

ARCHITECTURAL CRITERIA

FOR OLDE OAKS

PART I: INTRODUCTION

1. Standards and Guidelines

- 1.1 The Architectural Criteria consists of established minimum requirements which will be used to regulate the construction of homes at Olde Oaks, to facilitate a level of high quality and maintain consistency with the primary objectives of the overall development plan for the community. All developers, contractors, architects, engineers, and property owners must adhere to the Architectural Criteria in conjunction with all applicable building codes, the Americans with Disabilities Act, the terms and conditions of the Olde Oaks Covenants and Restrictions, and all contractual requirements.
- 1.2 The Standards are followed in this document by Architectural Criteria which describe aspects of architectural delineation and site design which are strongly desired to be utilized throughout the design and development process.
- 1.3 The Architectural Criteria are supported by the Developer and the Association's Architectural Review Board, (ARB), and will be used throughout the development process as criteria for objectively reviewing all development plans and procedures.

2. Review Process and Required Submittals:

2.1 Preliminary Plan Review, provide one copy of the following:

- All construction activity must meet or exceed Duval County, Florida building codes and regulations as they pertain to buildings, parking, drainage, landscaping and tree protection.
- Each schematic site plan should include all buildings, parking, drives, grading and drainage.
- Schematic landscape plan (if applicable)
- Plan design and plan elevation

2.2 Final Plan Review, provide one copy of construction documentation and specifications which must include but is not limited to:

- Site Plan/Hardscape Plan @ minimum scale of 1" = 30'

- Grading Plan@ minimum scale of 1" = 30'
- Landscape Plan@ minimum scale of 1" = 30'
- Architectural Elevations @minimum scale of 1/8" = 1'
- Standard Specifications for all components of design

The ARB retains the right to request additional drawings, specifications and materials samples prior to approval.

- 2.3 Upon written approval of the final plans by the ARB, construction may commence following the procedures described in the Architectural Criteria and the Declaration of Covenant and Restrictions. •

PART II: ARCHITECTURAL CRITERIA

II A. DESIGN STANDARDS FOR ALL RESIDENTIAL DEVELOPMENT

1. Preservation of Existing Vegetation:

- 1.1 No site clearing shall occur prior to ARB approval of the site plan. All site plans shall be accompanied with a survey of existing hardwood trees with trunk diameter of 6" or greater measured at 3' above ground and a landscape preservation plan.
- 1.2 All structures and pavement shall be located in a manner which will preserve the majority of specimen vegetation on the site.
- 1.3 Temporary barrier fencing shall occur around the areas to be preserved.
- 1.4 Construction machinery and materials shall not be driven or located within any preservation areas. Grading, trenching and other methods of soil compaction are prohibited in preservation areas. Owners shall be solely responsible for any such activities which result in a violation of an applicable environmental permit.

2. Lot Layout and Site Organization:

- 2.1 Integrate site plan with adjacent parcels to provide a logical, safe and harmonious systems of roadways, sidewalks and building facades.

3. Earthwork and Drainage:

- 3.1 Landscape mounds and swales shall be constructed with smooth transitions to avoid abrupt or extreme changes in slope.

- 3.2 Mounds shall not disturb swale drainage or be placed between the trunk and dripline of a tree.
4. Landscape Standards:
 - 4.1 No landscape plant materials may obstruct areas of pedestrian or vehicular access.
 - 4.2 All dead or dying plant material must be replaced.
 - 4.3 All plants used for screening shall have adequate size and density to form an opaque screen within one year.
 - 4.4 No landscape materials shall encroach upon any conservation easement, wetlands area, or other restricted area at any time.
 - 4.5 Duval County, Florida tree and landscape ordinances shall be used to determine any additional planting that may be required.
 - 4.6 All plant material sizes are at the discretion of the ARB and shall be considered by the ARB as a part of the formal review process.
5. Construction Practices:
 - 5.1 Construction shall not commence until receiving written approval of the final plans from the ARB.
 - 5.2 Prior to site clearing, all conservation easements, wetlands areas, and other restricted areas must be identified on plans, located on site and properly protected with barrier fencing.
 - 5.3 Sediment and erosion control provisions shall control run-off and contain all silt and debris within the limits of construction.
 - 5.4 All local state and federal regulations must be adhered to.

II B. SINGLE FAMILY LOT DESIGN STANDARDS

1. Lot Dimensions and Coverage:
 - 1.1 Typical lot dimensions shall vary between approximately 100' x 140' and 100' x 180'.
 - 1.2 Total building coverage shall be a maximum of 40%.

1.3 ' Minimum front yard landscape coverage consisting of trees, shrubs and flower beds shall be 20%. All yards shall be fully sodded with St. Augustine grass.

2. Standard Setbacks:

2.1 Building setbacks shall be as follows:

- front yard -- 25'
- side yard- minimum of 5'; minimum combined 15'
- rear yard -- 10'
- comer lots, all yards facing street -- 20'

2.2 Porch, Screened Enclosure, Privacy Wall, Planter Wall, Deck, Patio, Pool and Spa:

- front yard -- no such structures allowed unless part of original construction
- side yard-- minimum of 5'; minimum combined 15'
- rear yard -- 5'
- comer lots, all yards facing street -- 20'

Note: All privacy walls and planter walls shall have a height limitation of 4'. Pools and spas are not permitted in front yards.

Pools shall be constructed in ground and composed of material thoroughly tested and accepted by the industry for such construction.

The outside edge of the pool shall be a minimum distance of 4' from all side walls of the residence.

2.3 Fence setbacks:

- front yard -- no fence is permitted in the front yard
- side yard -- property line, but cannot extend beyond midpoint of side of residence
- rear yard -- property line
- comer lots -- no fence is permitted in yards facing streets beyond rear comer of residence (no closer to street than the side of the residence)

2.4 Athletic and/or play structures:

- front yard -- no structures shall be permitted in the front yard
- side yard -- no structures shall be permitted in the side yard
- rear yard -- on property line if fenced, 5' if not fenced
- comer lots -- no structures shall be permitted in yards facing street

3. Building Siting:

- 3.1 All residential buildings shall be sited perpendicular and parallel to streets. Buildings may not be sited diagonally across lots excepting large corner lots.
- 3.2 The architecture of the building facade including the height, form and materials shall vary along the street to promote an interesting and engaging streetscape
- 3.3 Building height limitation is 35'.

4. Accessory Structures and Furnishings:

- 4.1 Metal sheds and other metal "out" buildings are not permitted.
- 4.2 Mailboxes and mailbox structures shall adhere to U.S. Postal Standards and shall substantially conform to the mailbox design standard attached to this Architectural Criteria.
- 4.3 All refuse and maintenance equipment and/or furnishings must be contained, concealed and located appropriately to ensure the safety of residents and the public.
- 4.4 Satellite dishes shall be installed either on the rear half of each residence or in the rear yard adjacent thereto. Unless otherwise required by FCC regulations, no satellite dish shall be constructed on the side or roof of a residence that faces or is directly visible from adjoining streets.
- 4.5 Work and storage buildings may be constructed in rear yards upon the approval of the ARB. These structures shall be of the same material and color scheme as the main residence, and shall be screened by the utilization of a privacy fence properly placed to screen the rear yard. All such fencing shall be in compliance with this Architectural Criteria.

5. Driveways:

- 5.1 Maximum width of driveways is 20'; except for side entrance garages which shall be approved on a case by case basis.
- 5.2 Sidewalk paving material shall continue across driveways to create continuity of the sidewalk.
- 5.3 Loose, aggregate paving is not permissible.

- 5.4 Parking must be provided per the county code which requires a minimum of 2 spaces per dwelling unit.

II C. DESIGN GUIDELINES

1. Architectural Style:

- 1.1 All buildings and architectural elements along a street or within a given view area shall be unified in theme and character.
- 1.2 The Following are recommended styles to be referenced for establishing the architectural concept and design:

- Southeastern Vernacular/Coastal
- Classic/ Traditional

2. Building Form and Layout:

- 2.1 Single family houses should be consistent in style, however they should vary in detail within a given neighborhood. Repetition of an identical building is not permitted along or across a street for a minimum length of 3 houses.
- 2.2 Houses shall be one or two stories. When two stories are employed, it is recommended that the second level be set back from the remaining facade.

3. Architectural Elements:

- 3.1 All architectural elements shall be designed and detailed in a manner consistent with the style of the building.
- 3.2 Pitched roofs are recommended in gable, hipped, or gambrel forms or their variations.
- 3.3 Doors may be single or paired and are usually centered within the facade. The use of entablatures and/or architraves is recommended for classic or colonial styles to emphasize primary entrances.
- 3.4 Windows and/or dormers should be generally placed in a symmetrical or balanced pattern, and should include small panes of glass and the use of shutters and/or decorative entablatures.
- 3.5 Porches and balconies are highly recommended. Their use should be considered on all faces of the building.

3.6 The use of chimneys is encouraged and should be designed according to the architectural typology of the building.

4. Building Materials and Finishes:



4.1 The facade of each residence must be constructed of brick or stucco-*r, Jtfl e. lftwll,*
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4.2 All sides of each residence that face or are directly visible from adjoining streets shall be designed with the same materials and finished quality as the front facade of the residence.

4.3 All materials and finishes shall be complimentary to existing colors, textures and forms.

4.4 Recommended materials for walls include brick, stucco, wood, vinyl, lap siding, Hardy Board and stone. Aluminum siding shall not be permitted.

4.5 Roofs may consist of slate, tile, aluminum, metal roofing, or standard 3 tab or architectural shingles or shakes.

5. Walls and Fences:

5.1 All walls shall be constructed with brick, stucco, or natural stone on all exposed surfaces. Walls must be capped with brick, stone or precast concrete.

5.2 Fences shall be constructed of wood and shall be shadowbox style with the finished side facing out. Chain link-fences are prohibited.

5.3 All fences shall have a maximum height of 6', except fences along lake banks shall have a maximum height of 4'. Fences on lots adjoining lakes shall be transitioned from 6' to 4' so as to achieve a uniform appearance on such lots.

6. Landscape Design -- General Considerations:

6.1 The preservation and/or relocation of existing specimen hardwoods or other desirable trees is strongly recommended.

6.2 The landscape plan should complement the architectural style and emphasize desirable views.

6.3 The planting design shall be simple and elegant utilizing large numbers of limited varieties of plant materials.

- 6.4 The form, color, texture and mature size of each plant should be considered in composing beds that compliment surrounding natural and man-made materials.
 - 6.5 Special emphasis plantings should be reserved for arrival areas, plazas and courtyards.
 - 6.6 The use of raised planters and trellises in plazas and courtyards is desirable for providing shade and visual interest.
 - 6.7 Screen or buffer planting consisting of a layering of opaque plant materials is preferred.
7. Lake Edge Planting:
- 7.1 All lake edge plantings shall consist of plant materials indigenous to wet or moist soil conditions.
 - 7.2 Trees and large shrubs shall be grouped in masses that create desired views across the lake and maintain a consistent and naturalistic shoreline planting design.
 - 7.3 Sod shall be installed and maintained on each lot that adjoins a lake, from the top of bank to the mean high water line.

MAILBOX DESIGN

ALL MAIL BOXES SHALL BE OF THE WILLIAMSBURG STYLE AND CONSTRUCTED OF WHITE POLYURETHANE WITH RED FLAGS, AS DEPICTED ON EXHIBIT A ATTACHED HERETO.

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