

## EXHIBIT "G"

### GENERAL GUIDELINES

The use of the Lots, and the construction, installation, placement, alteration, modification, erection, creation, renovation, repair and/or replacement of any improvements or structures on any Lot, shall be subject to the following guidelines, as well as any other guidelines adopted by the Board and/or the Committee, as well as the other terms and conditions of this Declaration, the Rules and Regulations and the Neighborhood Standards. Approval by the Committee will emphasize the aesthetics of exterior architectural theme, detailing, color, materials, size, location, landscaping and compatibility with surrounding or future Homes and Lots.

- (A) Construction Standard. Overall, high-grade, superior quality construction with the use of accents of natural materials such as wood, stone and brick.
- (B) Mailboxes. Mailboxes must conform with the mailbox types and specifications attached to the Declarations as "**Exhibit I**", unless changed and/or modified by the Board Any repairs or replacements of any mailbox shall be made in accordance with those specifications and any guidelines All mailboxes shall be erected or permitted in only the location approved by the Committee. Mailboxes must be kept clean, painted, and in good condition and repair.
- (C) Roofs. Roof requirement is 6/12 (or greater) pitch. Flat roofs shall not be permitted on the main portion of the Home. There shall be no less than three (3) ridge elevations on a roof,
- (D) Roof Overhang. Minimum roof overhang is 16 inches. Minimum gable overhang is 8 inches.
- (E) Fascia. Minimum fascia board is 1" x 8" cedar. Wider fascia boards, multiple fascia boards and frieze banding are encouraged.
- (F) Roofing. Tile roofs are encouraged. Composition or asphalt shingles, if used, must be dimensional fiberglass, fungus resistant (40 year warranty). Roof colors shall be an integral part of the exterior color scheme of a Home. Use of any other roofing material requires the approval of the Committee.
- (G) Exterior Materials. Real brick and stone applications are encouraged. Wood (not plywood) is allowed. Scored stucco banding is not allowed. Finish building materials shall be applied consistently to all sides of the exterior. No simulated brick shall be permitted. Stucco texture and finish will be considered on individual merit.
- (H) Screened Porches. Screened rooms and porches must provide the same architectural detailing as the main structure. The roof shall be integral with the main building and covered with the same roofing material. No metal roofing allowed. If used, screen enclosure finishes must be white, anodized, or other approved colors. Dome, ridge, mansard or other types of raised roof treatments are required. All screen enclosures must be architecturally compatible with the house.
- (I) No Aluminum Roof Screen Enclosures. Aluminum roof screed enclosures are not allowed.
- (J) Solar Panels. Solar panels and energy devices, if used, shall not be visible from the front elevation and all piping shall be painted to match the surrounding surfaces.
- (K) Roof Vents. Roof vents should be placed, if feasible, so as not to be seen from the front elevation. All roof stacks, flashings, and metal chimney caps shall be painted to match the approved roof colors.

- (L) Fences. All fences must be built in accordance with the Declaration, and any fence guidelines adopted by the Committee. Such guidelines may include requirements as to materials, color, appearance, and details and location of fences All fences must be approved by the Committee prior to construction. Fence height may not exceed four feet (4'), except as otherwise provided or allowed by the Committee as set forth herein. Rear fences on Lots abutting any lake or Common Area may only be a maximum of three (3) feet in height. Side fences on Lots abutting any lake or Common Area must stair step down to a maximum height of three feet (3') at a point which is no more than one-half of the distance from the rear of the Home to the rear Lot line. The only exception to this height is for a 4-foot fence around a pool not enclosed by a screened enclosure Fences shall not be constructed so as to obstruct the view, from Homes on any adjoining Lots, of any lake, wetland or conservation area Fences in compliance with this paragraph or any fence guidelines adopted shall be deemed not to obstruct the view of any lake, wetland or conservation area. Rear yard and side yard fences shall tie to the house no closer to the street than the rear corner of the Home on the side to which the fence ties. Fences seen from the front of the house must be substantially screened from public by landscaping. For fences on a slope, the transition in grade change shall be made by stair-stepping the fence. Rear and side yard fences on Lots which do not abut a lake, conservation area, Common Area or wetland, or which back up to another Lot, may request that the rear portion of the fence be six (6) feet in height in an effort to provide more privacy. No wood or chain link fences are allowed.
- (M) Porch Supports. Porch and overhang supports must be minimum of 8" x 8".
- (N) One Home Per Lot. Only one (1) Home may be constructed on each Lot, and no Home may consist of more than two (2) stories.
- (O) Minimum Square Footage. The minimum air conditioned residential floor square footage of a Home shall be 3,000 square feet, excluding garages, porches (open or with screened enclosures), terraces and patios. Each multi-story Home on a Lot must contain at least one-half of its air conditioned residential floor square footage on the first floor thereof.
- (P) Laws and Regulations. Construction of improvements on a Lots shall be subject to all of the terms and conditions of all applicable Laws, codes and regulations.
- (Q) Exterior Color. Exterior colors on all Homes shall consist of earth tones. The color and materials of all exterior surfaces will be subject to the approval of the Committee. The Committee may promulgate a list of approved colors and materials for this purpose. This restriction includes window tints and films. Finish colors shall be applied consistently to all sides of the exterior. All exterior wood must be painted or stained.
- (R) Building Restriction and Setback Lines. Minimum building setbacks from Lot lines shall be twenty (20) feet front, twenty (20) feet rear, and ten (10) feet on both sides. In the event of any conflict between any of the foregoing setbacks, any setback or building restriction on the plat and/or any governmental setback or building restriction, the most restrictive setback or restriction shall be applicable.
- (S) Driveways and Walks. All Lots must have a paved driveway of stable and permanent construction extending from the adjacent street to the dwelling. All driveways must be of concrete or other approved material. Minimum Driveway Width: 12 feet. Driveways and walks must be compatible with Home colors.
- (T) No Separate Structures. Unless otherwise specifically approved by the Committee, no building may be constructed separate and apart from the Home.

- (U) Garage. Each Home must have an enclosed garage to accommodate no less than two (2) vehicles, and no more than four (4). No carports will be permitted. All garages shall include garage doors (which shall be a minimum width of eight (8) feet for each automobile), and shall be operated by automatic door openers. Garage doors shall be constructed of a material that is similar in appearance to the exterior materials of Home, and the color of the garage doors shall be compatible with the color of other exterior finishes of the Home. Garage doors and automatic door openers shall be maintained in a useful working condition. All garages shall be a minimum of twenty-two (22) feet by twenty-two (22) feet.
- (V) Pools, Play Facilities, and Other Recreational Facilities. All recreation facilities constructed or erected on a Lot, including, without limitation, swimming pools and any other play or recreation structures, platforms, playhouses, dog houses or other structures of a similar kind or nature must be adequately walled, fenced or landscaped in a manner specifically approved by the Committee before such facility is constructed or erected. Those structures may be subject to height and placement restrictions, in addition to any other requirements of this Declaration, any Rules and Regulations, and Neighborhood Standards, and any guidelines. No above ground pools are allowed. Pool pumps and pool equipment must be screened from view by landscaping.
- (W) Exterior Lighting. All exterior lighting must be specifically approved by the Committee. No exterior lighting shall be permitted which, in the opinion of the Committee, would create a nuisance to the adjoining property Owners.
- (X) Criteria for Repeating Home Plans and Elevations. Same plan, same elevation, same or opposite side of street, five (5) lots must be skipped before repeating the same elevation. The same plan, materially different elevation, same or opposite side of street, two (2) lots must be skipped before repeating the same plan.
- (Y) Exterior Trim and Decoration. Exterior window and door trim and similar decorations shall all be of the same color and material, unless otherwise approved, and shall be either of the same material as exterior walls or directly compatible. Fascia, gutters and downspouts, shall blend in and be directly compatible with the architectural detail of the exterior walls. All windows, sliding glass doors and patio doors shall have Colonial or Traditional Style mutin or lite patterns and shall be white or other light color unless other alternatives are specifically approved by the Committee. Reflective glass is prohibited.
- (Z) Drapes, Curtains and Shutters. As viewed from the exterior, any drape, curtain, shutter, or any other similar elements shall be compatible in color and style with the exterior of the Home.
- (AA) Chimneys. Any exposed portion of a chimney outside of a Home shall be constructed solely of brick, stone, stucco or wood. If the fireplace is metal (self-insulated) type with a metal spark arrestor at the top of the chimney, this arrestor must have cowling or surround of a material approved in writing by the Committee.
- (BB) Interior Design and Construction. All building interiors shall reflect the aesthetic quality displayed in the architectural character of the exterior design. In its review, the Committee shall consider the functional layout of the floor space and the quality of the finish material and accessories.
- (CC) Energy Efficiency. All plans for a Home shall be in compliance with local and state codes regarding energy performance. All plans and specifications submitted for final approval shall include evidence of compliance with this provision prepared by an independent third party.

(DD) Landscaping. Landscaping must be installed in accordance with any governmental requirements, and any Rules and Regulations and any guidelines adopted. Plant material used for landscaping shall equal or exceed the standards for Florida No. 1 as given in the latest edition of Grades and Standards for Nursery Plants, State of Florida, Department of Agriculture and Consumer Services, Tallahassee Front areas from rear of home to street shall present an attractive appearance, emphasizing and reinforcing the major entry and the architectural design of the house. The rear yard on lake Lots shall also present an attractive appearance in the same manner. Landscaping shall incorporate a mix of at least four (4) trees, and approved shrubs and ground covers, equal to 25% of the front area in a design, appropriate to the scale and design of the Home. The rear of a Home must have at least two (2) trees, making a total of six (6) approved trees on the Lot. The immediate area around each house shall be provided with shrubs and/or hedges sufficient in size and quantity to provide an effective foundation planting and screening. Each Lot shall also be provided with sufficient shrubs, hedges and/or ground covers to provide partial screening, seasonal color and intermediate scale to the Lot of approximately 15%. All areas of the Lot not landscaped in planting beds shall be sodded with the Flortam variety of St Augustine grass. All landscaped and sodded areas shall be automatically irrigated. All plant material shall be installed in accordance with the standards as established by the American Association of Nurserymen and Horticultural Industry. All plant materials must be warranted to the Owner for a minimum of six (6) months. All such landscaping shall also comply with any landscaping guidelines adopted by the Association or the Declarant. In order to maximize the visual impact of homes and to maximize streetscape impact, the Declarant and the Committee will work with builders on an acceptable landscape design for each Lot. A minimum of \$10,000.00 (as determined by a licensed landscape architects' cost estimate) must be spent on trees, plants, and shrubs for each Home. Landscaping shall incorporate a mix of approved trees, shrubs, groundcovers, and grass in a design appropriate to the scale and design of the house. All areas not in planting beds shall be sodded with approved grass species (maximum of 70% of planting area). The following plant species are prohibited:

Malaleuca Quinquenervia (punk tree or cajeput tree)  
Schinus terebinthifolius (brazilian pepper tree)  
Causuarina spp. (bustralian pine tree)  
Paspalum spp. (bahia grass)  
Typha spp. (cattails)  
Enterolobium contortisilquum (ear tree)  
Eucalyptus spp. (eucalyptus tree)  
Media azedarach (chinaberry)  
Prunus caroliniana (cherry laurel)  
Auracaria wrightii (monkey puzzle)

No synthetic or artificial plant material in the form of trees, shrubs, vines, groundcovers, or lawns shall be allowed. All trees shall have a mulch bed that has a minimum radius of three (3') feet measured from the exterior of the tree trunk(s). Each shrub or vine shall have a mulch bed that has a minimum radius of twelve (12") inches measured from the exterior foliage of the plant. Shrubs or groundcover planted in mass shall have a continuous mulch bed. All mulch installation shall be a minimum of three (3") inches in depth.

(EE) Patio / Porch / Deck Surfaces. All patios, porch areas and decks surrounding pools, whirlpools, or hot tubs must be concrete with acrylic finish, brick, brick pavers, stone, wood, or other approved surfaces.

(FF) Awnings, Shutters, Canopies and Walls. Awnings, shutters, canopies, and walls shall not be permitted on any Lot, nor affixed to the exterior of a Home, without prior approval of the

Committee Hurricane storm shutters shall not be stored on the exterior of a Home unless approved by the Committee

- (GG) Windows, Doors, Screened Porches, And Patios. Bright-finished or bright plated metal exterior doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted The use of reflective mirror finishes on windows is prohibited