



RIVER LANDING

AT TWENTY MILE

**Architectural Review Board
Standards and Procedures
Manual**

MARCH, 2025 Revision

Architectural Review Board Standards and Procedures Manual

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Updates to Architectural Review Standards and Procedures Manual

Most recent changes are highlighted

- 2/7/24 – Driveways/Garages – Page 23
- 2/7/24 – Artificial Grass – Page 32
- 7/17/24 – Final Plan Review Submittal – Page 10
- 7/17/24 – Driveways/Garages – Page 23
- 7/17/24 – Flagpoles – Pages 25
- 7/17/24 – Landscaping Guidelines (Overview & Minimum Standards) – Pages 29-30
- 7/17/24 – Landscaping Guidelines (Front Yard Guidelines) – Pages 30-31
- 7/17/24 – Landscaping Guidelines (Side & Rear Yard Guidelines Lots 1-72, 79, 80, & 88-104) – Page 31
- 7/17/24 – Landscaping Guidelines (Side & Rear Yard Guidelines Lots 73, 74, 75, 76, 77, 78, 81, 82, 83, 84, 85, 86, 87) – Page 32
- 7/17/24 – Landscaping Guidelines (Tree Specifications & Artificial Grass) – Page 33
- 7/17/24 – Construction Guidelines (Construction Hours) – Page 39
- 7/17/24 – Signage Policy – Page 40
- 7/17/24 – Review Fee & Compliance Deposit Agreement – Page 44
- 7/17/24 – Landscape Review Checklist – Page 51-52
- 7/17/24 – Tree Ring Standards – Page 53
- 3/7/25 – Builder Qualification Process – Page 6
- 3/7/25 – Architect Qualification Process – Pages 6-7
- 3/7/25 – Dock Standards – Page 29

A. Introduction

It is not the intent of this manual to dictate all aspects of architecture and planning, but rather to provide direction to residents, designers and builders to produce designs of proper proportion, materials and scale that together produce homes of the finest architectural character. The standards, policies and guidelines outlined in this manual may be clarified, modified or deleted from time to time, if in the sole opinion of the Developer/ARB, such changes are in the best interest of the community. In the event of such changes, future editions of this manual will be published.

B. The Architectural Review Board

The Declaration of Covenants and Restrictions for River Landing at Nocatee provides that no improvement on a Lot within the community be built without first receiving approval from the Developer or the Developer's designee. The Developer has established the community's Architectural Review Board (ARB) and charges that board with the task of administering the processing, evaluation and approval of proposed homes and other improvements within the community. The ARB's purpose is to advocate the highest standards of design, material and aesthetic quality for all improvements in the community and has created this manual and its "Architectural Criteria" to assist Owners, Builders and Designers in achieving this goal.

The ARB will evaluate each plan submitted for its total affect. This evaluation relates to matters of judgement and taste which cannot be reduced to a simple list of measurable criteria. It is possible; therefore, that a plan submittal might meet the individual criteria delineated in this manual and still not receive approval, if in the sole judgement of the ARB, its overall aesthetic impact to the community is unacceptable. In addition, the approval of plans for one home by the ARB should not be construed as creating any obligation on the part of ARB to approve plans involving similar designs at different locations.

C. Builder Qualification Process

Builders who wish to be approved by the Developer to build in River Landing should submit a qualification package to the Developer prior to submitting plans for review. Developer expressly reserves the right to verify the qualifications of all

builders and contractors hired to construct improvements on any homesite in River Landing including docks prior to final plan approval of any proposed improvements.

Builders who wish to be approved by the Developer to build in River Landing must submit a qualification application to the Developer prior to submitting plans for review. Please email the Builder Qualification Application to Aaron@parcgroup.net for review. To be considered qualified, builders must meet the following qualifications and submit a qualification package that includes:

1. The contractor must have at least five years' experience building luxury, custom homes of similar size and quality in the United States.
2. Submit – Professional contractor license # (licensed by the State of Florida).
3. Submit – Portfolio of past luxury custom home projects of similar size and quality.
 - a. Portfolios must consist of front, rear and side elevations from 8 completed luxury custom home projects.
4. Submit – Identify the specific design team to be used if already qualified.

The Developer and/or ARB shall bear no liability whatsoever resulting from or arising out of any design professional's design or any contractor's development of, or construction upon the homesite. Owners are encouraged to carefully consider both the Builder, Designer and any contractors they choose to use for their projects.

D. Architect Qualification Process

The Developer expressly reserves the right to verify the qualifications of all architects hired to design architecture or landscaping on any homesite in River Landing prior to final plan approval of any proposed improvements.

Architects who wish to be approved by the Developer to build in River Landing must submit a qualification application to the Developer prior to submitting plans for review. Please email the Architect Qualification Application to Aaron@parcgroup.net for review. To be considered qualified, architects must meet the following qualifications and submit a qualification package that includes:

1. All architects must have at least five years' experience designing luxury, custom homes or landscaping of similar size and quality in the United States.
2. Architects/Designers Submit both A and B
 - a. Registration with American Institute of Architects (AIA) or by a Certified Professional Building Designer (CPBD) with the American Institute of Building Designers (AIBD).
 - b. Portfolio that displays experience designing luxury custom architecture of similar size and quality to be considered qualified.
 - i. Portfolio must consist of front, rear and side elevations from 8 completed luxury custom home projects.
3. Landscape Architects/Designers Submit either A or B
 - a. Professional Landscaper License #
 - b. Portfolio that displays experience designing luxury custom landscaping of similar size and quality to be considered qualified.
 1. Portfolio must consist of photos, renderings, or landscape plans from 8 completed luxury custom landscape projects.

The Developer and/or ARB shall bear no liability whatsoever resulting from or arising out of any design professional's design. Owners are encouraged to carefully consider both Designers they choose to use for their projects.

E. Items To Be Reviewed

The ARB shall review and approve all plans for construction in the community including but not limited to the following improvements:

- New home construction including landscaping, hardscape, lighting and drainage
- Dock construction
- Remodeling or additions to existing homes including color or landscaping changes
- Fences, columns, pilasters, walls and lighting
- Swimming pools, spas and screened enclosures
- Ornamental statues, flag poles and play structures
- Driveways, walkways and patios
- All other improvements visible from the roadway and/or adjacent properties

All required approvals from the ARB shall be obtained prior to permitting, commencing construction or installation of any improvements listed above. This manual describes the procedures established by the ARB for the submittal and approval of proposed improvements. It is the goal of the ARB to streamline the approval process as much as possible while still providing the review and oversight needed to ensure homes built reflect the quality level envisioned for the community.

F. Homeowner's Association Website

This document and its attachments and other important community documents can be found on the River Landing Homeowners Association website at:

www.RiverLandingHoa.com.

G. Variances

Section 5.3 of the Declaration of Covenants and Restrictions for River Landing at Nocatee allows for the opportunity of variances from the required architectural standards and provisions. Requests for a variance of any provision in this document or the community's Covenants and Restrictions must be addressed specifically to the Developer with supporting justification for the variance.

Plan Review Process

A. Submittal and Approval Procedure

The plan approval process of the ARB is a two-step procedure involving a Preliminary Plan Review and a Final Plan Review. The Preliminary Plan Review allows the Owner and Designer to obtain comments and direction from the ARB prior to the production of full working drawings. The Preliminary and Final Plan Review's may be combined into one submittal provided all the necessary information is included in the submittal. Once a submittal is deemed complete: the ARB will strive to approve, disapprove, or provide comments within twenty (20) business days.

Projects not started within 120 days from the date of approval by the ARB must be resubmitted with the review fee which may be waived if no changes to the plans have been made.

An optional pre-design meeting is also available for Owners and Designers to meet with an ARB representative to discuss the process and answer questions prior to commencing design.

The DWS File Area Calculation must be provided to the ARB to confirm the heated and cooled space calculation.

No permitting, site clearing, material deliveries or construction activity of any kind may begin without prior plan approval by the ARB. All correspondence, plan submittals, material samples and other required information should be submitted to the ARB at the following address:

River Landing Architectural Review Board
4314 Pablo Oaks Court
Jacksonville, FL 32224
RiverLandingARB@gmail.com
Attention: Tina Miller

B. Preliminary Plan Review Submittal

The following items should be submitted to the ARB as part of the Preliminary Plan Review (submit two copies of each using a 24" x 36" format).

1. Site Plan at 1" = 10 ft. or 1" = 20 ft. including:
 - a. Location and basic dimensions of the proposed house and other structures showing all required setbacks, driveways, walkways, patios, pools and screen enclosures, fence, columns, pilaster, walls and easements.
 - b. Location of all existing trees and palms over six (6) inches in diameter reflecting those trees to be removed and those to be preserved.
2. Floor Plan at ¼" scale
3. Exterior Elevations at ¼" scale reflecting:
 - a. Exterior materials noting colors and textures
 - b. Roof pitch and material
 - c. All four elevations to scale
4. Typical Wall Section at a scale not less than ½" = 1 foot
Typical Wall Section for porch or loggia (if applicable) at a scale not less than ½" = 1 foot
5. Square Foot Calculation of heated and cooled space
6. Other plans, details, specifications, or information that would assist the ARB in its review
7. Plan Review Fee
8. ARB Submittal Form and Checklist
10. Builder Qualification Package

C. Final Plan Review Submittal

The following items should be submitted to the ARB as part of the Final Plan Review (submit two copies of each using a 24" x 36" format):

1. Final versions of all items required with the Preliminary Plan Review Submittal addressing any changes or comments requested by the ARB
2. Architectural plan to scale (1/4" or 1/8" = 1 foot)
3. All architectural features such as pools, enclosures, decks, porches, fences, walls, or columns to be shown on the site plan and elevations
4. Existing grade, proposed grade, and finished floor elevation
5. Lot drainage plan with grade elevations consistent with the approved Neighborhood Grading Plan
6. Foundation Plan at 1/4" = 1 foot scale
7. Landscape plans with specifications including required Street Tree(s) and drainage arrows
8. Landscape Plan Checklist
9. Roof material sample
10. Location, design and materials of driveway and walkway and sidewalk to be installed in accordance with the Communities Neighborhood Site Plan
11. Exterior wall material, color and texture sample
12. Other material samples, if requested (i.e., driveway pavers)
13. Completed ARB Submittal Form and Checklist
14. Compliance Deposit Agreement and deposit check
15. Proof of Payment of Road Impact Fees

D. St. Johns County Impact Fee Payment Procedure

St. Johns County imposes a variety of impact fees including roads, schools, fire/rescue, parks and public facilities for every home permitted for construction. These fees are due and payable in accordance with the County's policies and the published impact fee schedule as amended by the County. Each house to be built in River Landing will be responsible to pay the Road portion of this fee to SONOC

Company LLC in lieu of the County. The balance of the fee should be paid to the County.

Attached is the payment procedure through the Tolomato Community Development District that should be followed. Failure to follow this procedure may result in double payment of the Road Impact Fee without the possibility of a refund from the County.

Architectural and Planning Design Standards

A. Site Planning:

Building Setbacks/Envelopes

To ensure the preservation of the desired privacy between homes and the definition of individual homesites, all proposed building structures must be located within the established building envelope as described herein. Exceptions may be approved if determined the exception does not negatively affect adjacent properties. These building setbacks exceed the required setbacks found in the Nocatee PUD and approved Master Development Plan for River Landing.

Minimum Building Setbacks for each Homesite are as follows:

Front Setback – 50’

Side Setback – 10’ which may be reduced to no lower than 7.5 feet

Side Setback for Corner Lots – 20’ on the corner side

Rear Setback – 10’

Reduction of these setbacks may be approved based on individual site conditions, lot depth and building configuration or to preserve existing trees on the homesites.

Lot Coverage Maximum Percentage

The maximum lot coverage percentage for River Landing homesites is 55% and should be calculated in accordance with St. Johns County standards and policies.

Easements

Drainage, utility, access, and other types of easements may in some cases, be located on portions of a homesite. Such an easement may affect site work, positioning of the home, construction of fences, and installation of landscape material. Permanent structures including patio decks and swimming pools cannot be approved for construction within these easements. No improvements are permitted within these easements which would interfere with vehicular traffic or prevent maintenance activities. All such easements are shown on the recorded plat for the community or in the Public Records. The site plan submittal must reflect any easements located on the homesite.

Screened Enclosures

Screened rooms or pool enclosures should relate to the architectural elements of the home and not extend beyond the home's exterior side wall planes. The color of the screen fabric and aluminum frames should be black, charcoal or dark bronze. Additional landscaping will be required for screened enclosures to minimize the visual impact to adjacent homes and cross-lake views.

Swimming Pool/Spa

Swimming pools and spas should be located to the rear of the principal building, or within a concealed courtyard. Pools and spas with screen enclosures should not exceed the rear yard building setback line without specific approval. Pools and spas on lake front home sites, without screen enclosures shall not be closer than 10' from the rear property line and any finished deck height or stem may not exceed 30" in height from finish grade. Pool pumps, heaters, tanks or any other exterior mechanical equipment must be adequately screened from view

from the adjacent lot and/or street. Reflect proposed screening i.e., fence and/or landscaping on plans.

Parking

Parking should be provided on each homesite for guests or additional vehicles. At a minimum, parking for two vehicles in addition to those intended for the garage should be provided. Homes should provide additional parking outside of the driveway lanes and/or turn around space so that vehicles may be able to exit the property without requiring the driver to back down the driveway. When possible, auto-courts defined by courtyard walls and columns engaged with residential building structures are desirable to create additional parking. Parking solutions should be discrete and located with consideration for adjacent residences and views from adjacent roadways. Parking of recreational vehicles, trailers and boats, travel trailers, campers, personal watercraft or similar vehicles should be within an approved garage structure.

Existing Trees – Removal and Preservation Criteria

The clearing of mature trees on homesites should be limited to areas required to accommodate the footprint of the structure and its customary accessories, such as open yard areas and those limited areas required to permit utility services and driveways. Where trees are to be preserved, care should be taken to prevent unnecessary disruption of the root systems during construction. Protective tree barriers should be installed prior to commencing construction for all mature trees or stands of trees to be preserved. Trees to be preserved and those to be removed must be shown on the approved site plan.

Specimen Tree Protection

St. Johns County has determined several homesites within River Landing contain “Specimen Trees” as defined by the County Land Development Code.

These trees are afforded certain protections by the County and must be preserved unless specific approval is granted. These trees must not be disturbed and must be protected during construction with tree barricades installed at the drip line. Builder/Owner of houses on these lots should refer to County Land Development Code requirements for the required protection of Specimen Trees during construction.

Community Retaining Walls

The Developer may have installed retaining walls on certain lots as part of the grading plan for the community. Any portion of these retaining walls located on a lot are the property of that lot owner who assumes the maintenance responsibility for the retaining wall. The owner may not alter or remove the retaining wall on his lot without prior ARB approval. Portions of the retaining walls on Association common property shall be maintained by the River Landing Homeowners Association.

Drainage Plan

The final plan submittal should include a drainage plan showing proposed grade elevations around the house and along the lot lines that must be consistent with the intent of the approved Neighborhood Grading Plan. Changes to the approved grading plan will be subject to St. Johns County review during the permit process. Builder must ensure all drainage from the site is properly directed so that no standing water occurs on adjacent homesites.

B. Architectural Standards

Preferred Architectural Themes

The overall architectural vision for River Landing has been established to create a community embodying a “timeless” quality. Such a vision will be realized through a variety of classical and regional architectural styles indicative of “Coastal Living”, combined with authentic detailing and use of high-quality materials.

Prohibited Architectural Styles

While diversity and creativity in the design of the homes at River Landing is encouraged, certain architectural styles are not considered appropriate for a Coastal Living themed community. These include, but are not limited to, ultra-contemporary and postmodern designs such as International; Revival, Miesian, and Art Deco; and traditional designs such as Cracker, A-frame, Adobe, Cabin design style, Georgian, Federal, Southwestern/Pueblo, Colonial, Antebellum, or Mediterranean.

Building Heights

Building height limitations as stated in the Nocatee PUD is 35 feet and should be measured in accordance with County standards and policy. Any variance to this restriction for any portion of the building or any other improvement should be approved by the ARB and may require County approval.

Home Size

Minimum and maximum home sizes have been established to ensure the creation of homes of substance and lasting value. For the purpose of establishing a home's minimum size, the total heated and cooled square footage should be calculated. Variance from these standards may be granted based on location, site position and home configuration.

| | <u>Minimum</u> | <u>Maximum</u> |
|------------------------------|----------------|----------------|
| Preserve and Lake Front Lots | 3,500 sf | 6,000 sf |
| Waterfront and Estate Lots | 4,500 sf | None |

C. Architectural Design Criteria

Exterior Materials/Elevation

Home elevation materials, finishes and colors should be described on drawings submitted for approval by the ARB as part of the plan review. Approval of the exterior materials and elevations will consider mass and scale of materials, textures, colors and finishes. Continuity between primary design elements and secondary surface treatments; placement and detail

design of windows, doors and openings; and roofing materials and pitches are important. The massing of the residence should be organized as a whole and should not appear as a mixture of unrelated forms. Design and detailing should be compatible with the desired architectural style and expected level of quality for the community. Samples specific material and color selections should be submitted with the final plan submittal.

The following materials are “permitted” or “not permitted” subject to review by the ARB of the overall design. Other materials not listed below will be considered on their own merit by the ARB.

Permitted exterior materials include:

Stucco

Cement-based finish (5/8” or greater), or Cementitious Finish (cement-based or synthetic finish less than 5/8”) – smooth and lightly textured finishes are permitted to complement the architectural style. Other textures may be considered based on architectural style. Wood mold or tumbled brick are permitted for exterior elevations subject to their suitability with the selected architectural style and overall design approval. Other brick textures will be evaluated on their own merit by ARB. Modular (7-5/8” W x 2-1/4” x 3-1/2” D) and Standard (8” W x 2-1/4” H x 3-1/2” D) brick sizes are permitted. Other sizes will be evaluated on their own merit by ARB but are subject to disapproval. Painting of brick exterior may be considered based on architectural style.

Stone – (natural, manufactured or cast)

Subject to the approval of specific material samples and color selections by ARB, natural stone and quality manufactured or cast stone products are permitted for exterior wall applications, wainscoting, windowsills and trim, lintels and keystones, door trim and surrounds, water tables, corner quoins and pilasters. Stone is also permitted for chimneys, privacy walls, service fences and planters. Where used, stone must be used in like fashion on all exterior elevations.

Fiber-cement Lap Siding or Shingles

Fiber cement siding or cedar shingle siding are permitted for specific architectural styles for use in exterior wall finishes, bay or box windows, fascia, dormers, cupolas and gable ends.

Wall Plates

The minimum wall plate heights shall be 10'-0" in main living areas on the first floor. Minimum wall plate heights in secondary bedrooms must be 9'-0". The second-floor wall plate height must be no less than 9'-0". Garages must have a minimum plate height of 9'-0".

Roof/Fascia and Soffit

Roof structures may be conventionally framed or constructed of prefabricated trusses. The roof pitch for primary structures should reflect the selected architectural style for the home. For secondary elements or with broken roof pitches, the minimum pitch may be lower with the approval of the ARB, provided such elements are used on a limited basis and are considered essential to the overall character of the home. Flat roofs with a parapet may be approved if it is a part of an integral design element such as an entry portico, covered porch, or a second-floor balcony extending over a porch or living space below. Visor roofs or roof extensions may be used above windows or balconies. Eave brackets should be included where appropriate.

Acceptable roof materials for consideration include, flat tile, "S" tile, slate tile, cedar wood shake and a high-quality standing seam metal roof. Copper and other metal roof products acceptable to the ARB are permitted for limited applications such as bay windows, process, cupolas, and dormers, or in accordance with specific architectural styles. Asphalt shingles, and tile shingles with slurry coats are not permitted.

The following roof styles are permitted: Gable, Hip, Eyebrow, Conical, Gambrel, Hexagonal, Octagonal, Pyramidal, Visor, and Flat with Parapets as approved by ARB.

Material selection and detailing of the fascia and soffit should be clearly shown on the plans. Fascia and soffits should be constructed of wood or wood-like material and painted appropriately. Other materials may be considered if, in the opinion of the ARB, the alternative material provides similar quality appearance as wood materials however vinyl or aluminum fascia or soffit is prohibited.

Windows

Exterior elevations should take into consideration the benefit of windows and transoms of greater height to maintain proper scale and massing. Windows should be typically rectangular in accordance with the selected architectural style. Where appropriate, specialty windows may be permitted, and other window designs may be considered on their own merits by the ARB. Fixed, Double-hung, Casement, and Gliding type windows are permitted based upon approval by ARB. Permitted configurations include rectangular (in proportion with selected architectural style), and square (specialty). Permitted window materials include vinyl, vinyl clad wood, aluminum clad wood, and wood. Aluminum frame windows are prohibited. The following represents permitted Glazing: true divided lights, simulated divided lights, and a combination of full glaze and simulated or true divided lights. Glass block is not permitted on front elevations or where visible from adjacent roadways. All windows should reflect the homes selected architectural style and employ architecturally suitable details such as surrounds, eyebrows, lintels, keystones, or sills, where appropriate. Window embellishments may consist of cast stone, wood, or formed synthetic products as approved by the ARB.

Shutters

Shutters may be used for two purposes on the residence, either as a decorative element or as hurricane shutter. Decorative shutters are used primarily for ornamental embellishment and are not certified as hurricane shutters, (suitable for use in high wind zones). Two ornamental shutter styles are permitted for permanent installation of a residence, categorized as Colonial (side hinged) or Bermuda (top hinged). Louver, panel and batten shutter styles are permitted, based upon the approval of the overall architectural design. Painted aluminum, polyvinyl, wood, or formed synthetics are permitted materials. Each ornamental shutter should have the appearance of a fully operable shutter, with material, installation and color defined for review by the ARB. Shutters should have traditional operable hardware (offset hinges and dog ears). The approval for the permanent installation of hurricane shutter is required prior to installation. The submittal for ARB approval should include installation details, product photos, and color samples.

Entry/Garage Doors

Front entry doors must be a minimum of 8'-0" in height and minimum 9'-0" wide for single doors and minimum 18'-0" wide for double doors. Specialty treatments are encouraged in accordance with the selected architectural design style. Such treatments may include transoms, glass side lights, and surrounds of wood, stucco, stone, brick, or formed synthetics. Entry doors must reinforce the selected character of the home, and may be composed of glass, wood, fiberglass or metal.

Garage doors should be a minimum of 8'-0" in height and maximum of 9'-0". Other garage door configurations may be considered on their merit in individual circumstances. Each garage door must be operated by an automatic remote-control opening system. Doors must be decorative, and in a style complimentary to the architecture of the residence.

The minimum size of the garage shall be for three vehicles. A fourth garage bay may be allowed if the house layout and architectural style are appropriate for four garages and the doors are not visible from the street and adjacent neighbors.

Porches/Columns

Porches are encouraged as appropriate within the selected architectural style to articulate the design of the residence and to create exterior living spaces. Front porches should be a minimum depth of 6'-0" and should be constructed of a paving material appropriate with the design of the home or of wood in an off-grade condition. Porches and front entries should be a minimum of 18" with a minimum of three 6-inch steps. Covered porches should be located within the appropriate building envelope and must either be designed with a foundation wall on all sides, or off grade with over or lattice detail to the ground based upon the selected architectural style of the residence. The number, scale and style of columns should be consistent with the architectural theme and massing of the structure. The following exterior materials are acceptable: cast stone, wood, reinforced concrete or concrete block (with stucco, brick, and stone). Where appropriate, columns may be constructed on column bases of stone or brick. Alternate materials will be considered on a case-by-case basis.

Foundations

In order to promote preservation of natural vegetation and trees on the homesite, Stem Wall Foundations are required. Monolithic slab foundations are prohibited.

Fireplace/Chimneys

The following types of fireplaces are acceptable: masonry firebox and flue (wood burning or gas), prefabricated masonry firebox and flue (wood burning or gas), prefabricated metal firebox and flue (wood burning or gas), or prefabricated metal firebox with direct vent (gas), or vent free fireboxes.

Fireplaces should create exterior interest to the design of the residence. Acceptable fireplace locations include beyond the exterior wall, flush with the exterior wall plane or interior to the structure of the home. Any fireplace which extends beyond the limits of an exterior wall should extend from the foundation up. No cantilevered chimneys are permitted. Chimneys should be finished with stucco, stone, siding or brick as suggested by the established architectural theme of the residence. Chimney caps include clay pots (tapered), arched crowns and half-round caps (with stucco, stone or brick veneer), or spark arrester (with decorative metal cowling) or other acceptable materials. Any roof projection of fireplace vents must be enclosed in a chimney.

Railings/Balustrades

All railings should be consistent with the established architectural theme of the home. The following materials are acceptable: wood, decorative painted aluminum or wrought iron. Balustrades may be consistent with the selected architectural style, and appropriate for consideration for use on balconies, exterior stairs, and in conjunction with low walls. Cast stone or cast concrete are acceptable for railing caps, and balusters. Historic vinyl railing component system may be considered depending on the architectural style envisioned.

Dormers

Dormers should provide additional architectural interest and reinforce the selected design style of the residence. Gable, hip, flat arch, eyebrow, wall, and shed dormer styles are permitted. Other styles may be considered and will be reviewed based upon their own merits.

Ridge Vents/Vent Stacks/Plumbing

Unless contrary to applicable building codes and municipal regulations, all vent stacks should not exceed 12" in height. Wherever possible, ridge vents or vent stacks should be located on roof slopes concealed from adjacent roadways.

Ridge vents, plumbing and vent stacks should be painted to blend with the roof color, except for copper which may remain unfinished.

D. Hardscape, Flagpoles, Recreational Equipment Guidelines

Entry Features/Monuments

The entry into each homesite is to be distinctive and represent the quality and architectural character of the home. For streetscape enhancement, it is desirable to create a “threshold” at the driveway access to the homesite through the complimentary use of hardscape, landscape, and fencing elements. Pilasters and gates may be used to identify and enhance the entry to the property and provide focused glimpses of the home beyond. Drive entries to each homesite, including corner homesites, must originate only from the fronting street. Entry gates across the driveway are prohibited.

Entry Pilaster/Columns

Individual vehicular entry gates, pedestrian scale gates, entry portals and front courtyards that complement the Architectural style of the primary residence and the streetscape are encouraged. Pilasters and columns should be made of stone, masonry, stucco, or other materials which harmonize with the architecture, materials, colors, and forms of the primary residence. Entry column and pilaster design and materials should integrate with the architectural theme of the home and landscape elements and be included in site and architectural plans submitted to the ARB.

Street Address Plaques

Street address plaques may be placed on an entry monument, column or pilaster. The style of the proposed plaque should complement the architectural style of the home, exterior fixtures and be placed as to be clearly viewed from the street. The location and design of any street address plaques or numbers should be submitted as part of the plan package for the ARB.

Driveways/Garages

Driveways should access the property along the front property line only. Use of circular driveways will be considered on a case-by-case basis and will require additional landscape to screen and enhance the view from the street and neighbors. A minimum of (1) sizable landscape bed with a variety of multiple plantings is required in the middle of the circular driveway. Additional guest parking along circular driveways is not allowed. Three types of garages are permitted: courtyard, side entry and accessory garage buildings. Front entry garages are discouraged and will be evaluated on a case-by-case basis depending on such items as location and house orientation and may require additional landscaping to soften the view from the street.

At the curb, driveways should be a single lane width, typically not to exceed 14'-0", widening closer to the building envelope to provide garage and overflow parking access. Side entry driveways should not be closer than 3'-0" to the side property line to allow landscaping to be installed to screen the view of the garage door. Driveways and walkways should incorporate the use of brick, stone or concrete pavers with finished concrete (salt, shell or other) if desired. Driveway design should be reflected on design drawings for review by the ARB. Stamped concrete, asphalt, crushed rock, shell, or gray broom finished concrete are not permitted unless specifically approved by the ARB.

Service Courts

Every house should have a service court for storage of trash receptacles, lawn care equipment, LP tanks, utility meters, HVAC equipment or any other equipment to be stored outside. The service court should be screened by a minimum 4'-6" high wall consistent in color and material as the exterior wall of the house. Any other mechanical equipment such as pool pumps and/or heaters should be adequately screened from view with a 100% opaque barrier including approved fencing and/or landscape material.

Mailboxes

The United States Post Office (USPS) will not allow the use of individual mailboxes for homes in the community. Cluster mailboxes boxes provided by the Developer will be located at key areas in the community. These boxes will be owned and maintained by the Homeowners Association.

Antennas/Satellite Dishes

One satellite dish or antenna (less than 40" in diameter) may be installed in a location that is shielded from adjacent roadways and located immediately behind the residence. A landscape screen will be required to adequately provide a visual buffer from adjacent properties and/or roadways. A site plan showing the proposed location of the dish and associated landscape buffer should be submitted to the ARB for approval prior to installation.

Lighting

Exterior lighting can be beneficial for safety, security and aesthetics and provide different nighttime perspectives of the community landscape. Light fixtures shall be low voltage, LED type. Light fixture placement shall be carefully selected to compliment and highlight architectural features of the home and landscape while not being overwhelming. Uplighting, downlighting, moonlighting and spotlighting are all acceptable lighting techniques when implemented properly. Exterior light placement shall not interfere with street lighting or provide nuisance glare or hotspots to surrounding properties. Use of soffit or eave mounted spotlights is discouraged.

Solar Panels

Solar panels placed on the roof of the structure are allowed provided they are located on the side of the roof most unobtrusive to the adjacent properties or street. Plans showing the location of the solar panels must be submitted for approval prior to installation.

Flagpoles

Flagpoles may not be installed in the ground or on the exterior wall of any

house without prior ARB approval and must comply with Section 8.45 of the community Declaration of Covenants and Restrictions. Flagpoles that are installed in the ground should be incorporated into the landscape plan and submitted for approval.

Recreational Equipment/Children's Play Structures

The design and planning of recreational opportunities for children and youth at River Landing is considered an essential contributor to a high quality of life. Recreational equipment, depending upon the type, size and material may be considered counterproductive to the creation of a distinctive community with lasting value. To this end, these guidelines are intended to balance the need for play equipment with the potential impact on street views, adjacent homesites and community open space. Basketball goals, either permanent or movable are prohibited in the community. Play structures such as playhouses, swing sets, and play complexes should be constructed of cedar or redwood lumber or painted dark color to blend with the landscape. Play structures will not be permitted on Lake Homesites (Lots 73-79 and 81-87 inclusively). No portion of a play structure may be higher than 9'-0" above grade. Product photos and color swatches should be submitted to ARB. Approval of the type, color and location of each play structure will be on a case-by-case basis considering the view of such structure from adjacent properties and roadways.

Additional landscaping may be required to screen the play structure from view. Tree houses are not permitted on any homesite. Other recreational equipment including croquet wickets, horseshoe pits, artificial grass field, volleyball net, trampolines, and skateboard ramps are not permitted on any homesite. Small putting greens may be allowed if properly screened from view from adjacent properties and shall be subject to ARB approval.

Sidewalks

The River Landing Neighborhood Site Plans approved by St. Johns County,

reflects the sidewalks that are required along both sides of the roadways in the community. Each house is required to construct the portion of sidewalk shown on this plan across the front of the lot and along the side, if located on a corner lot. The sidewalk must be constructed to County standards and completed prior to commencement of landscaping. The required concrete sidewalk with broom finish should extend through the driveway material. The required sidewalk must be shown on the approved site plan.

E. Fencing Standards

General Standards

The use of fencing at the perimeter of the homesite to create a sense of privacy, provide enclosure for pets, and to establish a requisite pool safety barrier is permitted in accordance with the following standards. Wherever possible, the use of landscape plantings, berms and landforms, with limited privacy walls are encouraged in lieu of full perimeter fencing. Wherever fences are utilized, they should conform to an open-picket architectural design consisting of black wrought iron or high-quality aluminum. Perimeter fencing should be a maximum of 4'-6" high unless specifically approved by the ARB. Other designs may be permitted, provided they are described in approval drawings submitted to the ARB. Fence types and locations will be reviewed on a case-by-case basis, considering views from adjacent homesites and open spaces.

Fence Locations

Use of intermediate ornamental columns, pilasters, or other appropriate treatment which reflect or compliment the architectural character of the residence should be incorporated into perimeter fence treatments. Fencing is not permitted to extend closer than the mid-point of the side wall plane of the house, unless specifically part of an auto court. Fences should not impede drainage and are subject to limitations and restrictions of established utility, access, or drainage easements. Perimeter fencing adjacent to lakes should extend to the rear lot line and not to the water's edge.

Fences shall not be installed within easements labelled “Unobstructed Drainage, Access and Maintenance Easement” on the community’s recorded plats. These easements provide the Homeowners Association and its contractor’s access for maintenance of the ponds. Side yard fences may be installed within easements labelled “Drainage Easement” on the plats; however, the Association shall not be responsible to any homeowner for the repair or replacement of any damaged fence or landscaping within the easement that occurs during maintenance. Homeowners may not install any fence or landscaping that in any way damages or materially impacts the drainage function within these easements.

Dog Runs/Pet Fencing

The use of fences to create a dog run is not permitted on any homesite. Electronic underground fencing (invisible fencing) to control pets is encouraged as an alternative to perimeter fencing.

F. Dock Standards

The Permits that govern the construction of docks in River Landing include:

- Army Corps of Engineers Permit No. SAJ-2010-03676, Modification #3 dated September 7, 2021
- St Johns River Water Management District Permit No. 87432-388 dated July 15, 2021

The Permits contain the approved dock design and configuration and specific standards, procedures and conditions that should be followed for the construction of each individual dock in River Landing.

The Permits and dock design may not be modified without prior approval by the ARB. The following is a summary of the design standards and conditions included in the Permits. Owners and Contractors should carefully review all conditions included in the Permits.

- The width of the dock structure nearest the water cannot exceed 1/3 of the waterward edge of the lot width (the maximum dock width would typically be 33 feet)
- The dock walkway width should be 5 feet.
- The dock should be centered on the lot.
- Docks structures should include low intensity automatic lighting with 360-degree visibility to be installed on the channel ward dock corners to be operational from dusk until dawn.
- Permits include the following documents by reference:
 - Standard Manatee Conditions for In-Water Work
 - National Marine Fisheries Service PDCs (Project Design Criteria) for In-Water Activities
 - Dock Construction Guidelines in Florida for Docks and Other Minor Structures

The Permits also include forms that should be submitted upon the commencement of construction and at the completion. There is also a form that can be used to transfer the permit if you sell your lot or house prior to constructing the dock. You may also be required to obtain permits from St Johns County.

Other docks standards include:

1. Clearing and trimming of vegetation within the upland buffer or wetland area on the rear of the lot or in the ICW right-of-way will be limited to what is needed to access and construct the walkway for the permitted dock.
2. Concrete piers or dock structure is prohibited. Docks should be constructed of pressure treated lumber. Use of synthetic wood products for decking and railing caps is allowed. The colors of these materials should be natural, muted colors. Painting of the deck and piers is prohibited.
3. Roofs should be 5/12 pitch, standing seam metal roof, dark bronze in color.
4. Two story dock structures are prohibited.

5. Boat curtains are prohibited.
6. Solid walls on the dock for restrooms, storage or other uses is not permitted.
7. Solar panels shall not be visible from the waterway.
8. The submittal to the ARB of the dock plans may be made with the house submittal or separately.
9. Docks shall not be constructed and utilized prior to commencement of construction of the main house.

G. Landscape Guidelines

Overview

River Landing is located on a unique site comprised of sandy ridges and pristine wetland preserves. It is the goal of these landscape guidelines to effectively enhance and protect the value of the community and the lifestyle of the residents through quality control of landscape design and material specification. In general, the recommended design character should emphasize a natural appearance rather than formal, rigid plantings. All landscape material should be from nursery grown plant stock and be free from disease, pests, and defects. Trees and shrubs should be of quality consistent with Florida #1 specifications. All lots shall have a unique landscaping design and differentiate from other homes in the community. The landscaping shall be complementary to the architectural style of the home and to the quality and feel of the community.

Minimum Standards

All disturbed areas on the lot must be irrigated and landscaped with either trees, plants or sod including to the back of curb along the street and to the edge of clearing for natural areas and the water's edge for lots along pond banks. All landscaped beds shall be mulched with pine straw, pine bark or uncolored cypress mulch and should be kept at an appropriate scale to the landscaping within the bed. All beds must consist of newly installed landscaping material.

All trees and shrubs should be placed in a tree ring or plant bed (see spec for tree bed on page 53). A 4" caliper tree must be placed in a tree ring that measures a minimum of 36" from the outside trunk of the tree to the edge of the tree ring. A 6" caliper tree must be placed in a tree ring that measures a minimum of 48" from the outside trunk of the tree to the edge of the tree ring.

Landscape plans must indicate the caliper and height of all new trees. Plans must also indicate gallon size, height and spread of all new shrubs. Additionally, all plants and flowers must indicate their spacing on the Plant Schedule.

Street Trees

The County approved River Landing Neighborhood Site Plan reflects street trees that have or will be planted by the Developer within common areas or in some cases in front of certain lots. Other street trees shown on this plan must be planted with the construction of each house as part of the houses' approved landscape plan. These trees are in the front of each homesite and along the side of the homesite if on a corner lot. These street trees must be the type and size reflected on the Neighborhood Site Plan. Street Trees planted across the front of the lot by the Developer will be considered part of the approved landscape plan and maintained by the Owner as part of the yard landscaping. Should these street trees die, the Owner is required to replace the dead tree with a similar tree. Street trees shall be a minimum of 6-inch caliper in size and shall be the type of species reflected on the Neighborhood Site plan.

Front Yard Guidelines

The landscape plan typically must provide a minimum of one tree for every 750 square feet of front yard area excluding driveway walkway areas and patios/pools. Of this total tree requirement, no fewer than 50% (one-half) should be specimen hardwood "shade" trees (live Oak or Southern Magnolia

or other acceptable hardwood tree- a minimum 6" caliper and a minimum of 8' in height). To balance the trees, Accent Trees should be at least 4" caliper. At a minimum, each front yard must have at least two 6" caliper shade trees and two 4" caliper "accent" trees in addition to the required street tree(s).

Shrubs and ground covers should be installed continuously around the base of the residence. All shrubs should be a minimum 3-gallon container size and a minimum of 24" in height, spaced a maximum of 4' on center, and ground cover areas should receive a 3" minimum depth of non-colored mulch. Approximately 25% (one-quarter) of the front yard area should consist of shrubs and ground covers. Plant beds should be shaped to emphasize a natural appearance with curvilinear edges.

Clusters of three cabbage or Washingtonian palms may be substituted for one required accent tree in the front yard and one required accent tree in the rear yard. Premium trees such as Medjool, Chinese Fan, Queen and Sylvester Palms or similar of at least 12 feet in height clear trunk may be substituted for required shade trees in the front yard. Up to two shade trees in the front yard may be substituted with these premium palms.

Side and Rear Yard Guidelines – Lots 1-72, 79, 80, & 88-104

One tree must be provided for every 1,000 square feet of overall side and rear yard area. Of the total trees required, no fewer than 33% (one-third) should be specimen hardwood trees (minimum 6" caliper & minimum 8' in height) with the balance of required trees as accent trees (4" caliper minimum). Together with the foundation planting, no less than 20% (one-fifth) of the rear yard should consist of shrub and ground cover plantings. The side and rear yard of each homesite should be landscaped with minimum 3-gallon container shrubs, at a minimum 24" in height, spaced a minimum of 4'-0" apart continuously. All shrub and ground cover areas should receive a 3" minimum depth of non-colored mulch.

Side and Rear Yard Guidelines – Lots 73, 74, 75, 76, 77, 78, 81, 82, 83, 84, 85, 86, 87

One tree must be provided for every 1,000 square feet of overall side and rear yard area. Of the total trees required, no fewer than 50% (one-half) should be specimen hardwood trees (6" caliper & minimum 8' in height) with the balance of required trees as accent trees (4" caliper minimum). Together with the foundation planting, no less than 20% (one-fifth) of the rear yard should consist of shrub and ground cover plantings. The side and rear yard of each homesite should be landscaped with minimum 3-gallon container shrubs, at a minimum 24" in height, spaced a minimum of 4'-0" apart continuously. All shrub and ground cover areas should receive a 3" minimum depth of non-colored mulch.

These tree planting requirements may be modified if existing trees on the Lot are preserved and can be incorporated into the landscape plan or if planting the required number of trees becomes impractical due to available space or if the lot is exceptionally large. This issue will be reviewed on a case-by-case basis.

Irrigation System

All landscape material installed on each homesite should be fully irrigated with an automatic underground irrigation system. Each system should be designed with adequate capacity to provide full coverage for the landscape and turf installed on the homesite and to avoid overspray to adjacent property, sidewalks, driveways, and streets. Where a homesite touches the edge of a lake or Nature Preserve, the Builder/Owner is responsible for the installation and maintenance of landscape and irrigation to the edge of the water or Nature Preserve. Distribution of irrigation water to plant material should be accomplished in the following manner: shrub beds should utilize pop-up spray heads, individual trees should be provided bubblers, and sodded areas should utilize rotor heads. Drip irrigation may be utilized in tight areas adjacent to building walls or planters. The source of all irrigation shall be reclaimed water provided by JEA via a retail reuse meter for each house.

Individual wells as an irrigation source are prohibited.

Tree Specifications

Hardwood “shade” trees should consist of a minimum of 6” caliper trees (Live Oak or Southern Magnolia or other acceptable species). Accent trees should consist of a minimum 4” caliper or 65-gallon trees and may include, but are not limited to, Crepe Myrtle, Ligustrum Patio Tree, East Palatka Holly, American Holly, Savannah Holly, Dahune Holly, River Birch, Little Gem Magnolia and Drake Elm or other acceptable species. Citrus trees are not allowed in front yards.

Artificial Grass

Use of artificial grass in small areas such as around pool decks or spas is acceptable. The use of artificial grass in the front yard is prohibited.

H. BALD EAGLE HABITAT MANAGEMENT PLAN

The River Landing community has preserved land surrounding an existing Bald Eagle nest. The eagles utilizing this nest are protected by Federal law and a Bald Eagle Habitat Management Plan as approved by St. Johns County. This Management Plan provides protections to the eagles during the nesting season which is defined as approximately October through May of each year. Homesites within the designated “Protection Zone” are bound by the terms and conditions of this Management Plan. Construction of houses or other exterior improvements within the Protection Zone may be required to make provisions to monitor the nest and restrict certain activities during construction if deemed detrimental to the eagles.

The Preserved Area with a radius of 330 feet around the nest should not be disturbed in any way including trespassing, shining of spotlights or removal of vegetation. Lots 48, 49, 50, 102, 103, and 104 are located within the “Protection Zone Residential Area” as defined by the Management Plan. Specific construction activities within this zone are limited during the Nesting Season if the birds are

present. The following regulated activities are found in the community Covenants and Restrictions. The River Landing Homeowners Association is responsible for enforcing the provisions of these covenants.

- a. Homes will be 45 feet in height or less; provided, however, that there be no exterior access from above 35 feet. (The PUD for Nocatee limits single-family building height to 35 feet).
- b. Homes constructed within the Residential Area must be painted with colors that blend into the natural environment. All such colors must be approved by the ARB/Association prior to being applied to a residence to ensure compliance with this requirement.
- c. Activities such as setting off fireworks and other explosive devices, playing music louder than permitted by St. Johns County ordinances, and other activities that cause excessive noise levels shall be prohibited during the Nesting Season.
- d. Signs notifying residents of the presence of the eagle nest will be posted on lands within the Protected Zone, including along the access road. Such signs shall also be posted on a decorative fence that will be installed along the entire east side of the access road (the side closest to the nest) to minimize entry into the area adjacent to the nest. The Developer/Homeowners Association will install and maintain this fence and signs.

Additional restrictions and protocols governing any construction activities within Protection Zone Residential Area are found in the Management Plan. Builders and Owners should refer to the approved Eagle Nest Management Plan for further details.

I. JEA Alternative Sewer System (Non-Gravity) – Low Pressure Grinder Pump

Homesites 26 through 40 will be required to install and utilize an individual Grinder Pump System as approved by JEA as the sewer service. These pumps

and the ancillary equipment will be privately owned and maintained by each homeowner. JEA has approved the use of this type of pump system for these Homesites and publishes instructions and specifications for the pumps and equipment to be utilized. Owners and Builders should consult with JEA on installation and use requirements.

CONSTRUCTION GUIDELINES

A. Before Construction

After completing the review process and obtaining plan approval from the ARB, the following steps must be followed prior to lot clearing, material deliveries or construction activities.

1. Pre-construction Site Inspection

The Builder should schedule an on-site review with an ARB representative once the following items have been performed:

- a. Lot corners are clearly staked.
- b. Trees to be removed and trees to be preserved are clearly marked.
- c. Protective tree barriers are installed.
- d. Silt fence along the rear and side lot lines is installed.

2. Tree Protection

All tree protection barriers must be installed prior to clearing and remain in place through final grading. Fill should not be placed within the drip line of trees to be preserved. The Builder is responsible for any disturbance or damage to trees caused by construction activities. Preserved trees used as credit toward tree planting requirements that are damaged or do not survive for period of 12 months after completion of construction must be replaced.

B. During Construction

1. Trash Containment

It is extremely important each job site always be kept clean and orderly during construction including preventing debris from being blown into adjacent lakes or homesites. Failure to properly police the job site will result in the ARB contracting to have the site cleaned and possible forfeiture of all or part of the Compliance Deposit.

2. Signage

All signage placed on-site must conform to the Signage Policy attached hereto. No signs from subcontractors, material suppliers or other vendors are allowed. It is the responsibility of the Builder to police these “vendors” signs. Builders are allowed to have one professionally painted Builder Identification sign placed on the lot during construction including only the name of the builder, lot number and phone number. The sign shall not exceed 4 feet x 4 feet in size.

3. Erosion Control/Silt Fencing

Hay bales and/or silt fencing should be used to prevent runoff during construction. Each Builder is responsible for preventing or if necessary, repairing any sediment washed onto roadways, adjacent properties, lakes or environmental areas. Silt fencing should be installed along the side and rear lot lines immediately after clearing and remain until final grading. Any erosion of fill onto adjacent properties or preservation areas is the responsibility of the Builder to correct and may result in permit violations and/or fines imposed by Governmental Agencies.

4. Street Tree and Right-of-Way Landscape Protection

During construction proper care must be given to the protection of existing street trees, sod and irrigation within the right-of-way. Street trees should be protected with tree barricades throughout construction. Irrigation heads should be located and clearly marked.

Access to the site should be from only one access point and vehicles should not be parked within the sodded right-of-way. At the completion of construction, any damaged street trees or sod should be replaced. Irrigation within the right-of-way should be capped and replaced with irrigation from the house's underground system. Damage to street trees, sod or irrigation heads within the right-of-way during construction is the responsibility of the Builder.

5. Drainage

It is the Builder's sole responsibility to ensure the lot is graded in accordance with the River Landing Neighborhood Site Plan as approved by St. Johns County and the ARB.

6. Incidental Damage During Construction

Repair of any damage to the landscaping of adjacent lots, utility boxes including phone or cable, damage to the roadway asphalt and curbs or any other damage caused by the Builder's subcontractors or material suppliers is the responsibility of the Builder/Owner.

7. Conservation Areas and Vegetative Upland Buffers

Areas within the community designated as "conservation" on the recorded plats and Neighborhood Site Plan are areas governed by the terms and conditions of the environmental permits issued by St. Johns River Water Management District and Army Corps of Engineers. These permits prohibit any construction, filling, removal of earth, cutting or removal of trees or other plants within these "conservation" areas. It is the responsibility of the Owner and Builder to ensure these areas are left undisturbed. Each Owner and Builder shall indemnify and hold harmless the Developer and Homeowners Association from any cost or expense, including legal fees incurred due to any action brought by any governmental agency due to a violation of this provision.

8. Builders Responsibility

The Builder is responsible for the actions and conduct of the sub-contractors and vendors working on the job site. Loud music, disorderly conduct, drugs, alcohol, firearms or pets including dogs, are prohibited. Posted speed limits shall be obeyed by all workers, suppliers, and deliveries. Individuals, subcontractors, or suppliers who fail to obey the community's rules and regulations will be denied access into the community.

9. The Builder shall ensure the following guidelines are followed by all on the jobsite:

1. The site must be cleaned up at the end of each day including all trash and debris and dirt and mud in the street. Curb inlet filters in the road near the site should be cleaned regularly to insure proper drainage flow.
2. Lightweight material, packaging and other items must be covered to prevent wind from blowing such material off the site. If trash does leave the site, it shall be picked up by the end of each day.
3. Temporary concrete wash-out pits must be approved by the Developer and cleaned up and removed at the completion of use.
4. Workers shall not hunt or fish within River Landing at anytime.
5. Workers shall not park on or otherwise use other homesites or open areas. Parking within the drip line of a preserved tree is prohibited. Adjacent lots may not be utilized for alternate parking, material storage or construction activity without written approval from the Landowner.
6. Any cleanup costs incurred by the ARB or Homeowners Association shall be deducted from Builder's Compliance Deposit.

10. Construction Hours

Workers may not be present on site, nor shall deliveries occur except within the allowed hours listed below:

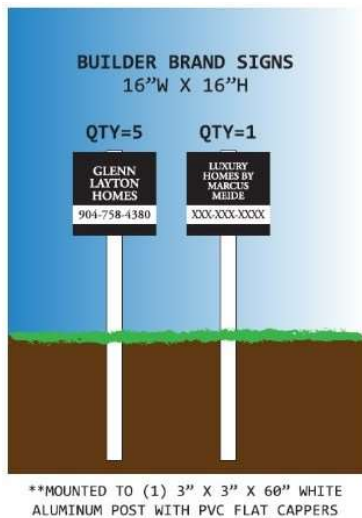
- Monday through Saturday: 7:00am to 7:00pm
- No work is allowed on Sunday or Holidays without prior approval.

Builder may request special permission from the ARB to vary from these hours for a specific hardship which shall be evaluated on a case-by-case basis.

River Landing at Twenty Mile Signage Policy

In order to maintain the overall privacy and beauty of the community, “For Sale”, “General Brokerage”, “For Sale By Owner”, “For Rent” or any other signs on vacant land or residences are not permitted except for the approved sign standard.

Builders may place a “Builder Identification Sign” on the property while the house is under construction. The text of this sign is limited to the Builder’s name, logo and phone number and the lot number or street address of the house. The sign should be placed at the street along the right-of-way at the front of the lot and shall be 16” in height and 16” in width and stand no more than 42” in height. The background color is to be black with white letters. These signs are to be removed from the site upon completion of construction. No other signs shall be placed on each construction site.

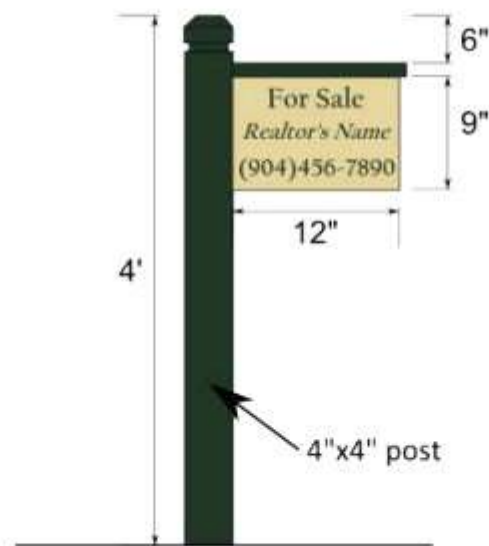


Lot Owners, Residents or Realtors who wish to place “For Sale” signs on their property must comply with this policy and sign standard. The sign face shall

be 9 inches by 12 inches mounted on a 4" x 4" wood post painted the approved colors with professionally painted message which should only include "For Sale", the Realtor's name and phone number. The sign should be located approximately in the middle of the lot at least 5 feet behind the front lot line or sidewalk. Care should be taken when digging to install the sign including calling for utility locates.

The use of temporary "bandit" signs is prohibited. All other signs are prohibited without written specific approval from the Developer. At no time should a sign be placed in a window of the house.

Nocatee Sign Standard



- Posts should be green (RAL 6005) with beige (RAL 1015) text

River Landing at Twenty Mile Political Signage

A resident of River Landing may place political signs not exceeding three square feet in total area on his or her own lot; however, political signs may not be placed earlier than fourteen days before the election and must be removed the day after the election. For the purpose of this provision, election is defined as any federal, state, or local election recognized and supervised by the St. Johns County Supervisor of Elections. There can be no more than one political sign on any lot at any time. Residents wishing to place signs meeting these requirements may do so without any formal request to the ARB. The ARB will cause the removal of political signs that do not meet these guidelines, that are deemed to be in bad taste, or in any way are not in keeping with the general standards of River Landing.

Review Fee and Compliance Deposit Agreement

The Preliminary Plan Submittal should include a plan review fee payable to the River Landing Homeowners Association in the following amounts:

New Construction

| | |
|---|---------|
| New Home Construction Plan Review. | \$3,000 |
| (Maximum 3 reviews- \$500 for reviews thereafter) | |

Post Construction

| | |
|--|---------|
| Home additions or renovations involving the exterior appearance. | \$1,000 |
|--|---------|

| | |
|---------------------------------|-------|
| Pools and/or Screen Enclosures. | \$500 |
|---------------------------------|-------|

| | |
|---|-------|
| Improvements such as driveways, decks, patios, fences or walls. | \$500 |
|---|-------|

| | |
|---|-------|
| Driveways, play structures or other recreational equipment, generators, gazebos, water feature etc. | \$500 |
|---|-------|

The Final Plan Submittal should include a fully executed Compliance Deposit Agreement and deposit check in the amount listed below, payable to the River Landing Homeowners Association. This deposit will be refunded upon completion of the approved improvements in accordance with the Compliance Deposit Agreement attached hereto.

Before Certificate of Occupancy

| | |
|-----------------------------|----------|
| New Home Construction Plans | \$20,000 |
|-----------------------------|----------|

After Certificate of Occupancy

| | |
|-------------------|----------|
| Dock construction | \$10,000 |
|-------------------|----------|

River Landing at Twenty Mile

Submittal Form and Hold Harmless Agreement

We are submitting this application and construction plans to the River Landing Architectural Review Board (ARB) for review and approval. We understand that the ARB has set forth guidelines and regulations and we agree to abide by the decisions of the ARB pursuant thereto. We understand the primary purpose of the ARB is to provide architectural guidelines and review to achieve aesthetic continuity in River Landing and to conform to the community's Declaration of Covenants and Restrictions. We understand that compliance with all applicable building codes, governmental ordinances, the Nocatee PUD Ordinance, and rules and regulations of the River Landing Homeowners Association is the responsibility of the Owner/Builder. Therefore, we hereby hold harmless and indemnify the Developer and the River Landing Architectural Review Board and its members from any and all matters concerning the construction and fitness of the home and other improvements to be constructed on the homesite, including but not limited to, drainage problems, code violations or plat, easement or setback violations.

Acknowledged:

Owner

Builder

Print Name

Print Name

Date

Date

Street Address

Lot Number/Phase Number

River Landing at Twenty Mile

Architectural Review Board Submittal Form

Street Address _____ Lot Number _____

Contractor _____ Phone _____

Email _____

Owner _____ Phone _____

Email _____

Architect/Designer _____ Phone _____

Email _____

Date of Preliminary Submittal _____ Final Submittal _____

Heated & Cooled Space 1st FL. _____ 2nd FL. _____ Total _____ sf

Type of Improvement (House, Pool, Dock, Other) _____

Plan Review Fee Receipt: Amount \$ _____ Date _____

Compliance Deposit Receipt: Amount \$ _____ Date _____

St Johns County Impact Fee Payment:

Roads: Amount \$ _____ Date Paid _____

(Provide a copy of the voucher from the CDD)

River Landing at Twenty Mile

Compliance Deposit Agreement

Street Address _____ Lot No. _____

Builder Name: _____ Contact Person: _____

Address: _____

Phone: _____ Email: _____

Owner: _____

Phone: _____ Email: _____

Type of Improvement: _____

As Builder and Owner of the above referenced home, we acknowledge and agree to the following:

1. We have received and reviewed the Architectural Review Board Standards and Procedure Manual and attachments and agree to abide by its conditions and requirements.
2. All improvements to be constructed on the homesite including construction of a dock, will be in accordance with plans submitted to and approved by the ARB.
3. The job site will be kept orderly at all times, and we are responsible for the actions and conduct of the subcontractors and vendors working on the site.

4. Any funds paid out by the River Landing Homeowners Association including, but not limited to those needed for the correction of changes not approved by the ARB, the cost of work necessary to improve the appearance of the site, the cost to repair drainage problems, damage to the roads, right-of-way landscaping, utilities, etc. are our responsibility and such costs will be deducted from the Compliance Deposit as necessary with any remaining balance over and above the amount of the Compliance Deposit held by the Homeowner's Association to be assessed against the Owner and collected by the Homeowner's Association as allowed by law.

5. The remaining Compliance Deposit, if any, will be refunded at the completion of construction and upon certification by the ARB that all improvements were built in accordance with plans and specifications approved by the ARB. The request for final inspection must be submitted to the ARB in writing once construction and landscaping is fully complete and must include a copy of the Certificate of Occupancy.

6. Withholding of Funds. Below are ARB standards whereby funds will be withheld from the Compliance Deposit if necessary. Written notice will be sent to the Owner and Builder providing a reasonable time to correct the issue or violation. Unless otherwise stated, \$50 per day will be withheld from the Deposit for each violation:

- Failure to install portable toilet on site by completion of lot clearing
- Failure to install silt fence upon clearing
- No dumpster on site once foundation starts or dumpster is overflowing
- Construction materials, dumpsters, portable toilets placed on adjacent lots
- Failure to keep job site and adjacent properties clean with grass and weeds cut
- Failure to immediately correct any damage to common areas, landscaping, asphalt or sidewalks, street signs, cable, phone, water meter boxes, etc.

- Loud music, children, pets on job site
- Violation of the signage policy including failure to remove the Builder sign once project is completed
- Parking on vacant lot or common areas: Warning followed by \$50 per incident per vehicle
- Failure to comply with allowed construction hours
- Removal of trees or vegetation not approved with the plans, \$100 plus the cost of replacement trees.

This Compliance Deposit Agreement is made this _____ day of _____
20____ by:

Contractor's Signature

Print Contractor's Name

Owner's Signature

Print Owner's Name

\$ _____
Deposit Amount

Date Submitted

Date Received by ARB

By

River Landing at Twenty Mile Plan Review Checklist

Lot Number: _____

Street Address: _____

Builder: _____

Owner: _____

Architect/Designer: _____

Plans Submitted:

Site Plan _____

Floor Plan _____

Elevations _____

Color Selections _____

Roof Material/Color _____

Exterior Materials _____

Window and Door _____

Landscape Plan _____

Heated and Cooled SF _____

Plan Review Fee Paid: \$ _____

Compliance Deposit Paid: \$ _____

St. Johns County Road Impact Fee Paid: \$ _____

Amount paid to SONOC Company LLC: \$ _____

River Landing at Twenty Mile
Landscape Plan Review Checklist
Include in ALL Landscape Submittals

Landscape Coverage Compliance

- ☐ Indicate the caliper and height of all New Trees
- ☐ Indicate gallon size, height and spread of all New Shrubs
- ☐ Indicate spacing for all Plants and Flowers
- ☐ Provide drainage arrows
- ☐ All trees and shrubs have been placed in tree rings or plant beds

Front Yard

- ☐ Street tree(s) shown and labeled on plan
- ☐ Provided (1) tree for every 750 sqft. of front yard, excluding driveway and walkway areas
- ☐ 50% hardwood "shade" tree requirement (Live Oak or Southern Magnolia, min. 6" caliper and minimum 8' in height)
- ☐ Premium Tree substituted for hardwood "shade" tree
- ☐ 50% accent tree requirement (min. 4" caliper or 65-gallon)
- ☐ (3) Cabbage or Washingtonian Palms substituted for accent tree
- ☐ Approximately 25% of the front yard consists of shrubs and ground covers
- ☐ All shrubs are a minimum 3-gallon container size, minimum of 24" in height, and spaced a maximum of 4' on center
- ☐ All shrubs and ground covers received a 3" minimum depth of non-colored mulch
- ☐ Landscape beds are naturally shaped and curvilinear
- ☐ Additional landscaping provided to soften view of circular driveway
- ☐ Flagpoles are incorporated into landscaping plan and labeled

Rear & Side Yard – Lots 1-72, 79, 80, 88-104

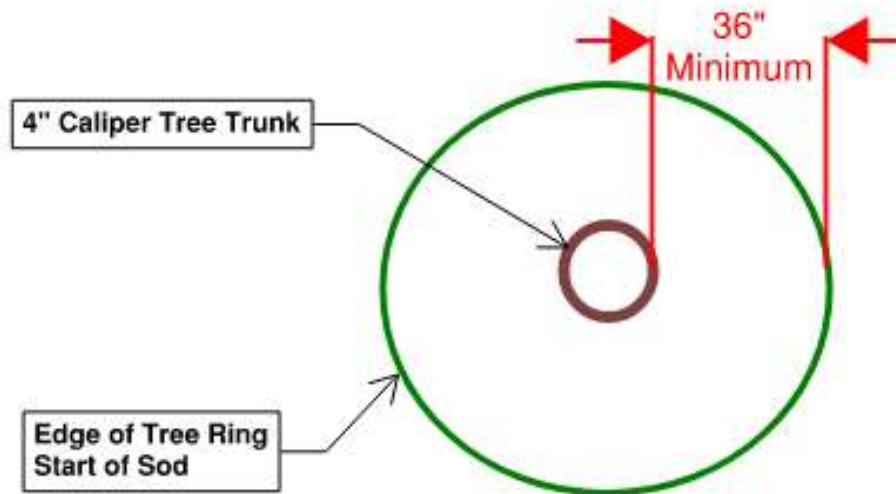
- ☐ Rear Yard not visible to other homes in the community. Provided (1) tree for every 1,000 square feet of overall side and rear yard area
- ☐ 33% hardwood “shade” tree requirement (Live Oak or Southern Magnolia, min. 6” caliper and minimum 8’ in height)
- ☐ Premium Tree substituted for hardwood “shade” tree
- ☐ 66% accent tree requirement (min. 4” caliper)
- ☐ (3) Cabbage or Washingtonian Palms substituted for accent tree
- ☐ Approximately 20% of the rear yard consists of shrubs and ground cover plantings
- ☐ All shrubs are a minimum 3-gallon container size, minimum of 24” in height, and spaced a maximum of 4’ on center
- ☐ All shrubs and ground covers received a 3” minimum depth of non-colored mulch
- ☐ Artificial grass is being used around the pool deck or spa

Rear & Side Yard – Lots 73, 74, 75, 76, 77, 78, 81, 82, 83, 84, 85, 86, 87

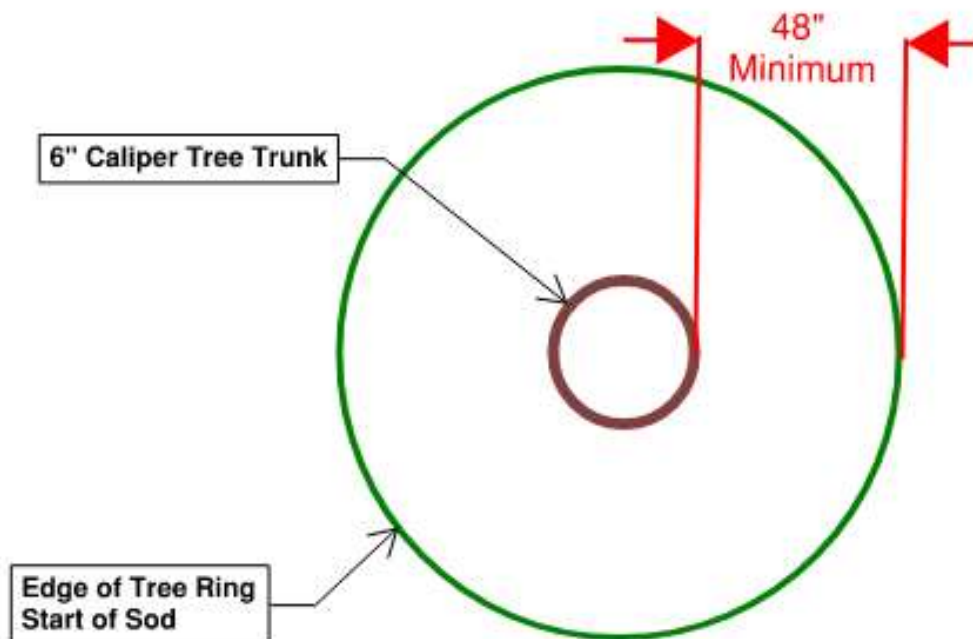
- ☐ Rear Yard visible to other homes in the community. Provided (1) tree for every 1,000 square feet of overall side and rear yard area
- ☐ 50% hardwood “shade” tree requirement (Live Oak or Southern Magnolia, min. 6” caliper and minimum 8’ in height)
- ☐ Premium Tree substituted for hardwood “shade” tree
- ☐ 50% accent tree requirement (min. 4” caliper)
- ☐ (3) Cabbage or Washingtonian Palms substituted for accent tree
- ☐ Approximately 20% of the rear yard consists of shrubs and ground cover plantings
- ☐ All shrubs are a minimum 3-gallon container size, minimum of 24” in height, and spaced a maximum of 4’ on center
- ☐ All shrubs and ground covers received a 3” minimum depth of non-colored mulch
- ☐ Artificial grass is being used around the pool deck or spa

River Landing Tree Ring Standards

4" Caliper Tree



6" Caliper Tree



Bald Eagle Management Plan Construction Protocol

1. A bald eagle nest tree is located on this property. The bald eagle is a protected bird under the St. Johns County Land Development Code, under Federal and State law, and pursuant to rules and regulations promulgated by the U.S. Fish and Wildlife Service and by the Florida Fish and Wildlife Conservation Commission. Any disturbance to bald eagles is prohibited particularly during the Nesting Season. The Nesting Season is October 1st through May 15th or date of fledging of the eaglet(s), whichever is the latest date, or when eagles are present for nesting purposes.
2. A "Bald Eagle Habitat Management Plan" has been approved for the protection of these bald eagles and the nest tree. This document shall be reviewed by all construction personnel, and all construction activities shall adhere to the Plan. Failure of any construction company or construction personnel to adhere to the protection measures in the Plan shall be reason for dismissal.
3. A bald eagle monitor may need to be employed to monitor the bald eagles and the nest tree during the Nesting Season to determine if the construction activities that may be taking place are disturbing the bald eagles.
4. The bald eagle monitor has written authority from the Developer to stop construction at any time the bald eagles become disturbed. Once notification that the bald eagles are disturbed has been given by the bald eagle monitor, ALL construction activities within the Protection Zone must cease. Verbal notification is sufficient. Activities may only resume upon the bald eagle monitor issuing a resume work notification.
5. No playing of vehicle radios, portable radios, boom boxes or other audio equipment shall be permitted at any time within the Protection Zone Residential Area during the nesting season.
6. No discharging of firearms, fireworks, explosives or other similar devices shall be permitted at any time within the Protection Zone Residential Area during the nesting season.
7. Vehicle parking is permitted only within designated areas and not within Conservation Zone, preserved vegetation areas or green spaces.
8. Construction crews shall clean up all debris on the site at the end of each day and place it in a dumpster. Crews must also break down all boxes and place them in a dumpster.
9. Pets are prohibited on all construction sites.
10. No consumption of alcoholic beverages or illegal drugs shall be permitted at any time.
11. No smoking or consumption of tobacco products shall be permitted at any time.
12. Refer to the approved Bald Eagle Habitat Management Plan for further conditions and restrictions.

River Landing at Twenty Mile St Johns County Impact Fee Payment Procedure (Roads)

All homes in River Landing proposed for construction shall follow this payment procedure for the “Roads” portion of the County Impact Fee. Prior to filing the Impact Fee with the County, you must:

1. Verify the amount of Impact Fees required by St Johns County. The County publishes its Impact Fee Schedule which is updated every October.
2. Fill in all required information on the attached submittal form.
3. Attach a check for the “Roads” portion payable to SONOC Company LLC for the appropriate amount as reflected on the County Impact Fee schedule. The fee is based on the size of the house (heated and cooled square footage).
4. Mail or drop off the completed submittal form and check to the following address:

Tolomato Community Development District
Attn: Joy Malobay
245 Nocatee Center Way
Ponte Vedra, FL 32081
5. After receiving and processing the completed submittal form and check payment, the District will issue you a signed Impact Fee Voucher as receipt for the payment. Arrangements may be made to pick up the Voucher from the District office and/or mailed to you. Please enclose the necessary pre-stamped envelope.
6. Present the signed Voucher to the County at the time the remaining Impact Fees are paid as your proof you have already paid the “Roads” portion.
7. Include a copy of the “Roads” Voucher with the ARB submittal as proof to the ARB that this fee has been paid.

Failure to follow this procedure may result in double payment of the Road Impact Fee. Improper payment of the Roads portion directly to the County does not relieve you of the liability to pay the Roads portion to SONOC Company LLC.

Please note: This payment to the District can take up to seven working days to process.

River Landing at Twenty Mile
Impact Fee Submittal Form
For "ROADS" Impact Fee

Builder _____

Owner _____

Lot No. /Phase _____

House Address _____

House Size (HVAC) _____sf

"Roads" Impact Fee due: \$_____

Other _____ asdfasd

Submitted by _____

Phone _____

Email _____

Make Payment to: SONOC Company LLC

Road Impact Fee Amount Paid: \$_____

River Landing at Twenty Mile
Architectural Review Board
Standards and Procedures Manual
Addendum #1

St. Johns County 35-foot Building Height Restriction Design Issues

Designers should consider the 35-foot maximum height restriction and how this could impact their designs. St. Johns County measures building height from the lowest established adjacent grade. For lots with significant grade variance from front to rear, this can provide a design challenge. Factors to be considered at the onset of the design process should be existing topography, road right-of-way elevations and the proposed drainage pattern.

St. Johns County has indicated it can support a retaining wall around the foundation of the house to establish grade to meet the 35-foot height requirement. St. Johns County Staff is comfortable with the retaining walls being at least 3' from the exterior wall of the house. Designers should communicate directly with the County for more specific information.

Preliminary house plans should show how this issue will be addressed. Provide wall sections and details and side elevations, existing and proposed grades, retaining walls and/or planters, steps from the back patio down to natural grade, trash service walls, and pool and HVAC equipment locations and screening.

All lots have been designed with a small area in the front yard draining forward into the right-of-way and the balance draining from front to back. Please ensure drainage for the lot has been properly addressed to ensure water can flow from the front yard around the house to the rear without impacting adjacent properties.

River Landing at Twenty Mile
Architectural review Board
Standards and Procedures Manual
Addendum #2

New Finished Floor Elevation Design Criteria

For lots that have not yet been cleared and filled during development, St Johns County has agreed to allow each lot to establish the minimum Finish Floor Elevation based on that lots' specific drainage pattern, topography, and house configuration. The Final Lot Grading Plan for each house must be submitted to the County for approval during the building permit process.

The Community's Neighborhood Site Plan has been revised to reflect the Finished Floor Elevation Criteria. The plan shows the lots that would fall under this criterion include:

Lots 17, 18, 19, 20, 21, 22, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 99, 100, 101, 102, 103, and 104.

The Plan also includes a table of the as-built sewer lateral elevation for each lot. Builder should field verify these elevations to ensure adequate fall for the sewer. The Lot Grading Notes have been revised to include additional criteria to be considered. The Plan also reflects the location and elevation of the adjacent Flood Zone (Zone AE – 7.0 feet).

The house site plan with the proposed Finished Floor Elevation should be included in the Final Plan submittal to the ARB. Please note even though the lots were labeled with "B" type drainage, the drainage divide is close to the right-of-way line providing a level of flexibility in designing the drainage pattern.

The ARB Manual specifies under Porches/Column on page 19 that "Porches and front entries should be a minimum of 18 inches with a minimum of three 6-inch steps". These steps should be incorporated into the Finished Floor Elevation design.