

ARCHITECTURAL CONTROL GUIDELINES

Introduction

This compilation of standards and criteria is intended to serve as architectural guidelines for Bartram Springs, a master planned residential community in Duval County, and having its main entrance in northern St. Johns County, Florida. It contains the necessary information to guide homeowners and homebuilders about the design criteria and requirements for the development. This document is prepared specifically for Bartram Springs and it is suggested that you review it thoroughly before submitting your application and plans as review will be based upon the contents of this document.

A. Certificate of Adoption

In accordance with Section 8.6 of the Declaration of Covenants, Conditions, Restrictions and Easements this certifies that the Architectural Control Committee has adopted reasonable rules of procedure and standards for the review and submission of any matter to be brought before it and that the Board of Directors of the Owners Association has adopted these criteria and the other provisions of these Guidelines as of the date below.

Amended by adoption of the
Board of Directors:

Date: October 27, 2020

**This 2020 Edition Supersedes all
previous ACC Guidelines.**

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1. TITLE AND SCOPE

Foreword

Welcome to Bartram Springs Homeowners Association. The following guidelines describe the standards and processes by which the architectural and environmental beauty of Bartram Springs is preserved.

The Architectural Control Committee (ACC) is established by the “Declaration of Covenants, Conditions, Restrictions and Easements” which sets forth community rules for owning and improving property within Bartram Springs. The ACC, composed of residents appointed by the **Board of Directors**, is charged with performing the architectural, landscaping, and control functions of the Community.

In its work, the ACC seeks to balance the interests of homeowner and community toward the end of enhancing the value of property for all residents.

Residents and their contractors are invited to attend ACC meetings, which are held at the Bartram Springs Community Center.

1.1 TITLE

The Guidelines shall be known as THE ARCHITECTURAL CONTROL GUIDELINES, hereinafter referred to as (“GUIDELINES”) for Bartram Springs.

1.2 INTENT

The intent in requiring a review process is to promote the general pattern of development of Bartram Springs consistent with the planned community envisioned by the Declaration. These Guidelines, as they may be amended and supplemented from time to time, will be used in evaluating the compatibility of any requested construction/alteration. The Architectural Control Committee (“ACC”) shall not be bound by the specific criteria or guidelines adopted from time to time but shall be free to add to or amend these Guidelines subject to Board approval. Nothing contained in these Guidelines, however, 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 individual lot Owners at Owners’ sole cost and expense. These Guidelines are compatible and consistent with the Declaration of Covenants and Restrictions of Bartram Springs.

The ACC is not a home or landscaping design resource. The homeowner and builder, working in conjunction with qualified design firms or individuals and the ACC Guidelines, can arrive at a proposed plan for the ACC to consider.

1.3 SCOPE

No single family dwelling, building, fence, wall, structure or other improvements of any nature including all signage and landscaping plans (collectively referred to herein as “Intended Improvements”) shall be commenced, erected, placed, altered or maintained, and no change, addition or alteration to the exterior of any of the existing improvements including, without limitation, colors, signage or landscaping as initially improved and installed shall be made until the construction plans, elevations, site plans, floor plans, building specifications, colors, plans showing the location of the Intended Improvements have been approved in writing by the ACC. The items or matters to be submitted to the ACC for its approval shall hereinafter be referred to as (the “Plans”). Items to be reviewed by the ACC will include any improvement or structure of any kind including without limitation any building, dwelling, fence, wall, sign, decorative lighting schemes, painting or alteration of a dwelling (including doors, window, roof), installation of solar panels or other devices, construction of fountains, swimming pools, screened enclosures, Jacuzzis, construction of privacy fences, additions of awnings, shelters, gates, flower boxes, shelves and statues. Any Intended Improvements shall be erected, placed, or altered only in accordance with the Plans as approved. Refusal to approve plans, or any portion thereof, may be based on any reasonable grounds including aesthetic considerations.

1.4 DEFINITIONS

ACC:	Bartram Springs Architectural Control Committee
BOD:	The Bartram Springs Homeowners Association Board of Directors or Board of Directors
BRL:	Building Restriction Line. (The BRL is the same as the setbacks from the property lines as defined in Bartram Springs Architectural Guidelines)
COJ:	City of Jacksonville at website www.coj.net
DECLARATION or CCREs:	Bartram Springs Homeowners Association Declaration of Covenants, Conditions, Restrictions and Easements
GUIDELINES:	Architectural Control Committee (ACC) Guidelines
JEA:	Jacksonville Electric Authority

2. PROCESSING

2.1 APPLICATION SUBMITTAL REQUIREMENTS

The homeowner or homebuilder will submit comprehensive construction plans and specifications. The ACC recommends, therefore, that lot owners and their architects or architectural designers and contractors inspect their lot and discuss design philosophy with the ACC Coordinator prior to initiation of design and construction. The ACC may condition its approval of proposals and plans and specifications as it deems appropriate and may require submission of additional plans, or specifications or other information prior to approving or disapproving material submitted.

Plans shall include but not be limited to the items listed below:

Architectural construction plans:

Site plan: Showing the location of the house with all property lines, easements, setbacks and restriction lines, drives, walks, roof plan, pools, fences, walls, patios, etc.

Square footage: (first and second floors) Air-conditioned space (living area) Other such as patios porches, etc.

Floor plan at 1/8" or 1/4" scale with dimensions

Elevations with finish notations at 1/8" or 1/4" scale with dimensions showing all exterior materials noting colors and textures. Note type, size and material of all openings, roof pitch, type and quality of roof covering material doors, windows, fences, mechanical equipment

Landscape Plans

Landscape plans shall not be at scale smaller than 1' = 20'-0". All trees, shrubs, screen material, berms, paving patterns, ground cover areas and any other elements necessary to convey the design intent shall be shown. Plans submitted for approval shall have botanical and common names, height, spreads and quantities of all plant material. Plant distances, in the case of hedge material and ground covers and spot elevation where earth work is part of the design intent will also be required.

Specifications

Provide information on type and quality of all exterior materials

2.2 REVIEW PROCEDURES

All Owners of any lot in Bartram Springs shall prepare and submit the Plans in accordance with the aforementioned requirement to the ACC for review. The ACC will release the Plans back to the Owner after full plan review and approval by the ACC. Owner is responsible for submitting the Plans to the appropriate governmental authority for review and approval.

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

If the ACC disapproves any plans submitted by Owner, the ACC shall so notify Owner in writing stating the specific reasons or reasons for denying approval whereupon Owner shall revise the Plans accordingly and resubmit same at which time such resubmission will be treated hereunder as an original submission. If deviations from approved final plans becomes apparent during or after construction without having been approved previously then Owner, at the discretion of the ACC, must remove the deviation at Owner's sole cost and expense.

Owners who have a need to perform repairs and replacements on their Units and Lots due to damage to structural components including but not limited to the roof, windows, exterior surfaces, gutters, downspouts, doors, garage doors, mailboxes, soffits and fascia, and that do not involve an alteration and/or other change to the external appearance and quality of the Unit and Lot or do not involve an addition or Improvement to the Unit and Lot, but is simply needed work and materials to repair and replace the damaged area of the Unit and/or Lot with materials that are the substantially the same in regards to appearance, quality and other aesthetic considerations as to what is currently existing on the Unit and Lot, may follow a modified ACC Process. The ACC application process remains the same but will be expedited and a written approval or denial will be sent to the owner.

2.3 ENFORCEMENT

The provisions of these guidelines will be enforced generally as follows:

- a) **Stop Work Orders:** If, in the judgment of the ACC, serious violations of construction regulations, these Guidelines, including the architectural planning criteria or conditions of ACC approval occur, or if field modifications are made not in accordance with ACC approved Architectural or Landscaping Plans, the ACC Coordinator may order work on the site to stop. The owners or builders shall promptly cease work upon receipt of the ACC's written order. **The ACC may require the removal or alteration of any unapproved work and the Owner may be subject to a fine. Failure to abide by the stop work order may result in additional legal action**
- b) **Referral to the BOD or Hearing committee for enforcement action including fines:** Violations of these Guidelines, including, the Architectural Planning Criteria or approvals from the ACC by Owners or Builders of either new houses or miscellaneous improvements will be dealt with as follows: (a) optional stop work order and/or (b) a letter from the HOA pointing out the violation. If no satisfactory response or remedy is forthcoming within 10 calendar days, (c) a letter from the HOA stating that this matter is being referred to the Board of Directors for

enforcement action in accordance with Florida Statute, Section 720, specifying any fine, assessment and/or other actions recommended by either the Board or ACC (if applicable).

Any Owner, who violates the Architectural Planning Criteria or ACC Guidelines and/or approvals, may receive a notification to appear before the Covenant Enforcement Committee (CEC) if they choose to appeal the Board's action. The CEC is composed of members of the Homeowners Association and is appointed by the Board of Directors.

3. SITE

3.1 ZONING

All lots in Bartram Springs have curb and gutter at the front or side of the lots where corner lots exist. This paving and drainage design shall not be altered in any way. Homeowners and homebuilders shall refer to the approved engineering plans for any information about these areas. Preservation of existing trees shall be pursued for trees with a trunk caliper of 4" or greater at a point of 3 feet above ground level unless they interfere with the house pad, driveway or drainage.

3.2 PARKING

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

3.3 SETBACK REQUIREMENTS

Single Family Lot setback requirements (as measured from the property lines)

Front: 20 feet

Side: 5 feet

Rear 10 feet

Side yard on street side of corner lots: 10 feet

The foregoing setback requirements may be waived by a written instrument executed by the ACC in the event that the ACC determines, in their sole discretion, that such waiver is appropriate.

4. LANDSCAPING

4.1 LANDSCAPE INTENT

Landscaping is a critical design element to Bartram Springs and to the individual homes within the community. Landscape design, from its inception, should be integrated into the design of the home. The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation.

4.2 LANDSCAPE REQUIREMENTS

All landscaping will be in accordance with the requirements of these guidelines. Nothing outlined herein shall be construed to be less than or reduce the requirements of Duval County or other Governmental Agencies. Side and rear elevations on Lots which front a lake or retention pond shall incorporate the minimum hedge, shrub, and tree requirements as outlined in section 4.3 of these guidelines. These materials are subject to review and approval and must be submitted to the ACC. All other lots must incorporate minimum shrub and hedge requirements across the front and sides of the home.

4.3 PLANT MATERIAL

Plant material shall be Florida No. 1 grade or better. Florida Friendly Landscape Plans will be considered upon application. Applications for a Florida Friendly Landscape Plan will be considered by the ACC on a case by case basis subject to the requirements of Florida Statutes 720.3075(4) (b)

Sod Types

- Bahia
- Bermuda
- Centipede
- St. Augustine Floratam
- Zoysia

Required Sod Coverage

- Front: 35%
- Sides: 25%
- Back: 25%

Shrubs and hedges shall be, at minimum, a 2-gallon plant at planting. The number of shrubs will be determined by the extent of the exterior elevations on front and both side yards, as well as rear yards for dwellings on lots adjacent to the lakes and retention ponds. The lineal dimension of the elevation, excluding garages, divided by eighteen (18") (i.e., maximum distance between plants) will yield the number of shrubs. These shrubs may be planted in clusters or in a hedge like fashion. In the case of lake lots, the height of shrubs and hedges should be no more than (eight feet and no inches) 8' 0" near the property lines and shall not extend more than eight (8) feet beyond the rear of the house. Hardwood Trees shall be a minimum height of (eight) 8 feet when planted with a trunk caliper no less than 3 inches in diameter. Synthetic plants and trees are not permitted. Owners shall have the obligation and duty to maintain the vegetation and landscaping on their respective Parcels so that the sidewalks on their respective Parcels have at least twelve (12) inches of clearance on either side of the sidewalk from vegetation and landscaping, including but not limited to, bushes, shrubs, plants, trees, tree limbs, and hedges.

A minimum of two (2) trees or the minimum required by Duval County Tree Ordinance, whichever is greater shall be provided by a homebuilder. The number of shrubs will be determined by the extent of the exterior elevations on front and both side yards as well as rear yards for dwellings on lots adjacent to the lakes and retention ponds. The lineal dimension of the elevation, excluding garages, divided by eighteen inches (18") (maximum distance between plants) will yield the number of shrubs. These shrubs may be planted in clusters on in a hedge-like fashion. The following criteria should be considered when selecting

plants for use within Bartram Springs: Native species and evergreens, those that are relatively resistant to insects and diseases, those that are cold hardy, those that readily adapt to the existing soil conditions, and those with long life expectancy.

The selection of plant material for use within the community should be given careful consideration. Attention should be given to year-round appearance, maintenance requirements and cold resistance. Plant material have many variables, accordingly, all plans must be reviewed and approved by the ACC to ensure that satisfactory plants have been selected for each location.

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

For a list of Florida Friendly plants please visit

<http://fyn.ifas.ufl.edu/homeowners/publications.htm>

4.4 IRRIGATION

The entire yard for all Single Family Lots shall be 100% irrigated. The irrigation system shall be automatically controlled by a time clock. The water shall be tested to determine if mineral content is at an acceptable level prior to activation of the system filters shall be installed in the irrigation system served by wells. If rust staining occurs, the homeowners shall be responsible for the removal of the stains and the installation of appropriate filters to the system. New well installations are subject to approval of the location and screening of the equipment.

Homeowners shall be responsible for regular removal of any stains caused by a well irrigation system. (i.e. on driveways, sidewalks, walkways, fences, houses and roads)

4.5 LANDSCAPE LIGHTING

Must be approved. Exterior lighting must be shielded from adjacent properties. Landscape lighting is subject to review and approval and must be submitted to the ACC.

4.6 RECOMMENDED LANDSCAPE MATERIAL

The Bartram Springs HOA intends to protect and preserve the natural beauty of the community and to maintain the tree canopy coverage for the property. As such, a permit must be obtained prior to the removal of any tree 6 inches (6") or greater in diameter measured at 4.5 feet above natural grade (Protected Tree). When one or more trees are removed for any reason, replacement may be required.

Prior to approving or disapproving the removal of a Protected Tree, the ACC members consider the following:

1. The purpose for the tree removal. Tree removal applications will be reviewed on a case by case basis,
2. The overall effect of the tree removal. Consideration is given to how tree removal will change the property and/or affect the surrounding properties.
3. The location of the trees to be removed relative to structures. A favorable decision should be given when trees are within 10 feet of the house structure.

Removal of any protected tree without approval is subject to replacement at the owner's expense and a possible fine. **Mitigation will be required depending upon the size and number of trees removed per the ACC.**

If a tree poses an immediate danger where a reasonable person might conclude that bodily harm or damage to property might occur, the homeowner must contact the Association prior to removal, but may remove the tree and submit a permit application after removal with a photo of the tree prior to removal. Regardless of the reason why the tree was removed, replacement of the tree may be required. A minimum of one (1) hardwood tree is required in the front yard.

As a guide, a list of recommended trees is attached. Please see **Exhibit A**

Fruit trees are not an acceptable replacement and may not be planted in the front yard.

EXHIBIT A

1. Evergreen Shade Trees:				
<u>Botanical Name</u>	<u>Common Name</u>	<u>Native</u>	<u>Drought Tolerant</u>	<u>Shade Tolerant</u>
<i>Ilex opaca</i>	American Holly	Yes	Medium	FS/PS
<i>Juniperus vir.</i>	Southern Red Cedar	Yes	High	FS/PS
<i>Magnolia grandifolia</i>	Southern Magnolia	Yes	Medium	FS/PS
<i>Phoenix canariensis</i>	Canary Island Palm	No	Medium	FS
<i>Phoenix sylvestri</i>	Sylvestri Palm	No	High	FS
<i>Pinus elliotii</i>	Slash Pine	Yes	High	FS/PS
<i>Pinus palustris</i>	Long leaf Pine	Yes	High	FS/PS
<i>Quercus phellos</i>	Willow Oak	Yes	High	FS
<i>Quercus virginiana</i>	Live Oak	Yes	High	FS
2. Deciduous Shade Trees:				
<i>Acer rubrum</i>	Red Maple	Yes	Medium	FS/PS
<i>Carya glabra</i>	Coastal Pignut Hickory	Yes	High	FS/PS
<i>Fraxinus americana</i>	White Ash	Yes	Medium	FS
<i>Quercus chapmanii</i>	Chapman's Oak	Yes	Medium	FS
<i>Quercus michauxii</i>	Swamp Chestnut oak	Yes	Medium	FS
<i>Quercus Shumardii</i>	Shumard Oak	Yes	Medium	FS
<i>Taxodium ascenden</i>	Pond Cypress	Yes	Medium	FS
<i>Taxodium distichum</i>	Bald Cypress	Yes	Medium	FS
<i>Ulmus alata</i>	Winged Elm	Yes	High	FS

Shade Tolerant Legend: FS - Sun, PS - Partial Shade and SH – Shade

***Note:** The ACC reserves the right to add to or remove from the above lists as deemed appropriate. The removal could be because of disease, climate and/or other reasons. This list does not preclude the use of other native plants or "Florida-Friendly Landscaping" plant material. Additional information is available from a number of web sites including: www.fyn.ifas.ufl.edu or www.floridafriendlyplants.com, etc.

It is the responsibility of the landscape architect, landscape contractor and/or homeowner to determine the existing lot/soil conditions and to determine which plants will thrive in site specific locations.

5. STRUCTURES

5.1 INTRODUCTION

The following design guidelines pertain to specific structural items which add individual character to the overall impression of the residence and provide constant design continuity for all buildings within Bartram Springs. All residences in Bartram Springs shall be erected of frame construction or concrete block (CBS). All block and framing must be covered. The minimum square footage of heated and air-conditioned space within the dwellings shall be as follows:

Lots with a 50-foot front building restriction line 1400 Square Feet

Lots with a 60-foot front building restriction line 1600 Square Feet

Lots with a 70-foot front building restriction line 1800 Square Feet

Lots with an 80-foot front building restriction line 2200 Square Feet

Exceptions: The 80-foot front lots 128 through 135, 367 through 380, 403, and 404 which shall be improved with dwellings containing 2600 square feet of heated and Air-conditioned space.

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

5.2 ROOF, ROOFING, GUTTERS AND DOWNSPOUTS

Criteria

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

Structure: Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.

Style: The roof styles envisioned in Bartram Springs are gabled, hip and flat with parapets on limited applications. Homebuilders should be aware that the same type of roof style may not be repeated in consecutive side by side lots, Mansard and Gambrel roof styles are not allowed. Conical type of roof may be considered, depending upon its application, by the ACC.

Materials: Finish materials for pitched roofs must be consistent throughout the individual neighborhoods of the different housing products at Bartram Springs. These can be flat cement tile, standing seam galvanized aluminum or architectural type fiberglass for all dwelling type, and however, 50' and 60' front lot dwellings may use standard asphalt shingles. Copper may

be used only on roof features like cupolas, dormers, bay windows, flashing, etc. Other materials not specifically mentioned are subject to review and approval by the ACC.

Pitch: Minimum roof pitches in Bartram Springs shall be 6:12 for primary roof elements. For secondary roof elements, the minimum roof pitch should follow the same pitch of the main roof. Secondary roof elements may be used in porches, terraces or other limited applications.

Downspouts and Gutters: These types of accessories attached to eaves and walls shall be painted black, brown, left white, unless the material is copper, or painted to match the color of the surface to which they are attached.

5.3 FEATURES

Cupolas: Cupolas with fixed panes or louvers may be used in houses at Bartram Springs. This cupola shall be round, hip, square, or hexagonal, octagonal. Sizes will vary according to the size of roof and are subject to review and approval of the ACC.

Dormers: Gable and hip dormers are allowed on roofs. Other types may be considered but are subject to review and approval by the ACC.

Chimneys: All chimney stacks shall be the same color as the base of the chimney structure and when located at an exterior wall it shall extend to grade and shall be supported by foundation. The material shall be stucco on CBS, stone, brick or incombustible lap siding. Chimney caps may incorporate stone, metal or clay. A detail of the chimney should be shown in the documents submitted for review.

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 accessories attached to eaves and walls shall be painted to match the color or the surface that they are attached to unless the material is copper.

Equipment: Roof top mechanical equipment must be located so it will not be visible from the street, sidewalk, or adjacent property.

Location: Irrigation or pool pumps located at ground level shall be shielded by landscape, masonry walls or other screening approved by the ACC. Service shall not face the nearest adjacent house to the equipment

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 applicable building codes. 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 applicable building code. Exterior finishes will be consistent in color schemes, texture, compositions and character throughout Bartram Springs. All exterior

finishes will be subject to review and approval by the Architectural Control Committee. Exposed concrete block walls are not permitted nor walls with any other type of exposed modular concrete units. No metal finishes will be allowed. Approved exterior finishes are as follows: Brick, Stone, Stucco, Horizontal Lap Siding (Smooth Hardie Board Material), Vertical Grooved Siding at 8" o.c., and Vertical Texture Hardie Board Type Material.

All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements of nature. The houses in Bartram Springs shall either have all brick or brick and siding, all stucco or stucco and siding, all stone or stone and siding, brick, stone and stucco or fiber cement siding for 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.

All houses on lots surrounding the main lake behind the Amenity Center shall have either all brick, fiber cement siding, all stucco, or some combination of brick, stucco or stone, but no more than two (2) materials

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

Where monolithic slab construction is proposed for foundations, sufficient footing shall be incorporated into the slab construction so that any exterior walls requiring brick or stucco finish can be constructed with stucco or the first row of brick starting below finish grade. In other words, the brick or stucco should have the same appearance as if the foundation slab was constructed with a stem wall design.

5.6 EXTERIOR WALL COLORS

Homeowners or homebuilders may offer color schemes currently approved by the ACC. Color selection for exterior finishes that require painting shall be based on compatible colors throughout Bartram Springs. Color samples shall be color coordinated with the elevation and show the proposed paint/color scheme. Any changes to an existing color scheme are subject to review and approval by the ACC. All color samples and schemes shall be submitted to the ACC along with colorized photographs of the residences on either side and directly across the street. Repainting of the same color scheme is subject to review and requires an ACC application and approval by the ACC without an application fee. Homeowners shall submit their paint/color scheme samples and a colorized photograph of the residence. Garage doors shall be painted either the body color or the trim color.

5.7 WINDOWS

All windows shall be insulated glass with standard colors in aluminum, vinyl or painted wood. Painted wood or fiberglass shutters may be used provided that the width of the shutters is no more than 1/2 the width of the window. All exterior windows shall meet applicable building codes for wind resistance. Window replacements or changes are subject to review and approval by the ACC. A colorized photo of the windows will be required.

5.8 GARAGES

All single family lots shall have, at a minimum, a two (2) car garage. Metal or fiberglass covered carports are not allowed. Changes of or to the existing garage door(s) is/are subject to review and approval by the ACC. Identical replacement, to include color, of the garage door(s) is/are subject to review and approval by the ACC at no charge. A colorized photo of the residence, garage door(s) and color sample will be required for either submittal.

5.9 DOORS

Storm Doors

Storm Doors must be full open view with glass, only. Glass may be etched or non- etched and must match those styles as shown in Exhibit B of the ACC Guidelines. The color of the storm door must coordinate with the exterior color scheme of the residence. Storm doors shall not be permitted on side entries. The addition of, color change to, or style change of a storm door is subject to review and approval by the ACC. Identical replacement to include color is subject to review and approval by the ACC at no charge. A colorized photo of the residence and storm door and color sample will be required for either submittal.

Exhibit B



Screen Doors

Screen Doors shall be compatible with the design and color of the home. The addition of or color change to, or style change of a screen door is subject to review and approval by the ACC. Identical replacement to include color is subject to review and approval by the ACC. A colorized photo of the residence and screened door and color sample will be required for either submittal.

Entrance Doors

Entrance Door shall be compatible with the design and color and made of solid wood,

fiberglass or insulated metal. Glass inserts may be included. Any change to an entrance door is subject to review and approval by the ACC. Identical replacement to include color is subject to review and approval by the ACC at no charge. A colorized photo of the residence and door and color sample will be required for either submittal.

5.10 SCREENED ENCLOSURES

Pool / Cage enclosures shall be permitted on the rear patio and/or pool. No screened enclosure shall be permitted on the front of the residence. All framing must be bronze, anodized black or charcoal colored all screening of all enclosures shall be charcoal. No pan roofing shall be permitted. Composite and all other roofing types must be shingled and identically match the existing shingle type and coloration of the residence. Screened enclosures are subject to review and approval by the ACC and will require the submission of specifications and placement on the survey.

Patio Enclosures shall be permitted on a rear existing covered lanai within the cover of the existing roofline. Framing may be white, bronze, anodized black, charcoal colored. . All screening shall be charcoal.

5.11 AWNINGS/ SHUTTERS / STORM SHUTTERS

The addition of or change to awnings are subject to review and approval by the ACC. A colorized photo of the residence and awning to include dimensions supports, are required for either submittal.

All storm shutters with the exception of plywood must be approved by the ACC.

Installation and Removal of Temporary Storm Shutters/Plywood:

Storm Shutters/Plywood are not to remain in place for the entire season but are only to be used when a storm is imminent. Shutters must be removed no later than ten (10) days from the passage of a storm threat.

5.12 DRIVEWAYS

Driveways are permitted to be stained, paved or stamped and are subject to review and approval by the ACC. The approved color for staining is Sherman Williams Gull Gray HC132, Bombay HC133 or Old Adobe CD-800. Driveway alterations are subject to review and approval by the ACC. A colorized photo of the residence, a sample of the pavers or colorized photo of stamping and a colorized photo of the residence is required along with your submittal. 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 Front,

NOTE: The Association does not endorse the use of Sherman Williams products, but your driveway stain must match the approved color referenced above.

5.13 DETACHED STRUCTURES

Small Storage Structure

Owners are permitted two (2) storage containers for outside storage. They may be used for storage of garbage can and recycling bin or other items.

Containers must be placed on the side or the rear of the home. They may be placed no closer than 8 feet from the front of the home. Exception: Lake Lots may not have containers on the rear of the home.

Containers are limited in size to a maximum dimension of:

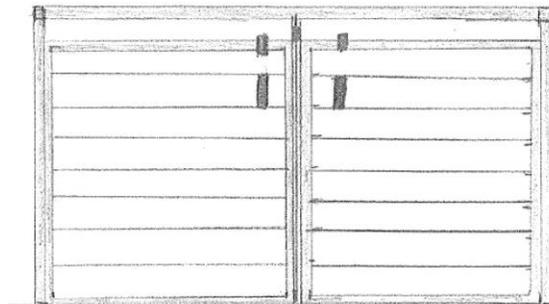
- 120 inches in length parallel to the wall of the home
- 36 inches deep off the wall of the home in a perpendicular direction
- 48 inches high

Materials: Exterior of structures must be covered with “hardie” plank siding, stucco, or board on board pressure treated pine and be painted to match the exterior of the home.

Construction:

The structural supports must face the inside of the enclosure. Containers are to have secure tops and any garbage and recycling cans are required to have a lid. The enclosed area shall be free of odor and unsightliness. This enclosure is subject to review and approval by the ACC. Each submittal must include the placement of the enclosure on the homes survey. Refer to Exhibit C below for a sample elevation:

EXHIBIT C



Free-Standing

Any free standing structure contemplated for a property such as, but not limited to, a pavilion, gazebo, outdoor kitchen, Jacuzzi, platform, playhouse, trampoline, cabana, etc. are subject to review and approval by the ACC. Placement on the survey must be submitted along with a colorized photo of the proposed free standing structure and specifications, if applicable. Sheds are not permitted and are not considered a free-standing structure.

5.14 FENCING AND GARDEN WALLS

Design: The fence types authorized for fencing of private lots at Bartram Springs are (1) Interior Lot Fence, (2) Corner Lot Fence, (3) Perimeter Lot Fence, (4) Preserve/Conservation/Open Tract Fence, and (5) Lake Lot Fence.

Site Locations: No fencing shall be constructed in the front yard or closer than eight (8) feet to the front wall plane of the porch, house or garage on the lot. Fencing sections with gates may be installed.

Lot Types – Please see your lot type listed in this section to determine which approved material is suitable for your lot type Fences in Bartram Springs must conform to one of the fence materials listed in this section below.

Fences must be installed up against the property line of all lot types.

1. Interior Lot Fence

Interior lot fencing may be incorporated only on the property lines *not* used for Corner Lot fence, Perimeter Fence, Preserve/Conservation/Open Tract Fence, or Lake Lot Fence.

Permitted fence types – Vinyl and Aluminum as defined below in this section.

2. Corner Lot Fence

Permitted fence types –, Vinyl and Aluminum as defined below in this section.

Requirement: Fencing along the street or sidewalk side property line of corner lots shall be set back ten (10) feet from the property line. The land between the fence and property line shall be sod, groundcover, plants, flowers or shrubs. The groundcover shall incorporate mulch around the plants.

3. Perimeter Lot Fence

This type of fence is required for all side and rear lots adjacent to Bartram Springs Parkway, Ginny Springs Road, and Cherry Lake Drive.

Permitted fence types – Vinyl and Aluminum as defined below in this section

4. Lake (Retention Pond) Lot Fence

This fence type is used to define property lines or enclose lot area without obscuring views. This type of fence is required on those lots adjacent to a lake. Fencing is subject to review and approval by the ACC. Submittal requires placement of fence and gate(s) on your survey. Top horizontal rail of lake lot fences must line up with adjacent fences.

Permitted fence type – Aluminum as defined in this section

5. Preserve/Conservation/Open Tract Lot Fence

These fence types are used to define property lines or enclose lot area. These types of fences may be incorporated only on the property lines of those lots adjacent to a preserve/conservation/open tract area. Fencing is subject to review and approval by the ACC. Submittal requires placement of fence and gate(s) on your survey. Rear fence section can be 4' to 6' in height.

Permitted fence types – Vinyl with Transition or Aluminum as defined below in this section. Rear section may be aluminum when using vinyl for the side fences or vinyl to match sides.

Fence Types

Vinyl: Six foot (6 foot) high white or tan including textured wood grain with matching fence cap (top and bottom) and external pyramid post caps. All structural supports must face the interior of the lot. Fencing is subject to review and approval by the ACC. Submittal requires placement of fence and gate(s) on your survey.

Vinyl with Transition: Vinyl of high white or tan including textured wood grain with fence cap (top and bottom) and exterior pyramid post caps with a minimum of two (2) beginning panels on each side of the residence at six foot (6') high with one matching transition panel on each side transitioning from six foot (6') high to four foot (4') high with the remaining fence at four feet (4') high. All structural supports must face the interior of the lot.

Aluminum: Permitted Aluminum fence styles as follows:

- **Four-foot (4'- 0") high, flat top two rail black aluminum**
- **four-foot (4'- 0") high flat top three rail black aluminum***
- **four-foot six inch (4'- 6" high) flat top three rail black aluminum***
- **four-foot (4'- 0") high four rail black aluminum*.**
- **Six-foot (6'- 0") high flat top aluminum fence**

*The three and four rail black aluminum fences must comply with the following two conditions:

- 1.) 4'-0" in height from grade to the top of the highest horizontal member with the top of the intermediate horizontal member at 3'-6" above grade
- 2.) 4'-6" in height from grade to the top of the highest horizontal member with the top of the intermediate horizontal member at 4'-0" above grade.

Existing Wood Fences

For properties that have an existing wood fence, only 1 (one) side plus 2 (two) standard panels on any other side can only be replaced. In the event this occurs, the entire fence must be stained one of the two approved colors: California Rustic SC-130 or Padre Brown SC-105. The fence side facing the adjacent lot can remain unstained if it matches the other properties fence for that lot.

5.15 RECREATION STRUCTURES

All recreation structures shall be located at the rear of the dwelling or on the inside portion of a corner lot within the setback lines behind the footprint of the home (excluding basketball backboards which may not be installed adjacent to the street or on any cul- de-sac). No platform, doghouse, tennis court, playhouse, trampoline or structure of similar kind or nature (except basketball backboards) shall be constructed/installed on any part of the lot located in front of the rear line of the residence and shall be constructed/installed so as not to adversely affect the adjacent lots or the use its/their use. All recreation structures to include basketball backboards are subject to review and approval of the ACC. Inground and portable basketball hoop systems may be installed in a single family dwelling without an ACC application so long as it is installed on the side of the driveway furthest away from the front door on the house side of the sidewalk and be at least 4 ft off the house and 2 ft off the sidewalk.

5.16 AIR CONDITIONERS

No window or wall air conditioning units are permitted. All exterior air conditioner compressors shall be enclosed on two sides by 42" high matching wall or 42" vinyl fencing at the approval of the ACC for type and color. The service opening shall not face the street or the nearest adjacent lot.

5.18 SWIMMING POOLS AND TENNIS COURTS

Any swimming pool or tennis court to be constructed on any lot shall be subject to review and approval by the ACC. Pool equipment located adjacent to the house shall be enclosed on two sides by a 42" matching wall or approved landscaping. Plants must be a minimum of 2-gallon size at installation. The service opening shall not face the street. On lots surrounding the lake behind the amenity center, the service opening shall be landscaped pursuant to the landscape requirements.

Above Ground Pools: Above-ground pools are prohibited in the Community; provided, however, that small, portable pools intended for use by young children may be temporarily kept on a lot while being used but must be stored within the home, garage, or in another manner shielded entirely from view from streets, sidewalks, and adjacent lots when not being used. In no event shall any such pool be kept on a lot and not shielded from view overnight.

Fence Option for in ground Swimming Pools Only: All Swimming pool designs may include a black aluminum fence, (following the lake lot fence guidelines for black aluminum fences and local pool construction codes), on the edge along the hardscape area around a pool. Only black aluminum fence may be used and may be a maximum height of four feet six inches (4'6").

5.19 SATELLITE DISHES AND ANTENNAS

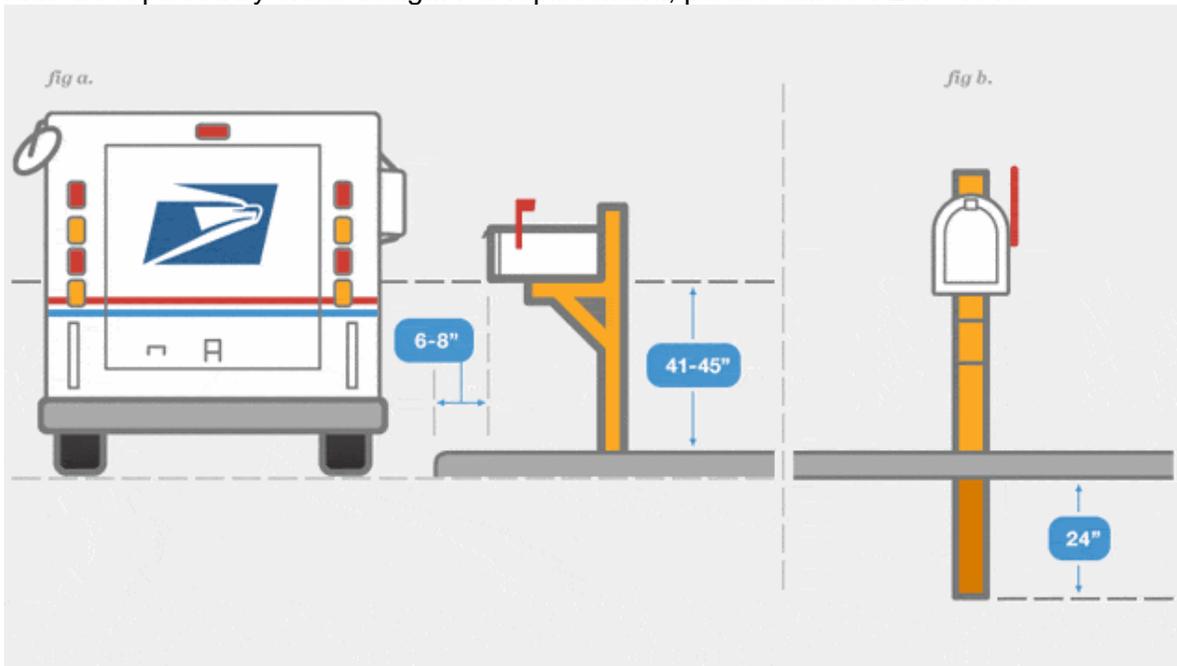
Pursuant to the 1996 Telecommunications Act and amendments thereto satellite dishes of 18" in diameter are permitted. Cables and other apparatus may be required to be painted. If the satellite dish is an in-ground installation, the dish must be naturally landscaped with shrubs in sufficient height and quantity so as to obscure the dish from view.

5.20 SIGNAGE

One for Sale or For Lease is allowed, signs may not exceed two feet (2 feet) square with only one sign per lot. Yard treatment signs and yard of the month signs are allowed. Vendor advertisement signs are only allowed during the construction period. No other signs are permitted unless reviewed and approved by the ACC.

5.21 MAILBOXES

All residences within Bartram Springs are required to have a standard mailbox and pedestal. All mailboxes within the community were custom designed by Sundancer Sign Graphics and must be replaced by exact design. For replacement, please call 904-287- 4949.



MAILBOX SPECS

- 3" DIAMETER FLUTED ALUMINUM POST
- STANDARD DECORATIVE BASE
- ALUMINUM BALL FINIAL
- ALUMINUM SCROLL WITH ADDRESS PLATE POWDER COATED – GLOSS BLACK
- STANDARD T1 STYLE ALUMINUM MAILBOX SET IN CONCRETE PER USPS SPECS
- 2" WHITE VINYL NUMBERS (FRITZ QUADRADA)



Plantings around the mailboxes are permitted. However, the plantings must be maintained and kept under the numbers so that the numbers on both sides of the mailbox are always within view for emergency vehicle house identification. The plantings must be no more than three (3) feet from the bottom of the post parallel to the road on each side, twelve (12) inches from the storm gutter/curb and six (6) inches from the sidewalk.

5.22 SOLAR PANELS

Solar Panel support structure(s) shall not extend beyond the boundaries of the solar panel(s) on the exterior of any roof.

6. MISCELLANEOUS

6.1 MAINTENANCE

No weeds or underbrush or other unsightly vegetation shall be permitted to grow or remain on any lot within Bartram Springs and no refuse pile or unsightly object shall be allowed to be placed, stored or remain anywhere on such Lots. The Owner shall maintain the exterior of the dwelling 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 the Lot free of weeds, overgrown grass, underbrush, refuse piles, debris or other unsightly growths or objects or to keep the Single Family Dwelling including mailboxes in good and workmanlike manner and in a neat and clean appearance, the ACC or the Board of Directors of the Association shall cause to enter upon the Lot and perform any necessary maintenance upon proper notice at the expense of the Owners and such entry shall not be deemed a trespass.

6.2 CLOTHES DRYING AREA

No portion of any Lot shall be used as a drying or hanging area for laundry of any kind unless fully screened from the view of neighboring Owners and from the street.

6.3 ARTIFICIAL VEGETATION

No artificial grass, plants or other artificial vegetation or sculptural décor shall be placed or maintained upon the exterior portion of any Lot unless reviewed and approved by the ACC.