fences)**

- Rear Yard 5'
- Lakefront 5'
- Preserve 1'

## **17.0 Lot Drainage**

Water is to flow into designated swales and flow ways. No drainage shall flow directly onto a neighboring property. Drainage plans shall attempt to distribute runoff with 50% going to the front of the property and 50% going to the rear.

French drains require submittal of an application to and approval from the ACB. French drains in the front of the property must end in grates which must be located within 1 foot of the street/gutter. French drains on property with sidewalks must be located on street side of sidewalk and be piped under the sidewalk. French drains taking water to the rear of properties must end with water going into a pond or with a grate located no closer than 5' to a nature preserve (setback requirement). Any drainpipe emptying into ponds must have its endpoint at least 12" below the pond normal water level. All piping must be covered with sod when construction is complete.

## **18.0 Conservation Easements**

All lots abutting conservation easement areas are subject to the restrictions imposed by the St. Johns River Water Management District (SJRWMD) and other local, state and federal authorities. Vegetation within the conservation easement areas may not be removed or destroyed. Conservation easement areas may not be filled with soil, grass clippings or any other material of any description. Such areas may not be excavated or dredged in any fashion.

## **B. STANDARDS/GUIDELINES**

**1.0 Pursuant to the Declaration and/or these Architectural Standards, the following shall be prohibited from use in Cascades:**

- a) **Storage Buildings**
- b) **Dog Houses**
- c) **Sheds**
- d) **Detached Garages or Bath Houses**
- e) **Gazebos**
- f) **Storage of lawn tools, supplies, mowers, and equipment outside the home**
- g) **Trash and recycling containers not stored in the garage**
- h) **Detached or semi-attached outbuildings**
- i) **Fixed, non-retractable awnings**
- j) **Above ground large propane gas tanks**
- k) **Above ground swimming pools**
- l) **Bulkheads**
- m) **Front porch enclosures**
- n) **Timber landscape borders/edging**
- o) **Window or wall A/C units**
- p) **Pergolas unless attached to the home**
- q) **Pea gravel or pebbles around mailbox posts**

### **2.0 Screened Enclosures – Application required with fee**

2.1 No screen enclosures may be constructed on any lot except as approved by the ACB. No screen enclosure may be constructed on the front of the home, or within any designated building setback area on any lot. Screen enclosures shall be designed not to extend beyond the side walls of the house so as not to be visible from the street in front of the enclosures. Enclosures are to have a gable roof pitch of 4/12.

2.2 When installing a screen enclosure, the landscape plan must be adjusted to accommodate a minimum perimeter foundation planting and include a row of shrubs which wrap and extend around each corner of the enclosure, extending a minimum of twelve (12') feet in each direction from each corner.

2.3 All screened additions shall be constructed on poured concrete footers and be anchored in accordance with county building guidelines. An enclosure structure must have a bronze color metal kick plate around the bottom. An enclosure structure must be bronze with charcoal or bronze color screening.

2.4 Screened enclosures may not be higher than the highest ridgeline of the roof on the home and no lower than the home's lowest roofline.

### **3.0 Driveways, and Private Walkways – Application required with fee**

3.1 Proposed driveway extensions must be submitted for approval to the ACB. Driveways must be configured for a maximum of sixteen (16') feet of width at the street right-of-way line. The driveway may be wider at the garage doors but must be reduced to the maximum of sixteen (16') feet wide at the street right-of-way line.

3.2 Driveway painting is prohibited. Driveway power washing and sealing is permitted without application or fee.

### **4.0 Extended Patios - Application required with fee**

4.1 ACB approval is required prior to any Homeowner extending their rear patio. The Homeowner must include a photo or brochure showing the color and style of materials to be used, a copy of the property survey exactly locating the proposed changes or extension, and any other plans or photos which would more fully describe the modification requested.

4.2 Additionally, the Homeowner must also include plans showing the dimensions of the finished patio. The Association's approved irrigation contractor must be used if sprinkler head(s) or lines are moved or capped.- The Association irrigation contractor must sign off on application PRIOR to ACB review.

4.3 Residents are responsible for any damage incurred to the utility service, irrigation system, and/or the adjacent property.

4.4 Patios shall not have any surface higher than thirty inches (30") above the residual ground level unless a surrounding railing is installed.

4.5 Landscaping around the patio perimeter is required. (See section 2.2)

### **5.0 Fences and Railings– Application required with fee**

5.1 No fence, wall or other similar structure shall be erected on any lot except as approved by the ACB or as installed by the original developers. All fences shall be uniform throughout the community and shall be the same width as the exterior width of the house and will extend to the maximum setback in the rear. The approved ACB fence is a black, four (4') foot high aluminum picket style (using 2 or 3 rails, with 4" pickets). In addition, in the event fences are built, an additional corner wrap of evergreen shrubs must be planted at the corners of the fence, extending a minimum of twelve (12') feet in each direction from each corner and the fence must have a gate. Fence setbacks based on the property line are as follows: Rear yard – five (5') feet, Lakefront seven (5') feet, and preserve easement areas – one (1') foot. Invisible fencing installations must follow the same setback requirements.

5.2 If an owner fences in a lot or any portion thereof, maintenance of the fenced portion of the lot shall become the responsibility of the owner and not the Association.

5.3 Fences, including invisible fencing, in the front and side yards are not allowed.

5.4 Railings as installed by the original developers/builders must be maintained on the front of each home.

## **6.0 Mailboxes – No application required**

6.1 Mailbox and posts shall remain the same as originally installed by the developer.

6.2 See Appendix V.

## **7.0 Charging Stations – No application required**

All Home Charging Stations for any type of electric vehicle and all types of hybrid vehicles or a battery powered transportation device:

- Should be installed inside a resident's garage.
- Under no circumstance, shall a vehicle or battery powered transportation device be charged on the street. For the protection of persons and property, Homeowners must recognize and comply with all applicable safety requirements and standards.

## **8.0 Flags and Flagpoles – No application required**

8.1 One American flag, not to exceed 4'x6' may be attached to home with an approved flag holder, or on a flagpole not to exceed 20 feet (20') in height. American flags must follow government protocols. No flag holders or brackets are allowed on mailboxes.

8.2 Flag holder (wall mount) - Each home may erect a single flag holder made of aluminum, fiberglass, metal, or wood, no longer than 5 feet.

8.3 Seasonal Banner or Garden Flag – Resident may install one standard size freestanding banner or garden flag, no larger than 28" x 40", within plant beds or on poles attached to the home.

8.4 See section 16.3 for guidelines on political signs, banners, or flags.

## **9.0 Awnings – Application required with fee**

9.1 Retractable awnings may only be installed at the rear of the home over patio areas. They must be a solid neutral color compatible with the color of the exterior of the home. All such awnings must be retracted when not in use.

9.2 Metal awnings are not permitted. Awning material may not have any wording, logo, or designs.

## **10.0 Roof and Ground-mounted Mechanical Equipment – Application required with fee for new installations; No application required if replacement equipment**

10.1 Location of all ground-mounted mechanical equipment (including but not limited to generators, HVAC units, pool pumps and pool heaters) require ACB approval and shall be indicated on the lot survey. The location of ground-mounted mechanical equipment will require screening using landscape materials when visible by neighbors or street.

10.2 Fence panels are not considered as acceptable screening materials.

10.3 Satellite dish (not to exceed one meter or 39.4 inches in dia.) may be mounted, if not on the roof, on a post not higher than 4 feet and in the least conspicuous location possible in the rear yard only.

**10.5 Solar Energy Systems – Application required, no fee**

Subject to local, state, and federal laws, the use of solar energy producing devices is subject to ACB review and approval.

Solar panels must be low profile panels. No tank collectors on the ground or on the roof are permitted. While it is understood that laws provide that panels may be installed in an orientation to provide maximum efficiency, owners are advised that installing panels on the front of the home may decrease property value.

All piping must be the same color as the surface crossed.

**11.0 Lighting – No application required**

11.1 Low-voltage (less than 24 V) or solar powered light fixtures for low-level landscape and path lighting are allowed and must be in a landscape bed. Tree mounted down lights shall be shielded from street and neighbor's view.

11.2 Post lamps are not permitted.

11.3 The fixture housing style and color of any future replacement light fixture(s) shall be similar in appearance to the rest of the community. Garage "coach" lights must be bronze or black in color.

11.4 The front entry recessed can-light may be replaced with a pendant light.

11.5 Security or motion detecting lights are permitted but must be positioned or shielded such that they are not a nuisance to neighbors.

**12.0 Painting of Home Exterior – Application required, no fee**

Permissible paint colors shall be approved and promulgated by the Association's Board of Directors from time to time, which shall be appended to these Guidelines (**see Appendix III**)

**13.0 Pools, Spas, Jacuzzis - Application required with fee**

13.1 In ground pools, spas, and Jacuzzis are subject to setbacks set forth in section A16, shall be installed according to applicable governmental ordinances, and will require an approved totally enclosed fence structure or screened enclosure in accordance with applicable governmental codes and/or regulations. Additionally, edge of the pool shall be no closer than five (5) feet from the back property line or the side property lines.

13.2 Above ground spas and Jacuzzis may also be installed on lanais if the lanai is enclosed and the heating and filtering equipment is within the spa unit.

13.3 Drainage from all pools, spas and Jacuzzis is not permitted onto neighboring properties.



13.4 When installing a pool, the landscape plan must be adjusted to accommodate the minimum perimeter foundation planting and include a row of shrubs, which wrap and extend around each corner of the enclosure or corner of the deck. The perimeter shrubs must wrap each corner, extending a minimum of twelve (12') feet in each direction from each corner.

#### **14.0 Roof Replacement – Application required, no fee**

**14.1 Minimum thirty (30) year or greater architectural roof shingles must be used. Other roof materials, such as wood shingles, metal lap or flat concrete tiles cannot be considered.**

**14.2 Roof pitches on homes must be a minimum 6/12 or greater. Roofs for screen/glass enclosures must be of a gable design with a pitch of 4/12. No flat roofs will be allowed.**

**14.3 See Appendix IV for approved shingle colors.**

#### **15.0 Shutters – Exterior (Including Hurricanes Shutters) – Application required with fee**

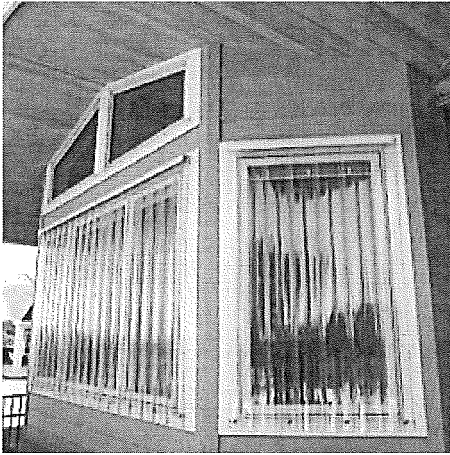
**15.1** Hurricane shutters, supports and hardware are subject to review and approval by the ACB prior to installation. The following are the systems the ACB will approve:

- a. Polycarbonate or Lexan Panels (clear transparent panels that attach directly to the house using a bolt system).
- b. Accordion Hurricane Shutters (permanently affixed beside the windows.)

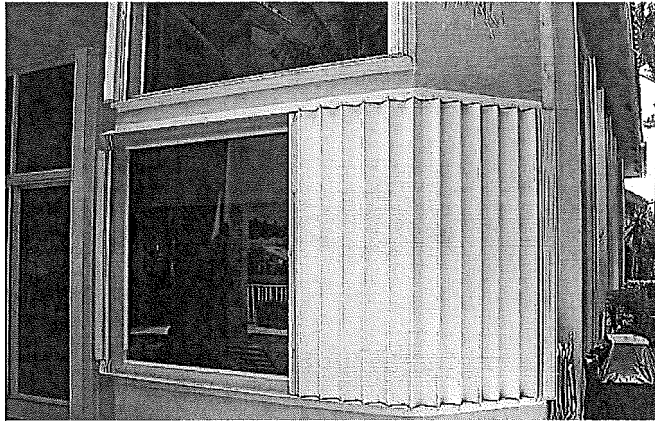
**15.2** Permanently installed storm protection systems and any attaching frames, screw heads, bolts, etc., shall be painted either the color of the trim or body of the house.

**15.3** Storm protection systems approved by the ACB may be deployed if the Homeowner will be out of town for an extended period during the hurricane season. The BOD/Property Manager must be notified in advance of the duration of the absence and the period the system will be deployed, which in no case can be prior to June 1<sup>st</sup> or after November 30<sup>th</sup> of each year. Notification should be given in writing.

### *Polycarbonate or Lexan Panels*



### *Accordion Hurricane Shutters*



## **16.0 Signs – No application required**

16.1 Each residence may have one (1) standard security sign in the front indicating the residence has an alarm system. The sign can be no taller than two (2') feet from the ground, and the sign face can be no larger than ten (10") inches x ten (10") inches. These signs must be placed within two (2) feet of the exterior walls of the residence, in a pre-designed plant bed.

16.2 No construction company signs are allowed to be posted by the company doing the applicable improvements or modifications.

16.3 Political signs are only allowed during a period of two weeks prior to elections and must be removed two days after. Signs must not contain profanity.

16.4 For Sale signs shall comply with the specifications set forth in the Master Association requirements; an example seen below: Maximum 12" wide and 10" tall



**17.0 Stone Veneer – Application required with fee**

Stone veneer may be used to alter the front elevation. The type of stone used shall be like the stone installed by the Developer on other properties within the community. Applications shall include a front elevation drawing indicating desired location of the stone, a sample (or photo) of the proposed stone and the color scheme of the house.

**18.0 Window Banding – Application required with fee**

Banding may be added around a home's side and rear windows. This new trim shall conform to the trim dimensions of the home's front windows and painted to match.

**19.0 Wall and Yard Decorations & Medallions – Application required with fee**

19.1 Yard ornaments are defined as any objects whose primary purpose is decorative rather than functional and which are visible from the common property areas including roads and lakes. Yard ornaments include, but are not limited to, statues, sculptures, and water features. Large rocks used as landscape features are permitted.

19.2 Yard ornaments will be evaluated and approved/denied based upon visual harmony with the immediate surroundings and with the community. Items that are reasonably deemed to be "offensive", such as the display of nude or partially nude figures, will not be approved. Any approved yard ornament must be removed or replaced if it becomes weathered, worn, tattered or damaged.

19.3 Statues/Vertical Ornaments or benches, without water, that are more than 3 feet tall or 3 feet wide shall not be permitted. Maximum of one Shepherd hook, six (6') feet high, is allowed in the front of properties.

19.4 Wall decorations may be attached to a home on a wall not facing a street or common area.

19.5 House number plaques may not be changed from the type originally provided with the house by the Developer.

## **20.0 Window Additions and Replacements – Application required, no fee**

Windows may be added and/or replaced if the new windows design, frames, glass, and screens are consistent with similar homes (“like for like” in appearance).

## **21.0 Window Tinting – Application required, no fee**

Clear UV coating, grey or black tint, may be applied to windows; tint shall have at least a 39% Visible Light Transmission. On any one side of the house, either no windows are tinted, or all windows are tinted. Mirror “effect” tinting is not permitted.

## **22.0 Window Treatments - No application required**

22.1 All window treatments shall be white or off-white when viewed from the outside of the home; all other window treatments are prohibited. Window treatments may be installed without approval if it meets the above guidelines. Temporary or permanent window treatments of bed sheets, newspaper, trash bags, foil, or other highly reflective materials, etc., are strictly prohibited.

22.2 External window coverings including, but not limited to, burglar bars or roll down shades (except for hurricane shutters) of any type are prohibited.

## **23.0 Landscaping – No application required as explained below**

23.1 Approval is **NOT** required prior to any change to existing landscape **when replacing plants in existing beds with like or similar plants and per Approved Plant list (appendix VII), or when installing annual or perennial flowers. If replacing trees, the new tree must be in the same spot or as close as possible to the original tree location. The resident is responsible for advising the Association’s irrigation contractor when the job is complete. The irrigation contractor will then inspect during routine wet checks to ensure that no damage has been done to the system. If there are damages found, the resident is responsible for the cost to repair. The resident proceeds at their own risk.**

23.2 All yards, from street pavement to conservation area boundaries or normal high-water line, must be finished with 100% sod (St Augustine Flora tam), excepting perimeter foundation shrubs, other shrub and ground cover beds or areas of existing tree preserves or natural areas.

23.3 The original planting bed at the front of the house may not be completely removed. Any changes in the footprint of a planting bed must be approved by the ACB as a Landscaping Modification.

23.4 Empty planting beds are not permitted.

23.5 Planting beds shall be no closer than two (2) feet from any property line.

23.6 Any plant material which dies or becomes unsightly after installation, including potted plants, shall be replaced by approved plants within thirty (30) days of becoming unsightly or dying.

23.7 In front yards, a maximum of six (6) potted plants, with the pots made of clay, ceramic, wood or attractive high-grade plastic, may be placed on the walkway or in mulched areas. The thin plastic containers in which plants come from the store or greenhouse are not acceptable containers.

23.8 No artificial plants, grass, or other artificial vegetation will be allowed.

23.9 All landscape beds must be properly covered with shredded mulch (as used in all common areas).

23.10 Individual large stones/boulders must be reviewed and approved by ACB.

#### **24.0 Mulch Materials – No application required**

For these Architectural Standards, decomposed granite, rubber mulch, landscape-type stone, and topsoil are not considered approved mulch materials. Approved mulch material is hardwood mulch of the same type as used in common areas.

#### **25.0 Trees – Application required without fee**

25.1 Trees in the front yard and roughly in line with other trees along neighboring properties are considered **Street Trees**. These are 15' or less from curb on non-sidewalk property and 20' or less from curb on property with sidewalk.

25.2 Removal of **any street tree** requires ACB application, and approval prior to removal. If a street tree is destroyed during a storm, it must be replaced per the process described below.

##### **STREET TREE REMOVAL PROCESS**

- a. The Homeowner must include an arborist report stating the tree is diseased, or
- b. The Homeowner must include a plumber's report stating the tree is impacting sewer or water lines, or
- c. The Homeowner must include photos of the tree roots causing damage to the foundation, driveway, or sidewalk.
- d. The Street Tree must be replaced with another oak or Gem Magnolia tree unless
  - i. There are other hardwood trees in the front yard (all lots are to have at least one hardwood in the front of the property), or
  - ii. A specific variance is granted due to limited space in the yard because of utility lines or boxes

25.3 All hardwood trees in the front yard must be a minimum of two (2") inch caliper with a minimum height of ten (10') feet, at the time of planting.

25.4 No hedge shall be erected in the front yard except as originally installed by the home builders.

25.5 When a tree is removed from a planting bed, without replacement, the remaining tree stump must be ground down below grade and covered with mulch.

25.6 When a tree is removed from a yard, without replacement, any border that is around the tree must also be removed. The remaining tree stump must be ground down below grade and matching sod installed.

25.7 Trimming of trees is considered a maintenance item and does not require ACB approval.

## **26.0 Garage Doors – Application required without fee**

26.1 Garage doors must be of the type and style of that originally installed by the developer and must be white.

26.2 A top row of window lights must be added to all garage doors, regardless of the garage door orientation. Garage windows may be covered using tinted films allowing 15% light transmission. These must be added to the inside of all garage windows. No reflective films are allowed.

26.3 Garage screens must have white framing and be the same height and width as the door opening. Screening may be gray, black or bronze.

## **27.0 Arbors/Trellises – Application required with fee**

The maximum arbor size shall not exceed eight feet (8') in height, four feet (4') in width, and three feet (3') in depth. The material shall be of natural wood, vinyl, or aluminum, and shall be in white or a natural color. Lattice arbors are permitted, but shall comply with the above height, width, and color restrictions. For purposes of this section, a lattice arbor is considered to have depth of six inches (6") or less.

## **28.0 Fire Features (Barbeques, Chimneys, Fire Pits and Fireplaces) – Portable items do not require application, permanent installations require application with fee**

28.1 No wood-burning fireplaces or firepits are allowed, only propane.

28.2 Propane outdoor fireplaces shall be consistent with all applicable governmental codes, including, without limitation, the regulations of St. Johns County and the Florida

Fire Prevention Code. Applications must provide full details of the proposed fire feature including dimensions, vertical plans, placement shown on a plat of the lot, and a materials listing.

28.3 Propane outdoor fireplaces shall be in the rear yard or on rear patio areas and shall be designed so that its form, material, and color are compatible with the architecture of the house.

28.4 Propane outdoor fireplaces shall be properly maintained and may not create an unreasonable nuisance to surrounding properties.

## **29.0 Water Features – application required with fee**

29.1 All plans for water features, except on enclosed lanais, must be submitted to the ACB for review and approval. The water feature submittal must be accompanied by a landscape plan that shows the existing landscaping and/or plans for a change in the landscape and the house design with photographs. Detail on how any power and/or water supply lines will be run to the water feature shall also be provided.

29.2 Free standing yard water features that are more than 4 feet tall or 3 feet wide shall not be permitted. If a water feature is located against a wall of the house, then the water feature may not exceed eight feet (8') above the finished grade of the lot.

29.3 A water feature may be installed in the front or rear yard only, may not detract from the overall landscape theme and shall be placed in a planting bed. The water feature shall not visibly damage existing walls or fences. Colors shall be compatible with the house.

29.4 Only one (1) water feature is permitted and may be restricted when used in conjunction with other larger landscape accent items including bird baths. The application shall include the water feature's water source, pump, electrical layout and plumbing layout, which shall be designed and located to be unobtrusive.

## **30.0 Holiday Decorations – no application or fee required**

30.1 Exterior December holiday decorations may be displayed on a resident's property not more than 30 days prior to Christmas/Hanukkah holidays. Decorations must be removed no later than 15 days after the holiday.

30.2 For all other holidays, decorations may be displayed not more than 14 days prior to the holiday and removed within 7 days after the holiday.

## **31.0 Irrigation – Application and fee required**

32.1 Micro/drip irrigation connected to the community's irrigation system requires an application and work to be completed by Association's approved irrigation contractor.

32.2 Irrigation system changes may only be performed by the Association's approved irrigation contractor.

### **32.0 Rain Barrels –Application required with no fee**

One barrel in the rear of a home is permitted if it is in a mulched bed and is screened from view.

### **33.0 Permanent Outdoor Kitchens – Application required with fee**

Outdoor kitchens may only be located on a paver or poured concrete surface and shall be of a color and design compatible with the Architectural theme of the Home. Hardscape additions must be softened with landscape around the perimeter. Outdoor kitchens not under an existing covered lanai must include overall dimensions and type of materials to be used (not appliances).

### **34.0 Gutters and downspouts - Application required, no fee**

Approved gutter and downspout colors are white, bronze or black. Gutter extensions must drain to the rear or side, when possible. If a house is repainted, downspouts are to be painted white, or the color of the house or the color of the gutters.

## **APPENDIX I**

### **APPLICATION FORM FOR ACB REVIEW**

Please complete and return this application for approval prior to commencement of any work. **UPON SUBMISSION OF THIS APPLICATION, YOU GRANT THE ACB MEMBERS ACCESS TO YOUR PROPERTY SO THEY CAN VIEW THE SITE TO EVALUATE AND UNDERSTAND YOUR REQUEST.**

All applications (except for re-roofing or re-painting in the same color) require a NON-REFUNDABLE application fee to be paid at time of submission payable to Cascades World Golf Village. The applicant shall give a written notice to the Architectural Control Board (ACB) of completion of the project.

Deliver or mail to:

Cascades World Golf Amenity Center  
C/O: Property Advisors Management  
400 North Legacy Trail  
St. Augustine, FL 32092

Email to:  
[Cascadesadm@gmail.com](mailto:Cascadesadm@gmail.com)  
Phone: 904-940-0530



NOTE: The contact information for submission of applications is subject to change following notice to the Association's members.

Property Owner: _____ Date: _____ _____
Property Address: _____ _____

Mailing Address (if Different): _____
--

Email: _____ Phone: _____ _____
------------------------------------

PLEASE GO TO THE ASSOCIATION'S WEBSITE ([www.cascadeswgv.com](http://www.cascadeswgv.com)) TO REVIEW THE SUBMITTAL REQUIREMENTS (STATED, PER ITEM, UNDER THE ARCHITETECURAL CONTROL BOARD (ACB)'S TAB) AND BE SURE TO SUBMIT ALL REQUESTED INFORMATION. Incomplete and / or non-compliant applications cannot be reviewed.

Describe the addition, changes, or installations to be reviewed by the ACB. Attach additional pages if necessary.  
Description:

_____ _____ _____ _____
----------------------------------

Contractor or Residents (if work being performed by homeowner) Name: \_\_\_\_\_

I understand that an irrigation survey must be performed by the association's approved Irrigation Contractor to determine the impact proposed improvements might have on the irrigation system. NO WORK affecting the irrigation system may commence until this survey has been completed and any recommended modifications to the irrigation system must be completed by the association approved association's irrigation contractor. A member of the contractor's management team must approve and sign this application prior to submittal to the ACB review.

NOTE: This application is for ACB REVIEW PURPOSES ONLY. Such approval does not supersede any Local, State, or Federal building codes or permit requirements for the applicable project or improvement. It is the lot owner's responsibility to obtain and comply with all required permits. The lot owner is also under a separate legal obligation to comply with all the applicable recorded covenants and architectural guidelines promulgated by the Association. If approved, the approval does not constitute a waiver of the lot owner's requirements. To comply with such covenants and guidelines. The Association reserves the right to legally enforce all provisions of the covenants and guidelines with which you must comply that may be imposed. The signature of the lot owner constitutes agreement to any and all conditions of approval. The project must be initiated within 180 days after which new approval will be required. No additional fee will be required for such a new application, provide no changes or additions are being made to the original application.

Signature Homeowner: \_\_\_\_\_ Date: \_\_\_\_\_

---

FOR USE BY ARCHECTURAL CONTROL BOARD (ACB)

Date Received: \_\_\_\_\_ Date to ACB: \_\_\_\_\_

_____
_____
_____
_____

☐ Approved

☐ Denied

Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Name Printed: \_\_\_\_\_

Authorized Representative for the Architectural Control Board of Cascades World Golf Village Homeowners Association, Inc.

## ACB SUBMITTALS CHECKLIST

### **Application Fee:**

An application Fee is required for all submittals, except as describe in Appendix 2 of the Guidelines Exterior Painting. Application Form, Color number/name (must be within the pre-approved color list). If painting the same color as existing, specify the color number/name and include a picture of the home.

### **Tree Removal (Live):**

Application Form, Site Plan indicating the location(s) of tree(s). Specify the type of tree being removed and what will it be replaced with.

### **Fences (Only approved fence type, 4-inch picket, black and invisible fence):**

Application form, survey reflecting fence location, brochure copy or photograph of fence desired.

### **Driveway Modifications:**

Application form, survey reflecting new driveway. If pavers are selected, these MUST be earth tone colors (tan or brown). A sample or brochure picture showing proposed style/color of pavers must be provided. Per Master Design Driveways must be configure for a maximum of sixteen feet (16') wide at the street right of way line. The driveway can be wider at the garage doors but must be reduced to the maximum of 16' wide at the street right of way line. Extension cannot interfere or impact any drainage on the property. All irrigation lines must be flagged by the irrigation contractor before work begins. Relocation of irrigation lines or irrigation heads will be at the homeowner's expense. No additional irrigation heads are allowed.

### **Patio:**

Application Form, a survey reflecting where patio is to be located; if pavers are selected, a sample or brochure copy of paver. Only earth tone pavers allowed. All irrigation lines must be flagged by the irrigation contractor before work begins. Relocation of irrigation lines or irrigation heads will be at homeowner's expense.

### **Hurricane Protection:**

Application Form, any hurricane protection devices must be submitted to the ACB, Submittal must include a photograph of the home, showing locations of hurricane protection devices chosen from the approved list, photographs or brochure copy of proposed devices, including color.

### **Front Door Changes:**

Application form, photograph of the front of the home so ACB can match color to home. Brochure copy or photograph of front door desired.

### **Shutters:**

Application Form, color sample, type of material and location, photograph of home.

### **Fountains:**

Application Form, survey and photograph of home showing proposed location of fountain, brochure copy showing height and width of fountain, landscape plan. (Maximum size 3' H x 3' W)

### **Landscape Renovations:**

Application Form, landscape plan, survey... Plan must include the following: location of all remaining landscaping and all new planting (trees, shrubs, beds), a plant schedule showing plant type, size, height and spacing. Landscaping must not impede or impact any drainage on the property or between properties. All new plants can be no closer than one foot to any easement line. No invasive plants allowed.

**Pool:**

Application Form, survey showing location of pool and pool equipment. All pool equipment must be properly screened from view. (3) copies of pool plan, landscape plan.

**Pool Enclosure (must be bronze with 4/12 gable roof pitch):**

Application Form, enclosure reflected on survey submitted with pool drawings, elevation of enclosure.

**Screen or Window Enclosure (frame must be bronze):**

Application Form, survey showing location of enclosure, elevation drawings of enclosure.

**Additions:**

Application Form, photographs of home, three (3) sets of plans to include: survey showing location of addition. Elevation drawings, samples of all exterior materials and colors (unless matching existing home), any landscape changes or additions.

Any improvement impacting the irrigation system must be reviewed by a member of the management team of the Association's approved irrigation contractor who shall sign the application form prior to submitting the project to the ACB for consideration.

**This is the process:**

Homeowner emails the irrigation contractor. (Email address will be provided upon request)

The irrigation contractor will place the homeowner's information on the schedule for the irrigation contractor to come to the house to assess the work and determine its impact.

At that time the management team under the irrigation contractor should sign the Application form.

Send the Application along with all required documentation to:

Cascades World Golf Amenity Center  
C/O: Property Advisors Management  
400 North Legacy Trail  
St. Augustine, FL 32092

Email: [cascadesadm@gmail.com](mailto:cascadesadm@gmail.com)

Phone 904-940-0530

APPENDIX 1A

ITEMS NOT REQUIRING PAYMENT OF THE APPLICATION FEE:

1. Re-painting in the same color as existing.
2. Re-roofing in the same color as existing.
3. Roof repairs using same shingles.
4. Potted plants in yard (6 maximum)
5. Replace or expand existing landscaping with substantially comparable landscaping.
6. Replace or add to existing mulch.
7. Installation or removal of satellite dishes or antennas (must be submitted for approval).

Note: Architectural review application must be submitted for all these items.

## **ACB Application Checklist**

- ☐ Please make sure to provide a preferred telephone number and email address in case the Committee needs to contact you.
- ☐ Review the ACB rules found on the Cascades Web Page for information on which projects require a fee and the guidelines that apply to your project.
- ☐ Describe your project in as much detail as possible indicating the type of materials to be used, colors, and name of contractor if used. Pictures, color samples, and/or product ID numbers are helpful. The more information the Committee has the quicker it can process your application. If you have any questions about the application process, please contact an ACB committee member for assistance.
- ☐ Sign and date your application and submit it at least two (2) weeks before the ACB meeting.

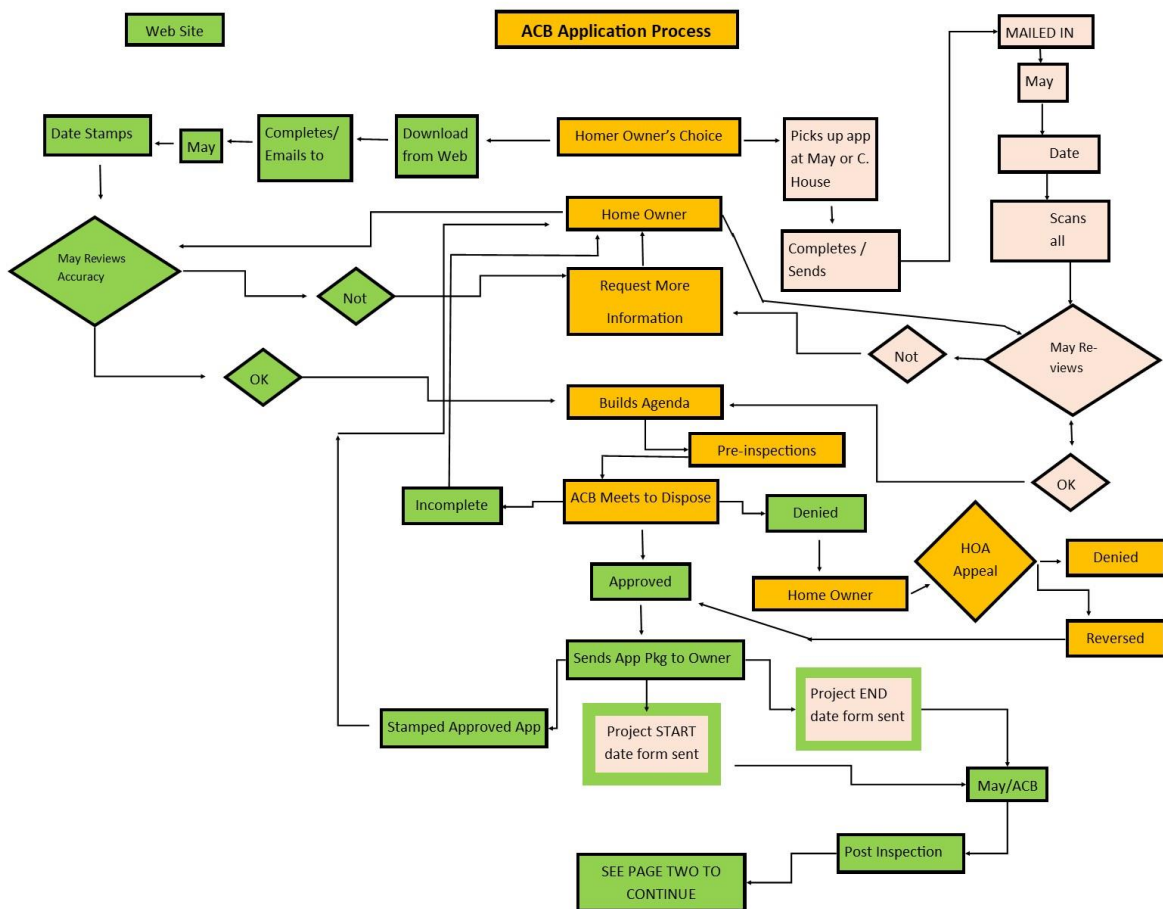
### **FOR ALL PROJECTS EXCEPT HOUSE PAINTING AND ROOF REPLACEMENT**

- ☐ Survey/Plot map attached to application with project details and location clearly indicated.
- ☐ Signature of irrigation contractor for all projects that involve digging, i.e., fence installation, tree removal/planting, driveway/sidewalk replacement and repair, etc.
- ☐ If requesting removal/replacement of **street tree** indicate type of replacement tree (see guidelines) and attach one (1) of the following to your application.
  - Statement from arborist/professional landscape contractor that tree is diseased
  - Statement from plumber that tree's roots are impacting sewer/water system
  - Photos showing damage caused by tree to driveway, sidewalk, foundation, utility junction, etc.

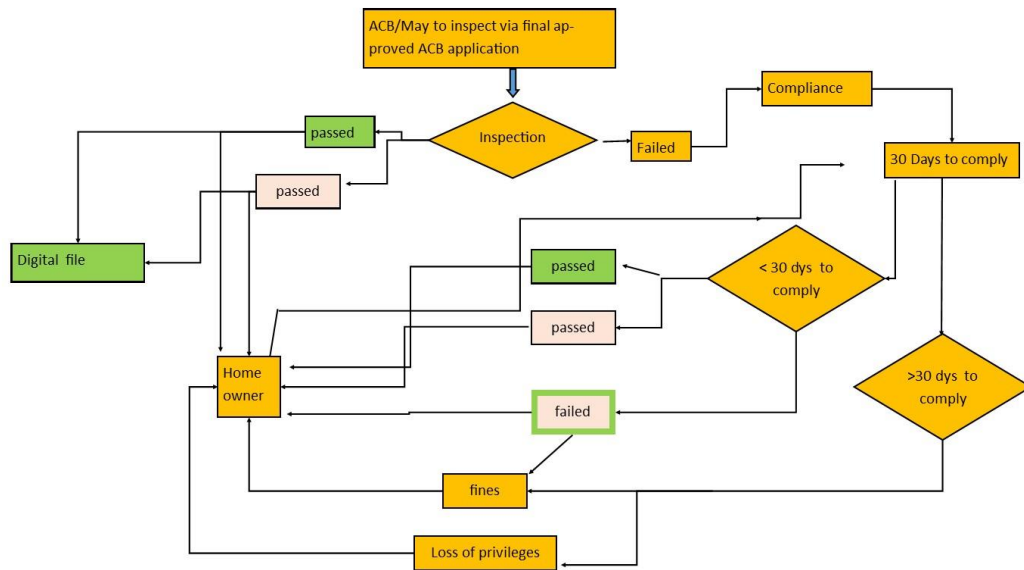
### **REVIEW TO ENSURE ALL APPLICABLE BOXES ARE CHECKED**

**Incomplete applications cannot be processed.**

## APPENDIX II ACB PROCESS



### Post Inspection Process



## APPENDIX III



## APPROVED PAINT COLORS

\*\* CPU color matched, independent of mfg, may be used as an alternate.

House Color	*Sherwin Williams #	Trim Color	Sherwin Williams #
Dormer Brown	SW7521	Pure White	SW7005
Nantucket Dune	SW7527	Pure White	SW7005
Nomadic Desert	SW6107	Pure White	SW7005
Fresco Cream	SW7719	Pure White	SW7005
Diverse Beige	SW6079	Pure White	SW7005
Muslin	SW6133	Pure White	SW7005
Totally Tan	SW6115	Pure White	SW7005
Macadamia	SW6142	Pure White	SW7005
White Raisin	SW7685	Pure White	SW7005
Blonde	SW6128	Pure White	SW7005
Napery	SW6386	Pure White	SW7005
Butter Up	SW6681	Pure White	SW7005
Ramie	SW6156	Pure White	SW7005
Svelte Sage	SW6164	Pure White	SW7005
Softened Green	SW6177	Pure White	SW7005
Cargo Pants	SW7738	Pure White	SW7005
Gray Clouds	SW7658	Pure White	SW7005
Argos	SW7065	Pure White	SW7005
Agreeable Gray	SW7029	Pure White	SW7005
Languid Blue	SW6226	Pure White	SW7005
Butter Pecan	SW5108	Pure White	SW7005
Neutral Ground	SW 7568	Pure White	SW7005
Chelsea Gray (Suburban Modern)	SW 2850	Pure White	SW7005
Samovar Silver	SW6233	Pure White	SW7005
Comfort Gray	SW6205	Pure White	SW7005
Friendly Yellow			
Warm Sand			
Raycraft Mist Gray	SW 2844		
Cottage Cream			

## APPENDIX IV

## APPROVED ROOF SHINGLE COLORS

GAF, OWENS CORNING, ATLAS TAMKO, HERITAGE, CERTAINTEED, SCOTCHGUARD

Quarry Gray		
Silver Birch	Desert Sand	
Shakewood	Desert Tan	Pristine Desert Glacier White
Driftwood	Antique Silver	Pristine Pewter Rustic Hickory
Barkwood	Onyx Black	Pristine Black
Oyster Grey	Sedona Canyon	Pristine Tan
Pewter Gray	Chateau Green	Pristine Green
Sunset Brick	Estate Gray	Pristine Heather
Birchwood	Brownwood	Pristine Weathered Wood
		Pristine Oyster Sand
		Pristine Weathered Shadow
Slate	Williamsburg Gray	
Charcoal	Charcoal Driftwood	
Hunter Green	Shasta White	
Hickory	Amber	
	Summer Harvest	
	Terra Cotta	
	Desert Sand	
	Forest Green	
	Sand Dune	

## APPENDIX V

### MAILBOXES AND POSTS

If you need to have your mailbox repaired, replaced, or repainted, you may make the repairs yourself, or contact Mike Burke as per below, or any handyman of your liking.

Mike Burke: call (904)325-9941 or email [rpsmailboxes@gmail.com](mailto:rpsmailboxes@gmail.com)

- Paint mailbox and post, new painted ball and replace the numbers on both sides: \$55.00
- New Mailbox, new painted ball, paint post and replace numbers on both sides: \$80.00
- New mailbox, new post, new painted ball and replace numbers on both sides: \$140.00

If you choose to complete any needed work yourself, supplies can be purchased as follows:

The required paint colors:

- Mailbox/ Post Color – Black
- Gold Balls - Gold

Replacement numbers can be purchased from:

ACE Hardware: (904) 907-2424

Model #842276

6205 FL-16

St. Augustine, FL 32092

Or

Matthew Broadus Advertising: (904) 396-6950

Numbers cost \$27.00

## **Mailbox Criteria**

- Mailbox and posts shall remain the same as originally installed by the developer.

- Homeowners may elect to install at the base of the mailbox to alleviate damage from landscape trimmers:

1. This area can be left open and filled with mulch. The open area may have plantings as well. Any plantings must be no higher than the bottom of the mailbox for ease of mail delivery.

2. The open area may be filled in with pavers having the same color as driveway pavers.

3. The open area may be filled with stone; however, if stone is used the area must have a paver or concrete border to prevent edger from picking up and flinging the stone. Landscape company is not responsible for any damage from rock/stones.

4. Homeowner's earth tone driveway pavers may be used when positioned on end around the post.

5. This protected area around the mailbox post is to be a maximum of 3' by 3'.

- ADDRESS NUMBERS ON MAILBOXES: Numbers are to be 2-1/2" to 3" in height. Gold numbers on black background.

- Brackets for hanging flags are not permitted on mailbox

## **APPENDIX VI**

**Invasive Plants of Florida Are Not Permitted**

- • Air potato, potato yam (*Dioscorea bulbifera*)
- • American evergreen, arrowhead vine (*Syngonium podophyllum*)
- • Aquatic soda apple (*Solanum tampicense*)
- • Asian sword fern (*Nephrolepis brownie*)
- • Australian umbrella tree, octopus tree (*Schefflera actinophylla*)
- • Australian-pine, horsetail tree (*Casuarina equisetifolia*)
- • Bamboo (all varieties including sacred and heavenly)
- • Beach naupaka (*Scaevola taccada*)
- • Beach naupaka, Hawaiian half-flower, hailstones (*Scaevola taccada* var. *sericea*)
- • Beach vitex, roundleaf chastetree (*Vitex rotundifolia*)
- • Bishopwood, javawood (*Bischofia javanica*)
- • Brazilian jasmine, jazmin de trapo (*Jasminum Fluminense*)
- • Brazilian pepper, Florida Holly, Christmas berry, pepper tree (*Schinus terebinthifolia*)
- • Britton's wild petunia, Mexican petunia, Mexican bluebell (*Ruellia simplex*)
- • Burmared, silkreed (*Neyraudia reynaudiana*)
- • Caesarweed (*Urena lobata*)
- • Camphor tree (*Cinnamomum camphora*)
- • Carrotwood (*Cupaniopsis anacardioides*)
- • Cat's-claw vine (*Dolichandra unguis-cati*)
- • Chinese privet (*Ligustrum sinense*)
- • Cogongrass, Japanese blood grass (*Imperata cylindrica*)
- • Coral ardisia, scratchthroat, coral berry, spice berry (*Ardisia crenata*)
- • Crested floatingheart (*Nymphoides cristata*)
- • Earleaf acacia (*Acacia auriculiformis*)
- • Elephantgrass, napiergrass (*Pennisetum purpureum*)
- • Glossy privet (*Ligustrum lucidum*)
- • Gold coast jasmine (*Jasminum dichotomum*)
- • Gray sheoak, suckering Australian-pine, beefwood, Brazilian oak (*Casuarina glauca*)
- • Guava (*Psidium guajava*)
- • Hydrilla, water thyme, Florida elodea, waterweed (*Hydrilla verticillata*)
- • Incised halberd fern (*Tectaria incisa*)
- • Indian laurel, Chinese banyan (*Ficus microcarpa*)
- • Indian swampweed (*Hygrophila polysperma*)
- • Japanese climbing fern (*Lygodium japonicum*)
- • Japanese honeysuckle (*Lonicera japonica*)
- • Java plum (*Syzygium cumini*)
- • Kudzu (*Pueraria montana* var. *Lobata*)
- • Latherleaf, Asian snakelroot (*Colubrina asiatica*)
- • Old World climbing fern, small leaf climbing fern (*Lygodium microphyllum*) • Orchid tree, mountain ebony (*Bauhinia variegata*)
- • Paragrass, buffalo grass, Scotch grass (*Urochloa mutica*)
- • Peruvian primrosewillow (*Ludwigia peruviana*)
- • Popcorn tree, Chinese tallowtree (*Triadica sebifera*)
- • Portia tree, seaside mahoe (*Thespesia populnea*)
- • Punktree, paperbark, cajeput, white bottlebrush tree (*Melaleuca quinquenervia*)
- • Rosary pea, blackeyed susan, crab's eye (*Abrus precatorius*)
- • Rose myrtle (*Rhodomyrtus tomentosa*)
- • Rose natalgrass (*Melinis repens*)
- • Sacred bamboo, heavenly bamboo (*Nandina domestica*)
- • Santa maria, beauty leaf (*Calophyllum antillanum*)
- • Sapodilla (*Manilkara zapota*)

- • Sewervine (*Paederia cruddasiana*)
- • Shoebuttan ardisia (*Ardisia elliptica*)
- • Silktree, mimosa (*Albizia julibrissin*)
- • Skunkvine (*Paederia foetida*)
- • Small-leaf spiderwort, wandering jew (*Tradescantia fluminensis*)
- • Sprenger's asparagus-fern (*Asparagus aethiopicus*)
- • Strawberry guava (*Psidium cattleianum*)
- • Surinam cherry, Cayenne cherry (*Eugenia uniflora*)
- • Torpedograss, bullet grass, quack grass (*Panicum repens*)
- • Trompetilla (*Hymenachne amplexicaulis*)
- • Tropical American watergrass (*Luziola subintegra*)
- • Tropical soda apple (*Solanum viarum*)
- • Tuberous sword fern, Boston fern, erect sword fern, ladder fern (*Nephrolepis cordifolia*)
- • Valamuerto (*Senna pendula* var. *Glabrata*)
- • Water lettuce (*Pistia stratiotes*)
- • Water spangles, water fern (*Salvinia minima*)
- • Water-hyacinth, water-orchid (*Eichhornia crassipes*)
- • Water-spinach (*Ipomoea aquatica*)
- • Wedelia, creeping oxeye (*Sphagneticola trilobata*)
- • Wild taro, dasheen, coco yam (*Colocasia esculenta*)
- • Winged yam, white yam (*Dioscorea alata*)
- • Woman's tongue, Indian siris (*Albizia lebbbeck*)
- • Wright's nutrush (*Scleria lacustris*)

(Ref (generally): Florida Invasive Plants – (FLIP), University of South Florida and Florida Exotic Pest Plant Council)

# APPENDIX VII

## Suggested Landscape Material

D = Deciduous E = Evergreen

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

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

- • D--Florida red maple (*Acer Saccharum Floridanum*)
- • D--Red Maple (*Acer Rubrum*)
- • E--Southern Magnolias (*Magnolia grandiflora*)
- • D--Sycamore (*Platanus occidentalis*)
- • D--Willow Oak (*Quercus phellos*)
- • D--Bald Cypress (*Taxodium distichum*)
- D- Chinese Drake Elm
- D – Live Oak
- E – Japanese Blueberry (*Elaeocarpus decipens*)

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

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

- • D--Japanese Maple (*Acer palmatum*)
- • D--River Birch (*Betula nigra*)
- • D--Redbud (*Cercis canadensis*)
- • E--Nelli R. Stevens Holly (*Ilex aquifolium x cornuta* “Nellie R. Stevens”)
- • E--East Palatka Holly (*Ilex x attenuata* “East Palatka”)
- • E--Foster Holly (*Ilex x attenuata* “Fosteri”)
- • E--Savannah Holly (*Ilex x attenuata* “Savannah”)
- • E--Weeping Yaupon Holly (*Ilex vomitoria* “pendula”)
- • D--Crape Myrtle (*Lagerstroemia indica* – Varieties “Cherokee”, “Muskogee”, “Natchez”, and “Tuscarora”)
- • E--Tree Form Wax Leaf Privet (*Ligustrum lucidum*)
- • E--Little Gem Magnolia (*Magnolia grandiflora* “Little Gem”)
- • D--Saucer Magnolia (*Magnolia soulangiana*)
- • E--Sweet Bay magnolia (*Magnolia virginiana*)
- • E--Tree Form Wax Myrtle (*Myrica cerifera*)
- • E--Spruce Pine (*Pinus glabra*)
- • D--Japanese Flowering Cherry (*Prunus serrulata* “Kwanzan”)
- • D--Yoshino Cherry (*Prunus yedoensis*)
- • D--Aristocrat Pear (*Pyrus calleryana* “Aristocrat”)
- • E--Palmetto (*Sabal palmetto*)
- • E--Windmill Palm (*Trachycarpus fortunei*)
- . E - Bottlebrush (*Callistemon*)
- D – Pigeon Plum (*Coccoloba Diversifolia*)
- D – Autumn Brilliance Serviceberry (has non-invasive roots)

**Large or Accent Shrubs (5-7 Gallon) – Space six to ten feet apart; and five feet minimum from buildings.**

Shrubs indicated with an “\*” are deer resistant. Shrubs indicated with an “SH” require shade.

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

**Medium Shrubs (3-5 Gallon) – Space three to four feet apart; and two feet minimum from buildings.**

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

**Low Shrubs or ground covers (1 Gallon) – Space one to six feet apart; and two feet minimum from buildings.**

Shrubs indicated with an “\*” are deer resistant. Shrubs indicated with an “SH” require shade.  
Shrubs indicated with a “V” are vines to be used with support.



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