

Design Standards Manual  
Glen Eagle Community

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Section One: Site Plan Standards

A. Easements:

1. Each Lot is served with underground electricity, TV cable, telephone, security and water. The location of these utilities within the right-of-way and on-site should be confirmed in the field when a topographical survey of the lot is done.
2. All utility company pull boxes, transformers, etc., have been set within the easement of right-of-way. Future grading around these structures shall insure drainage. Planting shall be done in a manner which reduces the visual impact of these structures.

B. Building Setbacks:

<u>Setback Location</u>	<u>Setback (In Feet)</u>
Front Yard	30
Side Yard	10
Rear Yard	20
Side Street	25
Pool at Side Yard	5 feet more than setback
Pool at Rear Yard	7.5 feet from rear property line and not nearer than side
Pool's Water Edge	10 feet from rear property line and not nearer than side
Decks and Patios	5 feet from rear property and not nearer than side setback

- (a) Roof overhangs may extend into setbacks a maximum of 3'-0".
- (b) Roofed or trellised structures shall recognize building setbacks. Planters, privacy walls or fences, and solariums must be approved by the ARB.
- (c) Accessory buildings and landscape structures permitted in any setback by any governmental agency must also be approved by the ARB.
- (d) Pools shall not be constructed in front or side yards.
- (e) Mechanical equipment may not extend into the side yard setbacks unless prior approval of the ARB has been obtained. All pool equipment, regardless of location must be screened from view with a screen wall or mature plant material and be in compliance with applicable governmental regulations.

C. Pool and Deck Layout.

1. Pool and/or spa areas shall be designed to provide for privacy of the lot owner, neighbors and golfers.
2. There shall be a minimum of a five foot (5') wide planting area between all patios, decks and property lines.
3. Pools and any pool enclosure must lie entirely within the extension of the side walls of the residence. The pool itself must be enclosed by a fence or wall as required by Florida law.

D. Walls and Fences.

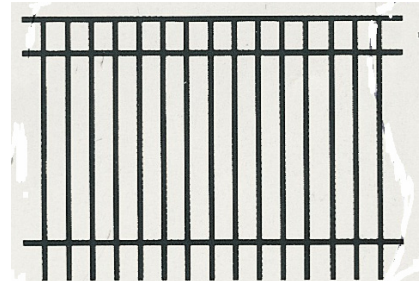
1. No fences or walls shall be erected on Residential Property unless approved in writing by the ARB. Refer to Declaration of Covenants, 8.23.
2. Acceptable fence materials are brick, stucco, aluminum, wrought iron, and stone. No chain link, ~~or wood, plastic, PVC or vinyl~~ fencing of any kind shall be allowed.
3. No fencing of any kind will be approved unless privacy, safety or concealment of service areas cannot be achieved by any other means.
4. ALL walls or fencing visible to the public streets must be landscaped with MATURE PLANT MATERIAL and submitted as part of the architectural and landscape review application.
5. Fence set back from the street must be no less than eighty (80) feet from the front property line unless placement interferes with a pool enclosure. In this case, no closer than five (5) feet forward of the pool enclosure to the house attach point. Corner lot set back must be no less than twenty-five (25) feet from the side property line and must be landscaped with MATURE PLANT MATERIAL.
6. Fencing must be adjacent to the entire rear property line. Side property line fencing must be adjacent to the side property line and is subject to the above set back limitations in paragraph D-5. In no event shall the partial fencing of any lot be allowed.
7. Fence height shall be five (5) feet ~~not be less than four (4) feet or more than six (6) feet~~ above finished grade. Golf course fences can be no higher than four (4) feet above finished grade and must be see through.
8. Wrought iron and aluminum fencing must meet the following specifications:

Wrought Iron Specifications:

Color: Black  
Type: Estate (custom made)  
Post Size: No smaller than 1.5" and no larger than 2.5"  
Picket Size: ½ inch square  
Picket Spacing: No less than 4.5" center to center  
Style: Three rail, four rail or monumental iron works  
Tops: Flat only

Aluminum Specifications:

Color: Black  
Height: 5'  
Post Size: 2" sq X .062  
Picket Size: 5/8sq X .050  
Picket Spacing: 3 13/16"  
Style: Long Islander  
Tops: Flat only



9. Masonry fences must be of the same type material as the residence (i.e. brick) and of the same color as the residence, unless approved, in writing, by the ARB. All masonry fencing and walls are subject to the above specifications, less D-8.

E. Garbage and Trash Containers.

All Garbage and Trash Containers (standard approved trash containers), including yard refuse, shall be kept within enclosures approved by the Architectural Review Board or behind opaque walls made a part of the dwelling constructed on each Lot. Said containers shall only be set out on the day of the pickup and shall be collected on the day of the pickup. In no event shall such items be visible from any neighboring property, whether private or public. Refer to the Declaration of Covenants, 7.11 and 8.28.

F. Drainage.

All storm water from any lot shall drain in accordance with the Master Surface Water Management System for Tuskawilla. Storm Water from any lot shall not be allowed to drain or flow onto, over, across or upon an adjacent lot unless a drainage easement shall exist therefore. No Owner shall be permitted to alter the grade of any lot to change the direction of, obstruct or retard the flow of surface water drainage.

G. Mailboxes.

1. ~~The approved mailbox, mailbox color and repair parts for Glen Eagle are manufactured by Beacon Products, Inc., Sarasota, Florida and are as follows:~~

~~Complete Assembly: AM20-21  
Scroll Bracket: SCBRKT-16  
Post: 2SSA-3.5/DBE  
Final: FIN-D  
Paint: Willa Green  
Box Only: WFMB~~

1. The approved Glen Eagle Mailbox and repair parts are being supplied by:  
Creative Mailbox & Sign Design  
19048 East Colonial Drive  
Orlando, Florida 32833  
Phone: 407.568.7373

Complete Mailbox Assembly: P-11 M3  
Color: Black

Individual Parts:  
Post: MP36  
Top Cover: A3  
Mailbox: M3  
Bracket: DB21

All individual parts must be in black semi gloss color  
Note: Manufacturer has 3" brass numbers in stock and can be ordered with the mailbox

The above style mailbox and color, or their equivalent, are the only approved mailbox and mailbox color for Glen Eagle. Mailboxes must breakaway and must be maintained pursuant to Article 7.9

2. No reflectors of any kind are to be attached to a mailbox, mailbox assembly or any part thereof
3. All address numbers must be displayed on both sides of the mailbox with three (3) inch polished brass numerals. No other items are allowed to be permanently displayed on the mailbox.

#### H. Basketball Goals.

The erection of one basketball goal is permitted on each lot. The basketball goal must meet the following criteria:

1. The goal cannot be mounted to the house in any way;
2. A single support post or pole made of rust resistant material;
3. A backboard made of fiberglass or similar rust proof or decay proof material;
4. Backboard dimensions cannot exceed 36" x 48"
5. The goal must be placed in a location no closer to the front of the house than the center of the largest garage door.

Any exceptions must be approved in writing by the ARB.

#### I. Flags.

The displaying of flags or banners is discouraged except for special events or national holidays.

If the Homeowner elects to display a flag or banner (hereinafter referred to as flags), it must be done so in a manner consistent with the architectural objectives of Glen Eagle and must comply with the following:

1. Only 1 flag can be displayed;
2. Flag can be no larger than 3' x 5'
3. Flag pole holder must be mounted to the home itself and painted to match;
4. Flag cannot be displayed higher than 10 feet above the finished grade elevation;
5. Flag pole or holder can be no longer than 6 feet;
6. At no time will a flag be displayed away from the building structure of the home;
7. Free standing flag poles of any type will not be permitted;
8. All flags must be approved by the ARB, except the current flag of the United States of America.

#### J. Play Equipment.

Glen Eagle is a family community and the installation of play equipment such as swing sets, climbing equipment, exercise equipment, jungle gyms, forts, etc., by homeowners is permitted. The homeowner must take into consideration the impact of any equipment will have on the aesthetic and architectural standards along with the impact on adjacent property. All play equipment must meet the following standards:

1. The height limit of the equipment shall not exceed eight(8) feet

2. It must be greater than 50% shielded from any street view with MATURE PLANT MATERIAL

A tree house of any kind is prohibited.

Any deviations from these standards will require written ARB approval.

K. Wood Fencing Maintenance Requirements.

The Declaration of Covenants in Article 8.23 prohibits wood fencing in Glen Eagle. The Glen Eagle Community Association, Inc. has enforced this restriction since the Association took control in April, 1994. The developer granted some homeowners a waiver to 8.23 and due to the waivers, the following architectural standard is added to the Design Standards Manual.

Objective

Any wood fencing installed on any property in Glen Eagle was approved in a new, natural wood condition. Article 7.9 requires a homeowner to prevent improvements from falling into disrepair or becoming unsightly. Approved fencing MUST be maintained in a condition similar to the original installation condition. Similar is defined as maintaining the same outward qualities and appearance as a newly installed improvement. Homeowners with approved wood fences are required to maintain their fence in a condition free of defects, mold, mildew, rot of any kind and unsightly stains.

Restrictions/Requirements

1. Homeowners with approved wood fences are required to maintain the fence in compliance with Article 7.9.
2. THE PAINTING OR STAINING OF ANY WOOD FENCE IS PROHIBITED.
3. Fences painted prior to the date of this publication MUST be maintained in its current color or painted with Porter Paints color: sand, number: 33118-1, or an equivalent. Any equivalent paint color must be approved by the ARB prior to applying onto the fencing.
4. A fence can naturally weather- but must do so in a uniform fashion. No stains or discoloration from any source will be allowed. (Example: Sprinkler systems, mold mildew, etc.)
5. The approved fence cleaner is Thompson's Deck Wash, or a similar product.
6. The only approved fence sealer is Thompson's Clear Wood Protector, Thompson's Deck Finish, or a similar clear sealer product.

L. Reflectors.

No reflectors of any kind are to be mounted, attached or displayed on Residential Property.

Section Two:  
Architectural Standards

Section Two: Architectural Standards

A. General.

Each residential design shall be reviewed by the ARB on its own merits. Any special approvals or consents of the ARB which can be interpreted as a variance or deviation from these Standards, but which forms a unique feature of a particular design, will not be considered a precedent for any other future designs and can very well be disapproved or rejected by the ARB when submitted on another submission.

B. Floor Plan.

1. The minimum square footage of air conditioned area shall be 2,500 square feet per dwelling
2. Access to main door should be emphasized.
3. Plans should strive to allow the abundant use of natural lighting in all spaces and to accentuate the semi-tropical climate of Florida.
4. Ceiling heights should be a minimum of 9'-0" for the first floor for flat ceilings, 8'-0" for the second floor. If ceiling is sloped, the average height shall comply with the foregoing minimum.
5. All residential dwellings shall include an attached garage within the buildable area of the home site. Garages shall accommodate a minimum of two cars, but not more than four. Garages must have a side load/entry so as not to face any street, the front of any other residence, or the Tusawilla Golf Course and Country Club, except where the ARB has approved other than a side load/entry due to lot constraints or peculiarities.

Other rooms or uses may be incorporated into the garage subject to the approval of the ARB.

All automobile garage doors shall be electrically operated.

C. Elevation Facades.

1. The facades should feature special attractions such as a prominent main doorway, loggias, gates, fountains, special windows, chimneys etc. Arches are encouraged.
2. Variety in building massing is encouraged. Varied roof heights which give interest and animation to the building are considered desirable.
3. Acceptable wall finishes shall include wood, stucco, brick, and natural stone finishes. No exposed concrete or blocks will be allowed.
4. The use of ornamentation as an accent for entrance, windows, or as focal points is an appropriate expression of these standards. While design creativity is expected and encouraged, it must be kept in mind that traditional motifs are timeless. The term "ornamentation" shall be interpreted to mean a special attraction; not "gingerbread" which is prohibited.

D. Roofs.

1. Hip and gable roofs will be allowed at Glen Eagle. The main roof hip of each residence must have a minimum pitch of 6:12. Mansard, gambrel and flat roofs

will not be allowed. Roofs over loggias, cloisters, breezeways, verandas and porches will be considered at a lower pitch as long as they are not over 20% of the total roof area. Any other deviation must be approved by the ARB.

2. Metal flashing, gutters, downspouts and other exposed sheet metal may not be unfinished metal, except copper. Gutters must be properly integrated into the roof design. No rain water discharge will be allowed over landscape areas.
3. Overhang depths shall be a minimum of 18" from the face of the wall unless approved by the ARB.
4. The following materials will be acceptable roof finishes; any others must be approved by the ARB:
  - a) Clay tile, (color to be approved)
  - b) Cement tile (color to be approved)
  - c) Cedar wood shakes and cedar wood shingles
  - d) Metal (Standing seam copper only)
  - e) Slate
  - f) Fiberglass shingles – architectural
5. Chimneys shall be designed to coordinate with the general theme of the residence. No exposed prefab metal chimneys or ventilator caps shall be approved. Chimneys must have a cover.
6. Skylights and solar collectors must be integrated as a part of the roof design and are subject to the approval of the ARB. No roof mounted equipment of any kind, except skylights and solar collectors is permitted. Solar collectors must be pre-approved by the ARB and be flat. Solar collectors CANNOT BE MOUNTED ON THE FRONT OF ANY ELEVATION. Solar collectors must be black in color.

E. Materials and Components.

1. The most important objectives for the selection of materials is longevity. The materials used should give the appearance of permanence. They should state the refinement and gracious elegance of the architecture. Only the best quality materials will be allowed at Glen Eagle.
2. Recommended exterior finish materials:
  - a. Stucco
  - b. Stone
  - c. Wood
  - d. Tile
  - e. Color Fast Sheet Metal
  - f. Artificial or cast stone
  - g. Cast or wrought iron gates, grilles, ornaments, etc.
  - h. Leaded or stained glass
  - i. Fiberglass screening
  - j. Others as approved by ARB
3. Doors:

All exterior doors must be made of exterior grade wood or insulated metal. Panel and French type doors are encouraged. The front entry door must have a minimum height of 6'8". The use of transom is recommended. Seven foot (7'0") doors are encouraged elsewhere.

4. Windows:  
Windows are encouraged to be wood. Vinyl and aluminum exterior cladding will be allowed subject to the ARB color approval. No silver or mill finish metal windows will be permitted. Metal windows must be anodized or factory applied color.
5. Shutters:  
Operable wood shutters are permitted as protection to windows whenever these shutters are appropriate to the dwelling design. Plastic, metal, ornamental, fixed or composition shutters will be allowed when approved by the ARB.
6. "Canvas" Awnings:  
Canvas awnings of any kind will not be allowed.
7. Lighting:  
Exterior lighting should consider glare and visibility of the light source. No obtrusive light fixtures shall be permitted. Indirect lighting is recommended.
8. Glazing:  
No reflective glass will be allowed in the exterior facades. Energy saving glazing is recommended, such as solar bronze, solar gray, etc.

F. Color.

1. The most delicate compliment to the architectural expression is color.
2. Colors should be ~~limited to pastel colors~~ neutral or soft mid-toned. Dark colors are permitted for shutters, louvers, millwork, doors, etc. The use of bright or glossy colors that deviate from the general visual continuity of Glen Eagle are prohibited.
3. The color of the roof is expected to enhance the overall appearance of the building. Copper metal roofs must not be painted and should be allowed to weather. Solid primary colors, including black, red and white are not permitted.
4. All color selections are subject to approval of the ARB.

## Section Three Landscape Design Standards

### Section Three: Landscape Design Standards

#### A. General:

The plant materials chosen for the avenues, entrances and golf course are indicative of the community's commitment to establish the natural character of landscape.

The plantings on each lot must work within the overall community framework to achieve a continuity of landscape, rather than a hodgepodge of disparate elements. The plantings must be able to stand up to the rigors of the Central Florida climate, with its cold winters, tropical summers and hot sun while creating exterior living space and allowing for privacy.

The Glen Eagle boundaries are soft and landscaping between neighboring lots must flow into each other without creating an abrupt edge. Many of the lots border the golf course and this transition must also be smooth and reflect the community avenue plantings.

#### B. Landscaping Materials:

1. The Architectural Review Board encourages the use of plant material on the Glen Eagle approved list. It prohibits the use of plant material not included on the list without the specific approval of the Architectural Review Board. See subsection E: Accepted Plant Pallate.
2. The Following Trees and shrubs are NOT acceptable for landscaping within Glen Eagle:

- Brazilian Pepper (Schinus spp.)
- Punk Trees (Melalueuca spp.)
- Mimosa (Albissia spp.)
- Chinaberry (Melia asedarach)
- French Mulberry (Morus alba)
- Chinese Elm (Ulmus parvifolia)
- Queen Palm (Arecastrum romanzoffanium)
- Ear Tree (Enterolobium cyclocarpum)
- Eucalypti Species (Eucalyptus species)
- Jarcaranda (Jarcaranda mimosifolia)
- Arbor Vitae (Thuja orientalis)
- Peltophorum (Peltophorum pterocarpum)

#### C. Grading and Drainage:

1. Manipulation of the ground surface within the individual lots must consider overall drainage and the impact of berming both within the site and as it meets the adjacent land functionally and aesthetically.
2. The intent of carefully continued drainage of private lots is to keep the fairways and streets as dry as possible, and to put as much water back into the ground

water system as possible. It also is a safeguard against the interior lot flooding during five, ten and fifty year storms.

3. Glen Eagle has incorporated a major drainage system through the entire community which is designed to accept individual lot drain water at designated points.
4. Any berming concept being developed within the individual lot must consider its connection to mounding and swale patterns already established on the adjacent golf course. The edges of the linear fairways are defined by smooth flowing low ground forms. Since the intent of the Master Plan is to integrate the Glen Eagle Homes as one composition, it is imperative that the continuity of the same berm and swale patterns be continuous.
5. Lots must drain by positive drainage flow as much as possible within the overall master grading and drainage plan.
6. All water generated on any lot shall not flow onto adjacent lots or unapproved locations on the golf course.
7. All berms and/or swales shall be designed as gently rolling, free form ground sculpture and otherwise in accordance with the plans for the Glen Eagle Surface Water Management System.
8. All topographical change must occur within the lot property boundaries and meet adjacent land at grade.

D. Planting:

1. The removal of any tree on a lot must be in compliance with the rules and regulations of the city of Winter Springs, Florida and its “Arbor Ordinance” – ~~ANY TREE REMOVAL REQUIRES PRIOR ARB APPROVAL AND MUST COMPLY WITH ARTICLE 7.18~~
2. A plant palette has been established for the lots within Glen Eagle. These lists are to be used as guidelines in the plant material selection and were derived from the plants capacity to survive in the environment and compatibility with other plants in Glen Eagle.
3. Each owner will be required to invest in a minimum of three percent (3%) of the total cost of the construction of the home in landscape plantings unless a lower budget is approved by the ARB. Sod and irrigation are not to be included in this sum.
4. The property on which the Glen Eagle Community was developed is heavily wooded. Other than the removal of trees located within the building pad, the location of which building pad is required to be approved by the Architectural Review Board, and the removal of citrus trees, the Architectural Review Board requires the Owner to retain his lot predominantly in its wooded condition. No trees, other than citrus trees shall be removed from the lot except as set forth in section 7.18 of the Declaration or as otherwise approved by the Architectural Review Board.
5. The planting of live or laurel oak trees are encouraged.
6. Each lot with golf course frontage will be restricted in plant material selection within the first thirty feet (30’) that the lot interfaces with the golf course. The materials and landscape treatment must be compatible with that established on the golf course in that vicinity. No palms will be allowed in this one except as already existing on the Lot prior to development or as approved by the ARB.
7. The intent of the landscape development on each lot is to provide a sense of community identity and to re-establish the natural character of the landscape. The

planting scheme should attempt to have as mature an effect as possible at the time of installation.

8. Plant composition should employ a variety of plant types in order to build a transition.
9. The only plant material allowed in the right-of-way will be flowers and accessory plantings within a two (2) foot radius of the mailbox post. In no event shall any plant material exceed three (3) feet in height. No other plantings, shrubs, ground cover, trees or bushes are allowed in the right-of-way.
10. The Architectural Review Board encourages the planting along the property boundary where the lots meet the golf course, to be curvilinear in form rather than to reinforce the actual property boundary.
11. Edgers: All planting beds shall have hand cut edges and no ~~prefabricated~~ edgers of any kind will be allowed unless approved by the ARB.
12. Mulch: No gravel will be allowed as mulch. Shredded cypress bark or pine bark nuggets shall be acceptable.
13. Grass Specifications: In order that visual continuity between the lots be maintained, the grass shall be of the St Augustine variety.

E. Accepted Plant Palette:

Acceptable Shade/Street Trees:

Laurel Oak (Quercus Laurifolia)  
Live Oak (Quercus Virginiana)  
Sycamore (Plantanus Occidentalis)  
Southern Magnolia (Magnolia Grandiflora)  
Sweetgum (Liquidamber Stryciflua)  
Red Maple (Acer Rubrum)  
Slash Pine (Pinus Elliotti)  
Longleaf Pine (Pinus Taeda)

Acceptable Accent/Flowering Trees:

Dogwood (Cornous Florida)  
Ligustrum (Ligustrum Japonicum)  
Crape-Myrtle (Lagerstroemia Indica)  
Wax Myrtle (Myrica Cerifera)  
East Palatka Holly (Ilex Opaca, "East Palatka")  
Savanna Holly (Ilex Opaca, "Savannah")  
Hollywood Juniper (Juniperus Torulosa)  
Loquat (Eriobotrya Japonica)

Acceptable Palms:

Canary Island Date Palm (Phoenix Canariensis)  
East Sengal Date Palm (Phoenix Reclinata)  
Pygmy Date Palm (Phoenix Roebelenii)  
Pindo Palm (Butia Capatata)  
Lady Palm (Rhapis Excelsa)  
Cabbage Palm (Sabal Palmetto)  
European Fan Palm (Chamerops Humulif)

Sago Palm (*Cycas Revoluta*)  
Everglades Palm (*Paurotis Wrightii*)

Acceptable Shrubs/Accent Plants:

Cast Iron Plant (*Aspidistra Elatior*)  
Spider Lilly (*Crinum Asiaticum*)  
Camellia (*Camellia Japonica*)  
Sasanqua (*Camellia Sasanqua*)  
Pittosporum (*Pittosporum Species*)  
Sadankwa (*Vibrunum Species*)  
Plumbago (*Plumbago Capensis*)  
Indian Hawthorn (*Raphiolepis Indica*)  
Azaleas (*Rhododendron Species*)  
Coontie (*Zamia Floridana*)  
Ligustrum (*Ligustrum Species*)  
Juniper (*Juniperus Species*)  
Dwarf Horned Holly (*Ilex Cornuta Rotunda*)  
Dwarf Yaupon (*Ilex Vomitoria Nana*)  
Japanese Yew (*Podocarpus Macrophylla*)  
Pampas Grass (*Cortadeia Selloana*)  
Gardenia (*Gardenia Species*)  
Sinensis J (*Ligustrum Sinensis*)  
Nandina (*Nandina Domestica*)

Acceptable Ground Covers:

Mondo Grass (*Ophiopon Japonicum*)  
Border Grass (*Liriope Muscari*)  
Giant Grass (*Liriope "Evergreen Giant"*)  
Dwarf Share Juniper (*Juniperus Conferta Compacta*)  
Parson's Juniper (*Juniperus Parsonii*)  
African Iris (*Moraea Iridiodes*)  
Blue Lilly of the Nile (*Agapanthus Africanus*)  
Boston Fern (*Nephrolepsis Exaltata*)  
Holly Fern (*Cyrtomium Falcatum*)  
Ivies (*Hedera Canariensis*)  
Daylillies (*Hemerocallis Species*)  
Periwinkle (*Vinca Major*)  
Society Garlic (*Tulbaghia Fragrans*)  
Wedelia (*Wedelia Trilobacta*)

F. Special Conditions: Design Guidelines:

The following guidelines have been established to assist the homeowner in planning and construction of their homes. Creativity is encouraged within the bounds of appropriateness, but the Architectural Review Board has set basic standards to promote harmonious aesthetics compatible with the community of Glen Eagle.

1. No trees on a lot owner's property will be removed for views to the golf course or lakes.
2. Other site elements are allowed within the following guidelines:
  - a. Bar-be-cues: The ARB encourages the design of bar-be-cue units that are integral with the design of the house. All bar-be-cues stored outside must be within the pool enclosure or the unit must not be visible to other property or from the street.
  - b. Exterior Shower: Exterior shower enclosures or equipment should not be exposed to the street, golf course or adjacent property.

G. Irrigation System:

1. All landscape and grassed open space on residential properties shall be irrigated with 100% coverage.
2. Said irrigation or sprinkler system shall be connected to the potable water system serving the subject property.
3. The plans and specifications for each irrigation or sprinkler system shall be approved by the ARB.
4. The irrigation system shall be designed so as to blend into the landscape when not in operation. Pop-ups shall be used where practical and all risers shall be strapped to a steel stake and with two s.s. clamps. Risers shall be painted to blend into the landscape.
5. All valves shall be buried in Ametek (or equal) valve boxes. Backflow preventers shall be located in planting beds with material of sufficient size to hide it. All work shall be done in accordance with local codes. Controllers shall be located inside garages or otherwise out of street view.

H. Exterior Lighting:

1. Exterior lighting is often the only way to perceive a landscape at night. It can not only serve as a strong design element but can provide direction and safety. Overall principles for lot lighting will embody the following:
  1. All exterior light fixtures shall be approved in advance by the ARB.
  2. Above-grade floodlights for the lighting of trees and plantings shall be concealed as much as possible by shrubs to prevent daytime visibility. These fixtures are not allowed in grass areas visible from street, golf course or adjacent property. They shall be installed and shielded so as not to produce glare into neighboring properties, street, or golf course.
  3. Where below-grade fixtures are used to up-light trees, standards shall conform to those listed above for flood and spotlight fixtures.
  4. All outdoor fixtures to use incandescent lamps. No colored lamps will be allowed e.g. red, green, blue, amber.
  5. Avoid excessive spill lights on buildings, garage doors, driveways, etc. to allow full quality effect of the landscape lights and beauty of the garden.

6. All exterior wall mount or ceiling mount “decorative” fixtures to be of high quality and in conformance with the house architecture. Only incandescent lamps will be allowed.
7. The owner might desire additional security lighting. All security lighting must be approved by the ARB.
8. Walk lights placed in grass areas or adjacent to walkways in shrub or ground cover areas must use below grade junction boxes to minimize the daytime visibility of the hardware. Maximum height for walk lights is 12 inches.
9. The ARB recommends field testing of all fixture location at night, prior to final installation.
10. No exterior lighting of any kind is allowed adjacent to a driveway. The only exception to this guideline is lighting adjacent to a walkway. However, in no event can exterior lighting be installed in the right-of-way or within fifteen (15) feet of the street.

## Section Four Design Review

### Section Four: Design Review Process

#### General Conditions of the ARB Architectural Design Standards:

1. Review and act on all plans and specifications submissions within fourteen (14) days of receipt.
2. Revisions to the Design Standards become effective fourteen (14) days after adoption by the ARB.
3. Three (3) sets of plans and specifications must be submitted.
4. One (1) set of comments and/or approved plans and specifications will be returned to the owner.

The design development documents, as approved, represent the lot owner's commitment to construction intent. If the owner wishes to change approved plans, proposed revisions must be submitted to the ARB for further review and approval. No revisions can be implemented prior to this subsequent approval.

#### General Conditions

The owner is responsible for providing a copy of the Design Standards Manual to any consultants used in the construction of his residence and is responsible for making sure his contractors construct his residence in conformance with approved plans and revisions.

It shall be the owner's obligation to comply with all covenants and restrictions set upon the parcel under review. Unless specifically identified as exception to the covenants or restrictions, no item contained with an approved plan which conflicts with those covenants or restrictions shall be deemed approved.

#### Architectural and Landscape Review Board Inspections

During the duration of the construction phase, any number of inspections of the house and its surrounding improvements may be made by the ARB.