

Egret Landing

Design Standards

May 7, 2014

THESE DESIGN STANDARDS APPLY TO ALL LOTS WITHIN THE EGRET LANDING PROPERTY OWNERS ASSOCIATION.

This manual is divided into several sections.

Introduction explains the purpose.

Review Process explains the Architectural Review and submittal procedures.

Town of Jupiter Prohibited Species list Specific General Design Standards contains design standards specific to Egret Landing single family homes and **Glossary of Terms**.

INTRODUCTION

Purpose

The purpose of the Egret Landing Design Standards is to provide a comprehensive description of specific requirements for lot owners, builders, architects, landscape architects, engineers and residents involved with the development of Egret Landing at Jupiter. The Design Standards provide the flexibility to maximize individual character for each home built within Egret Landing, while assuring aesthetic integrity for the entire community.

The Design Standards will be used by the Architectural Review Board (ARB) to review each builder's submittal for conformance with Egret Landing design objectives. They are intended as a supplement to the requirements of applicable federal, state, county or municipal codes. It is assumed that each builder in Egret Landing will completely familiarize themselves with all of these codes that may apply, as well as with the "Declaration of Covenants and Restrictions" for Egret Landing in Jupiter. In no way shall this manual be considered primary to the federal, state, county or municipal scope, or to the protective covenants.

All construction activity shall be completed by a contractor licensed to practice in the State of Florida, County of Palm Beach and Town of Jupiter. The type or grade of license shall be commensurate with the code of the work to be performed. All Builders in Egret Landing must be approved by the ARB.

Property Maintenance: After 14 days of neglect to property maintenance, homeowners will be sent a letter giving them an "opportunity to maintain" their own lot and given 30 days to remedy the situation. If not remedied on the 31st day a letter will be sent to appear at a Hearing before the Association's Compliance Committee in such letter will be listed the following:

Action needed to resolve the violation: (Insert action to remedy). (Article of DCR, Design Standards and or rules). Your failure to provide proof that such violation(s) have been remedied or attend the hearing before the Association's Compliance Committee will result in the imposition of a fine. Your attendance at the hearing is required to avert any proposed fine or sanction that may be imposed against you.

As of (insert date) the violation has not been remedied.

1. Nature of alleged violation: (Insert violation).
2. Proposed sanction to be imposed:
 - a. An initial proposed fine of up to \$100 per violation for failing to cure the above violation(s) prior to the hearing before the Association's Compliance Committee.
 - b. A fine may be levied for each day of a continuing violation, with a single notice and opportunity for hearing, except that each fine may not exceed \$1,000 in the aggregate.
 - c. Certified mail will be charged to your account as stated in the 1st violation letter.
 - d. If the fine goes unpaid your account will be turned over for collections.
3. The proposed sanction shall not be imposed without at least 14 days' notice to the person sought to be fined and an opportunity for a hearing before the Association's Compliance Committee. If the Committee, by majority vote, does not approve a proposed fine or suspension, it may not be imposed.
4. If the Association imposes a fine or suspension, the association must provide written notice of such fine or suspension by mail or hand delivery to the parcel owner and, if applicable, to any tenant, licensee, or invitee of the parcel owner.

REVIEW PROCESS

The Architectural Review Board

As the mainstay of the design standards process, an Architectural Review Board has been established. The ARB oversees and advises on the review of all submittals for approval within Egret Landing. The ARB will consist of three (3) people appointed by the Egret Landing Property Owners' Association, Inc. Board of Directors (the BOD). At least two (2) members shall be residents. The members of the ARB appointed by the BOD may be removed and replaced at any time without cause. Thereafter all members will be appointed by the Board, in accordance with the Declarations of Covenants and Restrictions. Approval by the ARB shall be deemed necessary in order to begin construction.

The ARB shall perform reviews for site plans, landscape architecture, architecture and site engineering, and approvals for all new structures and/or modifications to existing structures. These duties are pursuant to the powers and authority granted in the "Declaration of Covenants and Restrictions for Egret Landing at Jupiter."

1. Limitation of Responsibility

The ARB does not review and shall assume no responsibility for the following:

- A. The structural adequacy, capacity or safety features of the proposed improvement or structure.
- B. Whether or not the location of the proposed improvement or structure(s) on the building site is free from any possible hazard, whether caused by conditions occurring either upon or off the property.
- C. Soil erosion, incompatible or unstable soil conditions.
- D. Mechanical, electrical, or any other technical design requirements.
- E. Compliance with any and all building codes, safety requirements, governmental laws, regulations, codes or ordinances including maintaining bank slopes and required lake bank slopes.
- F. Performance or quality or work of any contractor.
- G. Title defects on any portion of the property.
- H. Impact of any approved change on any adjacent property, provided all ARB standards and county codes are adhered to.

2. Process for Submittal and Approval

- A. Submit Phase I (Construction) plans and specifications to ARB (two sets total; one to be returned) with a \$100.00 application fee.
- B. Submit Phase II (Landscape and Hardscape) plans and specifications to ARB 30 days prior to commencement of installation (two sets total; one to be returned).
- C. Response shall be within thirty days (30) of receipt of application. Meetings to be on the 2nd and 4th Monday of each month, or as otherwise scheduled. Final written approval must be given prior to construction.
- D. Post construction approval by ARB. Inspections for compliance with approved plans. A final inspection of the property will be performed by a Review board representative prior to final certification being issued to the owner of the property. Certification will not be issued if there are any unauthorized additions, changes or omissions from the official plans of record. In the event there is a point of contention during the inspection stage, the builder will be responsible for furnishing as-built as needed.
- E. Change Orders must be submitted to the ARB for approval.
- F. Additions, alterations, etc. must be submitted along with a site plan (when applicable) and construction drawing (where applicable).

3. Submittal Requirements

Phase I = Construction Plans

- A. Site Plan: 1" = 10' or larger. Easements, adjacent streets showing dimensions and radii, property lines, drainage and utility lines, water bodies, catch basins, street names and numbers.
- B. Building locations, ancillary structures, and mechanical equipment, parking areas, driveways, walkways, fire hydrants, fences, walls, planters, screens and utilities.
- C. Building setback, building dimensions, square footage for living areas (A/C area), garage area, pool, screen enclosures, driveway and ancillary structure(s).
- D. Proposed topography, spot elevations, drainage plans, run off flow arrows.
- E. Larger, more detailed plans may be required in addition to the site plan noted above as deemed necessary by the ARB for design clarification.

F. Indicate existing vegetation to be preserved and method of preservation and protection during construction.

G. Architecture -Dimensioned Floor Plans: Floor plans for all floors shall be submitted for approval; such plans shall be at a scale of 1" = 1'0" or larger. Drawings shall detail all privacy walls, fences, etc.

H. Exterior color scheme for main house and trim, and samples of the proposed roof tiles, submit paint chips w/submittal.

Phase II - Landscape Plans

A. Landscape plans must be prepared or approved by a Florida Registered Landscape Architect.

B. Overall planting plan showing existing and proposed trees, palms, shrubs, grown covers, vines and grasses to be used, at 1" = 10' or larger.

C. Miscellaneous: (Indicate on plan where applicable)

- Lamp post locations
- Mailboxes
- Fencing Walls
- Pool/Screen enclosures
- Pool, A.C., irrigation equipment

4. Landscape Submittal

Two sets of plans and specifications (together with a final application form) shall be submitted to the ARB for final approval with the following required items.

Plant List:

To include common name, botanical name, plant height, spread, container size, and quantity at time of installation. Individual lot landscape plans shall be prepared at a minimum scale of 1" = 10'.

Irrigation Plans:

Plans should indicate that the total lot is irrigated by an automatic 100% coverage underground system, to include all swale areas adjacent to property lines, up to the edge of roadway paving and lake edges.

Paving Plans:

Plans should indicate materials and colors with the samples, as well as construction method for paved areas including driveways, sidewalks, pool decks, etc.

Landscape Labor and Materials Estimate:

Estimate should show individual plant cost (to include material and labor itemization per plant type) as well as a total landscape budget. Total should be for plants and mulch only and shall not include sod, irrigation, or soil for ornamental berms or landscape architect fees.

All drawings shall be final construction drawings with all appropriate details included. A recommendation shall be made within 14 days of receipt of application and official acknowledgment of approval/denial with conditions shall be made by letter. If plans are not complete, they shall be returned for additional information and shall require resubmission by the builder, community association, and/or resident.

No construction or installation shall commence without prior written approval of the ARB and all required government approvals. If the ARB unintentionally overlooks a discrepancy or error on a plan and such plan receives approval, the builder is in no way indemnified from fulfilling the requirements stated in the standards

Architectural Review Board

Two copies of this form and documents listed below are to be submitted. One copy will be returned to Homeowner/Builder. Applicant must sign for package when it is returned to confirm receipt.

Egret Landing POA

HOMEOWNER INFORMATION:

Phase I Application (New Home)

Lot# _____

Name: _____

Address: _____

Telephone: _____

E-mail: _____

Builder:

Architect:

Name: _____ Name: _____

Address: _____ Address: _____

Telephone: _____ Telephone: _____

Submittal Requirements:

- A. Architectural Plans
- B. Site Plan with scale at 1" = 10' or larger. Site plan must include all easements, adjacent streets showing dimensions and radii, property lines, drainage and utility lines, bodies of water, catch basins, street names and numbers.
- C. Building locations, ancillary structures, mechanical equipment, parking areas, driveways, fire hydrants, fences, walls, planters, and screens.
- D. Building setbacks, building dimensions, square footage for living area (AC area) garage area, pool screen enclosures, driveway and ancillary structures
- E. Proposed topography, spot elevations, drainage plans, run off flow arrows.
- F. Larger, more detailed plans may be required in addition to the site plan noted above as deemed necessary by the ARB for design clarification.
- G. Indicate existing vegetation to be preserved and method of preservation and protection during construction.
- H. Architecture – Dimensioned Floor Plans: Floor plans for all floors shall be submitted for approval; such plans shall be at a scale of 1/4" / 1'0" or larger. Drawings shall detail all privacy walls, fences, etc.

Submittals accompanying this application:

	Yes	No
1. Application Fee (Fee \$100.00) (preliminary application only)	___	___
2. Site Survey	___	___
3. Site Plan	___	___
4. Architectural Plan	___	___
5. Roof Tile Samples	___	___
6. Miscellaneous (List Below)	___	___

Submitted by: _____ Date: _____

Action by Committee:

() Approved () Disapproved () Approval Subject to following conditions:

Signature	Date	Signature	Date
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The signature listed below confirms receipt of one copy of this application back from the Egret Landing POA after review by the ARB.

Applicants Signature: _____ Date: _____

Architectural Review Board

Two copies of this form and documents listed below are to be submitted. One copy will be returned to Homeowner/Builder. Applicant must sign for package when it is returned to confirm receipt.

Egret Landing POA

Phase I Application (Fence Application)

Lot# _____

HOMEOWNER INFORMATION:

Name: _____

Address: _____

Telephone: _____

E-mail: _____

FENCE CONTRACTOR INFORMATION:

Name: _____

Address: _____

Telephone: _____

Description:

Submittal Requirements:

Three styles of fences are permitted. Per page 20 of design standards)

1. Black Vinyl coated chain link fence with top rail with exposed ends properly wrapped under and around.
2. White aluminum picket style fencing. This is the only fencing that may be installed on the lake front boundary.
3. Fences on lots which are adjacent to Interstate 95 R.O.W. Fence material may be wood, with a maximum height of 8'-0", see design standards specification per FDOT on I-95 Sound wall.

All fences shall be a maximum five (5) feet in height, unless otherwise required by local codes. Fences shall be screened by a hedge located on the interior of the fence in the side and rear yard and on the exterior of the fence when located in the front yard or between the fence and the road.

Fences are prohibited forward of the front setback of the house on an interior lot. On corner lots fences shall be prohibited forward of the front setback of the house and not past the corner setback of a house facing the side cross street. Fences may not be freestanding and must tie to either the house or another fence.

Submittals accompanying this application:

	Yes	No
1. Site Survey	_____	_____
2. Site Plan showing proposed fence	_____	_____
3. Miscellaneous (List Below)	_____	_____

Submitted by: _____ Date: _____

Action by Committee:

() Approved: () Disapproved () Approval Subject to following conditions:

Signature	Date	Signature	Date	Signature	Date
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The signature listed below confirms receipt of one copy of this application back from the Egret Landing POA after review by the ARB.

Applicants Signature: _____ Date: _____

Architectural Review Board Two copies of this form and documents listed below are to be submitted. One copy will be returned to Homeowner/Builder. Applicant must sign for package when it is returned to confirm receipt.

Egret Landing POA

Phase I Application (Pool & Screen Enclosure)

Lot# _____

HOMEOWNER INFORMATION:

Name: _____

Address: _____

Telephone: _____

E-mail: _____

Pool Contractor

Screen Enclosure Contractor:

Name: _____ Name: _____

Address: _____ Address: _____

Telephone: _____ Telephone: _____

Submittal Requirements:

- A. Property Survey
- B. Site Plan with scale at 1"= 10' or larger. Site plan must include all easements, adjacent streets showing dimensions and radii, property lines, drainage and utility lines, catch basins, street names and numbers.

Submittals accompanying this application:

Yes No

- | | | |
|---|-------|-------|
| 1. Site Survey | _____ | _____ |
| 2. Site plan showing pool, screen enclosure, fencing and equip pads and all setbacks from property lines. | _____ | _____ |
| 3. Screen enclosure plans and elevations | _____ | _____ |
| 4. Solar Panel/Heater information | _____ | _____ |
| 5. Landscape Plan | _____ | _____ |

Submitted by: _____ Date: _____

Action by Committee:

() Approved () Disapproved () Approval Subject to following conditions:

Signature

Signature

Signature

The signature listed below confirms receipt of one copy of this application back from the Egret Landing POA after review by the ARB.

Applicants Signature: _____ Date: _____

Architectural Review Board

Two copies of this form and documents listed below are to be submitted. One copy will be returned to Homeowner/Builder. Applicant must sign for package when it is returned to confirm receipt.

Egret Landing POA

Phase I Application

Miscellaneous Improvements () Other _____ Lot# _____

HOMEOWNER INFORMATION:

Name: _____

Address: _____

Telephone: _____

E-mail: _____

CONTRACTOR INFORMATION:

Name: _____

Address: _____

Telephone: _____

Submittal Requirements:

		YES	NO
A.	All requests for improvements to the property must include a site survey or site plan scaled at 1"= 10' or larger. Plan must show proposed improvements, setbacks & easements.	_____	_____
B.	All requests shall include pictures or manufactures literature where applicable	_____	_____
C.	All requests will comply with the design standards as recorded in the Association's Declaration of Covenants and Restrictions.	_____	_____
D.	Two copies of the application and any documents are to be submitted. One copy will be returned to the homeowner and one will remain in the homeowner's file.	_____	_____
E.	Applicant must sign the application when submitted and sign when receiving reviewed application	_____	_____

MISCELLANEOUS COMMENTS: _____

Submitted by: _____ Date: _____

Action by Committee:

() Approved () Disapproved () Approval Subject to following conditions

Signature Date Signature Date Signature Date

The signature listed below confirms receipt of one copy of this application back from the Egret Landing POA after review by the ARB.

Applicants Signature: _____ Date: _____

GENERAL DESIGN STANDARDS

The design standards in this section are applicable to all Lots within Egret Landing. The intention of these standards is to allow for flexibility and maximize individual character while assuring that the highest aesthetic standards are maintained.

1. Landscape

Theme - The landscaping in the Egret Landing community should emphasize and expand on the existing surrounding existing native landscape. The use of earth mounding is encouraged, however additional fill shall not be placed within the drip line of existing oaks or palms. Slopes of the mounds should not exceed 1:4.

The budget for a standard lot on which a home is being initially constructed shall be \$0.50 per square foot. Oversize and corner lots may require an addition to the landscape budget. This budget shall include sod and irrigation systems. A copy of a landscape labor and materials estimate from the landscape architect or designer shall be submitted to the ARB at the time plans are to be submitted for final approval. For final approval, the ARB reserves the right to require additional plant materials it deems appropriate, notwithstanding the fact that the builder may have expended sums equal or in excess of the minimum set forth in this document. The minimum budgets reflect solely the cost for materials and installation. Landscape architect fees and soil for ornamental berms are not included.

Quality - Plant material 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. The use of native plant material is highly encouraged and is required in some instances by Palm Beach County.

1. LANDSCAPE MAINTENANCE

Landscaping (vegetation, grass, plants, trees and the like) shall be replaced immediately as it becomes diseased or dies. When an Owner replaces landscaping, it must comply with the non-invasive plant laws of Florida and the Town of Jupiter Ordinances, all landscaping must blend appropriately in the community. Lawn areas must be kept covered with a good quality St. Augustine grass, the preferred variety being Floritam. Copies of the landscape ordinances and recommendations are available from the Property Manager.

1. Each Owner shall remove any tree whose roots extend to the surface of the ground or which threaten other lots and units or any common area.
2. If there is a fenced-in privacy area, the Owner and resident must provide adequate access to the privacy area to enable the local association to perform its landscape maintenance obligations, if required.

Minimum Heights and Widths required at Planting:

	<u>Minimum Height</u>	<u>Caliper</u>	<u>Minimum Spread</u>	<u>Maximum Height</u>
<u>Trees</u> Roadside trees must have a cleared trunk height of 13.5ft which includes the canopy overhanging in roadway.	12' with an 8' cleared trunk height	12"	6'	13.5' on canopy overhanging in street
Palms (excluding dwarf species)	6'	n/a	6' from foundation, sidewalk and property line	n/a
Understory "Foundation" Hedges and Shrubs	12"	n/a	18"	3'
Living Privacy Fence	5 gallons	n/a	2'	10'
Boundary Hedges	18"	n/a	18"	10'
Hedges and Shrub Line of Sight, safe corner view	12"	n/a	18"	30"
Vines	30" staked	n/a	24"	4'
*Tree Streetscape Planting	12'	n/a	6'	n/a
<u>Building Rear/Side View</u> Building and roof mass shall be buffered with clustered vertical plant elements (palms, trees etc.)	12' with a 6' - 8' cleared trunk height	n/a	40' between clusters	n/a

*Tree Streetscape - Each individual home landscape shall include (1) one street tree which shall be a live oak (*Quercus Virginian*). Planted 8' from the back edge of the curb to insure a uniform appearance. Installation - All landscaping shall be installed according to accepted commercial planting procedures with the quality of plant materials as described in this section.

Maintenance - The owner shall be responsible for maintenance of all landscaping in a good living condition so as to present a neat, healthy and orderly appearance. All landscaped areas shall be provided with an irrigation system as specified in this manual. Maintenance shall include the replacement of all dead plant material and replacement of damaged irrigation heads or other equipment. Unnatural pruning techniques such as hat racking, loll popping, or other methods that constitute "tree abuse" shall not be permitted.

Location - No trees, shrubs or groundcover shall be planted within any swale area or other easements according to the Final Plat. Landscape material must not block drainage.

Understory foundation – Requires hedges on the pre-approved list.

Palm clusters - Clusters can be no more than (6) six stalks each. They will need to be kept trimmed to stay in the proper configuration of (6) six or less. All palms clusters shall include a minimum of 9 feet between clusters or depending on the width/height of the palm at maturity.

Pruning of Palms – 1) Palms will be cleared of all seed pods, coconuts, dead and hanging fronds. 2) Palm fronds will be removed close to Petiole base without damaging trunk tissue. 3) Loose boot material will be removed. 4) Boot will be shaved in a safe manner not damaging tree in a neatly cropped manner.

Trees - Palms shall count as 1/3 of a tree. The total number of palms used shall not exceed 25% of trees required on the site. Tree species with root systems which are likely to cause damage to roadways, driveways or underground utility lines shall not be planted. A minimum of 4 shade trees i.e. Laurel, Mahogany or Live Oak with a 12' to 14' in height, caliper size not less than 12". At least (1) one tree and/or (3) three palms trees are required in front of home.

New Plantings - Ground Cover when used in lieu of grass in whole or part shall be planted in a manner as to present a finished appearance with 80% coverage upon installation and **100% coverage without barren soil** exposed within 6 months of planting. Ground cover includes mulch; rocks or stones cannot exceed 30% of landscape material and require ARB approval.

Shrubs – planting requirements. Shrubs shall be 3’ high with a minimum container size of 3 gallons for all nursery materials and a 2’ spacing on center for planting. No more than 50% of the required shrub material may be of the same species.

Hedges - Hedges shall be installed at a minimum container size of 3 gallons for all nursery materials and a 2’ spacing on center.

A living fence hedge, row planting requirements - At time of installation all hedge material shall be 3’ high with a minimum container size of 5 gallons for all nursery materials and a 2’ spacing on center. Suggested minimum is 4’- 5’ in height of and planted with a spacing of 2’ on center. If 70% or more of the entire hedge is unhealthy then the entire hedge will have to be replaced.

A hedge or fence is not required if facing a dead-end street or canal.

ARB will review all acceptable hedge material:

Pre-approved hedge material:

1. Green Arboricola
2. Clusia
3. Podocarpus
4. Sweet viburnum
5. Trinnetts
6. Gold Capella
7. Red tip Cocoplum
8. Benjamina Ficus is susceptible to white fly

Sidewalk hedges – Must be planted a minimum of 3” feet away from sidewalk. See acceptable hedge material and spacing above must be maintained at a minimum distance of 2’ feet from sidewalk.

Vines - may be used to provide the required screening of fences. Vines shall be a minimum of 30" in runner length when installed with a minimum opacity of 25% coverage at the time of installation and on the inside of the fence between neighboring lots. Vines shall obtain 75% opacity within two years of installation. Vines are subject to approval from ARB. The Creeping Fig and Ficus Repens, Ficus Pumilla" Climbing fig species are prohibited for use on exterior of stucco of home. Not more than 20% of your home will have vines growing on the exterior of the home.

Diseased plant material – Shall be treated or removed immediately with ARB approval to prevent spreading within the community.

ANSI standards promote healthy trees

Trees help fight global warming by absorbing carbon dioxide and keeping our air oxygenated. Trees decorate our thoroughfares and provide cool shade in the dog days of summer. Keeping these benevolent beings healthy is the main concern of the Tree Care Industry Association (TCIA), an ANSI member and ANSI-accredited standards developer. TCIA is an industry trade association whose members are comprised of tree care companies. TCIA also serves as the secretariat for the ANSI A300 series of Standards of Tree Care Maintenance Operations.

Homeowners should ask their tree care company to follow ANSI A300 standards to help keep their trees healthy, safe and free of pests and diseases. A300 standards also provide a guide for writing tree-maintenance specifications. This allows homeowners and governmental agencies alike will know exactly what work is to be performed on their trees, before they contract with a company.

ANSI A300 Pruning

This part of the A300 standards applies to pruning and trimming operations.

Scope:

Proper tree pruning:

Objective:

- Maximize establishment – reduce nuisance while enhancing natural growth habit.
- All work shall be completed in compliance with A300 Standards and the following specifications.
- Hazard Reduction Pruning is recommended when the primary objective is to reduce the danger to a specific target caused by visibly defined hazards in a tree.

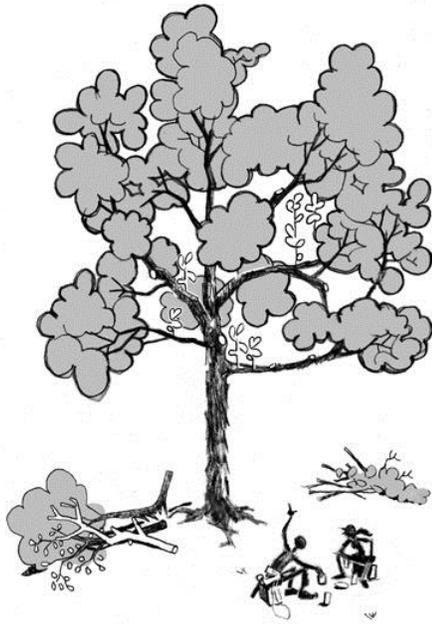
Specifications:

- Retain as much size as possible and 80-90 percent density of foliage.
- Lowest permanent branch will be 13.5 feet above grade for all street, roadside, sidewalk and corner lots:
 - Require a vertical clearance of 13.5 feet from the canopy of the tree.
Measuring from the middle of the street to the sidewalk for Life Safety Vehicles driving down the thoroughfares, streets and cul-de-sacs.
- Lowest permanent branch will be 6 feet above grade for all trees back on the Lot.
- Retain all sprout growth originating 18 inches above grade on trunk and 4 inches out from branch attachments throughout crown
- Remove weakest rubbing branches
- Remove dead branches

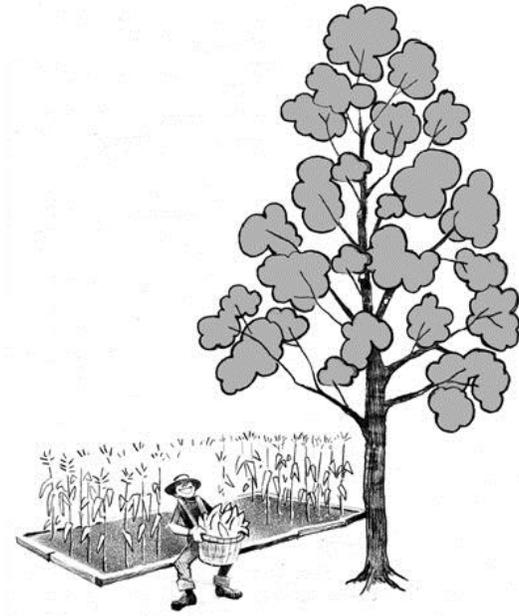
- Reduce broken branches or branches with dead ends back to live laterals or buds. Heading cuts can be used
- Maintain 6 inches behind adjacent edge of walks all growth that originates between 1.5 feet (18 inches) and 6 feet (72 inches) above grade. Heading cuts are acceptable.

A300 Pruning standards recognize four basic pruning methods for pruning:

- **Clean:** Selective pruning to remove one or more of the following parts: dead, diseased, and/or broken branches.



- **Thin:** Selective pruning to reduce density of live branches.



- **Raise:** Selective pruning to provide vertical clearance.



- **Reduce:** Selective pruning to decrease height and/or spread (consideration must be given to the ability of a species to tolerate reduction pruning).



Lawn Grass - Lawn areas shall be planted with Floritam, or St. Augustine. Grass areas shall be sodded (solid sod), and must be free of weeds and capable of growth and development. Sod strips shall be aligned with tightly fitted joints with no overlap of butts or sides. Sub grade of lawn area shall be reasonably free of all stones, sticks, roots and other matter prior to sod placement. New lawns shall be watered immediately after planting and maintained in a living condition. Sod shall continue to lake edges and edge of pavement in all cases. Odd, narrow, hard-to-mow strips are discouraged because of maintenance problems.

1. Grass shall not be allowed to exceed 4½ inches in height.
2. Lawn areas shall be properly fertilized at regular intervals so as to promote the best color, health and condition of the entire lawn.
 - Lawn areas shall be kept free of disease.
 - Missing or dead grass shall be promptly covered with sod.
 - Lawn areas shall be edged each time the lawn is cut.
 - Lawn areas shall be kept free of weeds and debris.

IRRIGATION

Automatic underground irrigation systems shall be installed to provide 100% coverage with a minimum 50% overlap of spray distribution. Irrigation water shall not be obtained from any lake, canal or water body.

The use of controlled timing devices is allowed provided the timing is adjusted to meet seasonal variation in watering requirements. Drought restrictions must be observed. Irrigation controllers shall be selected to minimize the amount and frequency of water application. They shall be capable of short, multiple applications required for a "soak," allowing the soil to dry out between soakings, as watering will be deep and frequent. This encourages deep growth so plants will better survive drought conditions. Lots shall have individual meters.

Builder/Owner shall irrigate 25' from their property line in adjacent lake edges.

Ground Covers - When used in lieu of grass in whole or part, ground covers shall be planted in a manner as to present a finished appearance with 80% coverage upon installation and 100% coverage without barren soil or mulch exposed within 6 months of planting. Rocks or stones cannot exceed 30% of landscape material.

Controlled Plant Species - The following plant species have a tendency to become nuisances if they are not properly cultivated. These species may be planted under controlled conditions provided that they are installed and maintained according to the following supplemental regulations:

Tree Removal - Removal of existing trees is not permitted without authorization of the ARB who retains the right to designate a "protected tree." Any form of "tree abuse" prior to ARB review is strictly prohibited.

Existing Plant Material - In instances where healthy plant material of certain size and species exists on a site prior to development, such desirable plant material may be used (with the approval of the ARB) as credit toward meeting the minimum landscape requirements. Credit shall be granted only for those trees not listed in "Prohibited Plant Species" or "Controlled Plant Species" sections contained in this manual. Trees must be a minimum 14' with an 8'-10' spread.

Synthetic Plant Materials - Synthetic plant material is not permitted.

Understory Material - Plants selected for understory planting should not be of a variety that attains a height of more than 3' at maturity. If they do grow above 3', additional understory shall be installed. All homes require understory hedges on the pre-approved hedge list.

Buffer Requirements - Refer to "Setbacks" section for buffer planting and maintenance responsibilities.

Line of Sight and/or Safe Corner View - No shrubs/hedges or groundcover exceeding 30" in height, or trees with less than 8' of clear trunk shall be planted on street corners of corner lots, or at parcel entries (within area formed by a triangle at 30' on each right-of-way line and connecting diagonally).

Streetscape Planting - When landscaping individual home, the overall appearance of the streetscape shall be considered kept in mind. The view down a right-of-way corridor should be dominated by plants rather than structures. Each individual home landscape shall include one street tree which shall be a live oak (*Quercus Virginiana*) planted 8' from the back edge of the curb to insure a uniform appearance and placed every 50 linear feet beginning 12' from the left property line. The overall height of these trees shall be 12' with a spread of 6' to 8'.

Building Rear/Side Views - Special considerations should be given to landscaping from the rear/side of homes that are viewed across lakes or from roadways in an effort to adequately screen/buffer views. In no instance shall the rear/side of a unit be in full view from a lake or roadway. The building and roof mass shall be buffered with clustered, vertical plant elements (palms, trees, etc.) with gaps of no more than 40' between clusters. Views from homes to lake areas can be preserved by planting trees with 6'-8' minimum clear trunk height

Builders/Owners shall irrigate 25' from their property line into adjacent lake edges.

Screening of Irrigation Equipment - To minimize negative visual intrusion, all automatic valves shall be installed in valve boxes, the pop-up variety of head used whenever possible, and all back flow control devices and controllers shall be placed in shrub areas and screened. All hoses and hose reels shall be stored out of view.

The owner of the individual Lot is responsible for maintaining the area from the outside of the property line to the roadway.

Parcel Open Space - In accordance with Palm Beach County Code, it is not permitted to construct or plant anything vertical located within the 20' lake maintenance easement. There will be no exceptions to this rule, and it will be the builder's/community association's responsibility to insure that this policy is adhered to. If construction or planting occurs within the lake maintenance easement, it will be the builder's or resident's responsibility to remove the material in violation.

Cold Tolerance - The use of cold hardy plant materials is encouraged. Only plants acclimated to the Northern Palm Beach County/Martin county climate should be utilized.

Sec. 26-100. Prohibited vegetation.

NOTE: Each landscape plan required or permitted to be submitted shall include a program to eradicate and prevent the re-establishment of prohibited plant species

(a) Those plant species defined as Category 1 nuisance and invasive exotic vegetation by the Florida Exotic Pest Plant Council which is listed below shall not be planted, maintained or permitted to remain on sites receiving site plan approval (including small-scale development, as defined in these regulations). The removal of prohibited plant species shall be in conjunction with proposed land clearing contingent upon site plan approval, unless the Director of the Department of Community Development determines that the removal of the prohibited plant species meets the purpose and intent of these regulations. Clearing of species within protected preservation or environmentally sensitive areas shall follow the procedures as outlined in section 26-126 et seq. The sale of prohibited plant species is not permitted within the Town.

- (1) Rosary pea (*Abrus precatorius*).
- (2) Earleaf acacia (*Acacia auriculiformis*).
- (3) Mimosa, silk tree (*Albizia julibrissin*).
- (4) Woman's tongue (*Albizia lebeck*).
- (5) Coral ardisia (*Ardisia crenata*).
- (6) Shoebuttan ardisia (*Ardisia elliptica*).
- (7) Asparagus fern (*Asparagus densiflorus*).
- (8) Orchid tree (*Bauhinia variegata*).
- (9) Bischofia (*Bischofia javanica*).
- (10) Santa Maria, Mastwood (*Calophyllum antillanum*).
- (11) Australian pine (*Casuarina equisetifolia*).
- (12) Suckering Australian pine (*Casuarina glauca*).
- (13) Day jessamine (*Cestrum diurnum*).
- (14) Camphor tree (*Cinnamomum camphora*).
- (15) Taro, wild taro (*Colocasia esculenta*).
- (16) Carrotwood (*Cupaniopsis anacardioides*).
- (17) Winged yam (*Dioscorea alata*).
- (18) Air potato (*Dioscorea bulbifera*).
- (19) Water-hyacinth (*Eichornia crassipes*).
- (20) Surinam cherry (*Eugenia uniflora*).

- (21) Laurel fig (*Ficus microcarpa*).
- (22) Hydrilla (*Hydrilla verticillata*).
- (23) Green hygro (*Hygrophila polysperma*).
- (24) West Indian marsh grass (*Hymenachne amplexicaulis*).
- (25) Cogon grass (*Imperata cylindrica*).
- (26) Water spinach (*Ipomoea aquatica*).
- (27) Gold-Coast jasmine (*Jasminum dichotomum*).
- (28) Brazilian jasmine (*Jasminum fluminense*).
- (29) Lantana (*Lantana camara*).
- (30) Chinese privet (*Ligustrum sinense*).
- (31) Japanese honeysuckle (*Lonicera japonica*).
- (32) Japanese climbing fern (*Lygodium japonicum*).
- (33) Old world climbing fern (*Lygodium microphyllum*).
- (34) Cat's claw vine (*Macfadyena unguis-cati*).
- (35) Melaleuca (*Melaleuca quinquenervia*).
- (36) Chinaberry (*Melia azedarach*).
- (37) Catclaw mimosa (*Mimosa pigra*).
- (38) Heavenly bamboo (*Nandina domestica*).
- (39) Sword fern (*Nephrolepis cordifolia*).
- (40) Asian sword fern (*Nephrolepis multiflora*).
- (41) Burma reed (*Neyraudia renaudiana*).
- (42) Sewer vine (*Paederia cruddasiana*).
- (43) Skunk vine (*Paederia foetida*).
- (44) Torpedo grass (*Panicum repens*).
- (45) Napier grass (*Pennisetum purpureum*).
- (46) Water lettuce (*Pistia stratiotes*).
- (47) Strawberry guava, cattley guava (*Psidium cattleianum*).
- (48) Guava (*Psidium guajava*).
- (49) Kudzu vine (*Pueraria montana*).
- (50) Downy rose-myrtle (*Rhodomyrtus tomentosa*).
- (51) Oyster plant (*Rhoeo spathacea*).
- (52) Chinese tallow tree (*Sapium sebiferum*).
- (53) Beach naupaka (*Scaevola sericea*).
- (54) Schefflera (*Schefflera actinophylla*).
- (55) Brazilian pepper (*Schinus terebinthifolius*).
- (56) Christmas senna (*Senna pendula*).
- (57) Wetland nightshade (*Solanum tampicense*).
- (58) Susumber (*Solanum torvum*).
- (59) Tropical soda apple (*Solanum varium*).
- (60) Java plum (*Syzigium cumini*).
- (61) Incised halberd fern (*Tectaria incisa*).
- (62) Seaside mahoe (*Thespesia populnea*).
- (63) White-flowered wandering jew (*Tradescantia fluminensis*).
- (64) Para grass (*Urochloa mutica*).
- (65) Bamboo of any kind.

(b) In addition to those species listed in subsection (a) above, due to cold tolerance problems, intrusiveness into water/sewer lines, invasive growth habits and/or the lack of ability to withstand significant winds, the following species shall also be prohibited:

(1) Ficus (all species except Ficus aurea, Ficus citrifolia, Ficus repens, Ficus rubiginosa, Ficus pumila and Ficus macrophylla). Ficus Benjamina is permitted only in single family residential areas if maintained as a living hedge and/or shrub with a maximum height of ten feet.

(2) Norfolk Island pine (Araucaria heterophylla).

(3) Silk oak (Grevillea robusta).

(4) Black olive (Bucida buceras).

(5) Eucalyptus (all species).

(Ord. No. 81-90, § 14, 2-19-91; Ord. No. 24-00, § 25, 6-20-00; Ord. No. 77-02, § 2, 3-4-03)

2. Architecture

In no case shall any Builder be allowed to construct a residence, either for speculative purposes or for a third party that is substantially like another Builder's Model Home. Each Builder's Model Home shall be protected against such duplication for as long as that builder remains in good standing in the Builders Program of Egret Landing. Where like or similar floor plans sit side by side, homes shall be varied in their materials, detailing, roof designs and colors. Measures shall be taken to insure that the front elevations have their own individual character.

Pre-Approved House Colors provided on page 35.

The following guidelines on choosing exterior paint colors:

1. Body color must be from the pre-approved list. "No exceptions" will be made
2. Trim includes fascia, the body of the columns, shutters, front door and the garage.
3. Front door can be any pre-approved color. If not on the list of pre-approved colors, a sample must be submitted for approval.
4. Any additional adornments on the home must be pre-approved.

Trim Color Legend

B – Body, T – Trim, G – Garage door, S – Shutters

Exteriors – Home exteriors should not be fading, peeling, blistering and/or require painting within the last 10 years.

Roofs - Roofs shall be kept free of stains, mildew, debris broken tiles or torn shingles.

Inspection of Homes – When a home is under contract/lease it is the property manager's responsibility to walk the entire lot for any violations and remediation must be made before signing off on the Lease/Estoppel.

Ancillary Structures - Ancillary structures shall be integrated with the architectural style of the home, both in location and material section. Ancillary structures include: (1) cabana, (2) doghouse, (3) play equipment, (4) greenhouse, (5) gazebo, (6) basketball hoop, (7) pool, (8) trellis/arbor, (9) hot tub/Jacuzzi, (10) deck, (11) BBQ/outdoor fireplace (12) Trampolines, (13) A frame porch swings cannot be in the front or side set-backs. Approval of these structures shall be on an individual basis at the discretion of the ARB. The height of any structure in the front or side setbacks shall not exceed 4ft in height.

Jungle Gym, Playground equipment, Lawn furniture and Statues – Playground equipment, swings, A-frame swings, and/ or jungle gym equipment may not be located within the front/side building setback. Landscape material must be planted to properly screen the view of the equipment from the street side view and from adjacent lots. Maximum height not to exceed 10ft for any type of jungle gym/playground equipment must be erected 6ft away from either side of the property line.

Trees: Nothing hanging from or nailed to any tree in the front and side setbacks of a home. I.e. swings, chains, toddler swings, ladders, punching bags, ropes, flags and or nets.

Toys and portable lounge chairs (except decorative types of benches and garden chairs approved by the A.R.B.) shall be stored out of street view when not in use. The installation of permanent fixed statuary or decorations in excess of three (3) feet in height requires the approval of the A.R.B.

Portable Basketball Hoops - may be visible from the street side of adjacent lots and may remain outside 24 hours/day whether in use or not, subject to following rules. Hoops shall be: 1) maintained in good repair (including, but not limited to, no excessively torn nets, rusted, damaged or worn poles, brackets, rims or backboards; 2) anchored in a safe manner and kept free from debris; 3) safely stored or secured during any storm; 4) for non-cul-de-sac homes, hoop shall face away from street if located within 10 ft. of street; 5) all Town or County Ordinances shall apply pertaining to the placement of basketball hoops on or near public streets.

Screen Enclosures - All screen enclosures must have black screens and framing shall be white. In no instance shall a metal panel be install on the roof or walls on any screen enclosure. Maximum height of the screen enclosure must be consistent with the community standard. All screen enclosures shall have a minimum of a two-foot (2') high approved hedge (see hedges) planted along the outside perimeter of the enclosure (except in door locations and on the lake frontage). On lots which the screen enclosure is located on a lake one tree shall be planted for every thirty (30) linear feet of screen enclosure as measured parallel to the rear (lake fronting) property line.

Garage Screen Doors - Retractable screen enclosures subject to approval from the ARB Committee. All retractable screen enclosures must be hidden inside the frame. Screen cover must be grey or black. Frame color should match the house color.

Height - The height of any structure shall not be more than two stories or thirty-five feet (35') in height as measured to the highest portion of the roof structure.

Garages - All homes shall have at least a two-car garage. Carports are prohibited.

Exterior Walls - All exterior finishes are subject to approval by the ARB. In no instance shall the main body of any home be any material other than stucco unless approved by the ARB. Trellis vines require approval. The Creeping Fig and Ficus Repens, Ficus Pumilla "Climbing fig". species are prohibited for use on exterior of stucco of home. Only 25% of the exterior wall can have vines.

Roofs: The minimum roof slope shall be a 4:12 pitch. Flat roof areas are discouraged and will only be allowed by approval of the ARB. Where a flat roof area is allowed, the drainage must be provided by means of roof drain(s). In no case will runoff from a flat roof area be allowed to drain directly off the roof onto the sides of a structure or through scuppers not continually connected to a drainpipe or downspout.

Roof tiles Painting/Stains: All changes require approval by the ARB.

Whenever possible, all roof stacks, flashings shall be painted to match the approved roof colors. Roof stacks and plumbing vents shall be placed on the rear of roof slopes so as not to be seen from the street.

Roof materials must be either flat cement tile, Spanish "S" II cement roof tile, cement barrel roof tile, or clay roof tiles (Spanish "S" or barrel).

Fences Three styles of fences are permitted as follows:

1. Black vinyl coated chain link fence with a top rail with exposed ends properly wrapped under and around.
2. White aluminum pickets style fencing. This is the only fencing that may be installed on lake front boundary.
3. Wood fence material may be used only on lots that are adjacent to Interstate 95 R.O.W. and on the rear side of any lot facing another community or roadway or canal. Vinyl fence is allowed if backing up to I-95 or a canal.

Sound Wall 1-95 the area between the sound wall and the Egret Landing homeowner's property line is a right-of-way owned by the Florida department of Transportation (FDOT), but residents of Egret Landing and /or the Town of Jupiter may maintain or beautify the area at their own expense. (Setback is 7 feet from the sound wall) However, since the right of way is owned by the FDOT, there may be circumstances where the FDOT will need to gain access to that area. The FDOT has the right to remove any landscaping at any time, without warning, to service the sound wall, although this is unforeseen, The FDOT will only replace grass in the right-of-way if removed. Any landscaping or fence removed by the FDOT will not be replaced. FDOT requests if landscaping is planted, it does not obstruct fire hydrant accesses located on various sound wall panels through the project, or block any vents located on the base of various sound wall panels. Also

please be sure that there are no structures, permanent or non-permanent place in the right of way. It is the responsibility of the homeowner to maintain the right-of-way on the east side of the wall, which includes mowing.

All fences - shall be a minimum of (4) foot in height and a maximum of (5) foot in height, unless otherwise required by local building codes.

All fences require a hedge or vine - fences shall be screened by a hedge located on the interior of the fence in the side and rear yard and on the exterior of the fence when located in the front yard or between the fence and the road. Fences shall be prohibited forward of the front setback of the house on an interior lot.

- The following set back requirements are for homeowners installing a fence - On corner lots, fences shall be prohibited forward of the front setback of the house and not past the side corner setback of a house or on the side corner facing the side cross street.
- Fences may not be freestanding and must tie into either the house or another fence. Hedge is not required if facing a dead-end street or canal:

The specifications for fences on the Egret Landing community property line (i.e. adjacent to Interstate 95 R.O.W. or canal or facing another community or roadway) shall be as follows:

1. Fence material may be wood, chain-link, white aluminum or vinyl.
2. Fence height may be a maximum of eight (8) feet.

Setbacks: The required fence setbacks are as follows: side interior six (6) inches

1. side corner six (6) inches
2. rear interior six (6) inches
3. rear lakefront six (6) inches
4. 1-95 seven (7) feet from sound wall
 - a. Keep in mind to include set-backs to add hedge material on the exterior of the fence.

Walls

Decorative or privacy walls attached to the home may be a maximum of 6' in height. The wall must be approved by the ARB. Walls shall be landscaped with a minimum hedge height of 2' planted at a maximum of 2' on center for the entire length. See setback chart for allowable setbacks. Walls across the rear property line of any lot or parcel on a lake require a minimum of 2/3 of the height of the wall to be landscaped continuously.

Mechanical Equipment - All A/C units, pumps, pool equipment, and ground located solar equipment must be screened with shrubbery a minimum height of the equipment. Total screening must be complete at installation. Mechanical equipment shall be insulated to buffer sound. Window air conditioning units are prohibited. (Through-the-wall A/C units for room additions require ARB approval).

Emergency power generators - All permanently installed emergency power generators must be approved by the ARB and operate on natural gas. All permanently installed generators must be properly screened by a hedge material from view and, at a minimum, attain an 81 dB rating. Location must be on a side yard setback.

Gutters/Downspouts - Gutter and downspouts shall be concealed unless designed as a continuous architectural feature.

Roof drainage- shall sheet flow to any adjacent lakes. Any flat roofed areas must employ the use of roof drains or scuppers. Direct drainage off of a flat roof area is not permitted.

Pool/Game Courts - Pools and game courts shall be designed so that they do not adversely impact neighboring properties with light or sound.

3. Miscellaneous

Coach Lights - Coach light design and materials must be submitted for approval. No exterior lighting shall be permitted that will, in the opinion of the ARB, create a nuisance to the adjoining property owner or vehicular traffic.

Mailboxes – Mailboxes shall not be broken, glued together or fading, they must be free of debris/mildew and kept clean at all times. Mailbox design shall be as required and specified by Egret Landing and must conform to the U.S. Post Office guidelines and community standards. All mailboxes will be the same in Egret Landing to help foster a uniform community design standard. Builders are required to supply the mailbox designated by the POA at or before the time C.O. is issued for each house at the builders expense a sample of the Egret Landing mailbox below.



Mailbox Posts – Mailbox posts shall be free of debris, mold and painted on a regular basis.

Solar Equipment - Installation of solar panels/equipment requires ARB approval and shall not be installed on the side of the home facing the street. Corner lot conditions shall be determined by primary frontage and ARB review.

Alarms - Alarm speakers are not permitted on visual exterior of homes.

Cameras - Exterior cameras require ARB approval.

Signs - All signs (temporary and permanent) require ARB approval.

Storm Shutters - All storm shutters require approval by the ARB. Storm shutters shall not be left up for any extended period of time and shall only be installed for "storm events." Shutters may be installed when a storm warning is issued by Palm Beach County or the

National Weather Service but shall be removed when the "all clear" is given, usually within 24-72 hours after "all clear" is given, or in accordance with the Town of Jupiter or Palm Beach County criteria for storm shutters.

Awnings – All awnings require ARB approval.

SPECIFIC DESIGN STANDARDS

Landscape

Minimum Landscape Budget - All lots shall have a minimum budget of \$0.50 per square foot, including sod and irrigation. This figure is a minimum. The ARB has a right to require additional plants.

Minimum Tree Planting - All lots shall have a minimum of four (4) hardwood trees i.e. Mahogany, Laurel and/or Live Oak. A palm counts as 1/3 of a tree, but only up to three (3) palms of the required (4). Specimen palms may receive more credit at the discretion of the ARB. Minimum tree size is 12' in height and 6'-8' spread at time of installation. No street trees will be allowed in the right-of-way or lake maintenance easements without ARB and county approval. Large lots or corner lots may require a greater number of trees at the discretion of the ARB.

Building Rear/Side Views - Special consideration shall be given to landscaping for the rear or side of homes that are viewed from golf course areas, across lakes, or from roadways, in an effort to adequately screen or buffer views. In no instance shall the rear or side of a unit be in full view from a lake or roadway. The building and roof mass shall be buffered with clustered, vertical plant elements (palms, trees, etc.) with gaps of no more than 40' between clusters. Views from homes to lake areas can be preserved by planting trees with 6'-8' minimum clear trunk height.

2. Square footage

Minimum Square Footages - Single story or split level homes which are not a full two stories shall have a minimum floor area of 1,750 square feet of air conditioned space. Two story homes may have up to 50% of air conditioned space located on the second floor.

Floor Elevations - Floor elevations shall be set as a minimum of 18 inches above crown of road. There will be an allowable maximum of 12 inches higher than the selected minimum. Each lot will be required to drain its own water and cannot be directed off its property to an adjacent lot.

Screen Enclosures - All screen enclosures must have black screens. The screen frame color shall be white. Maximum height of screen enclosure must be consistent with community standard.

Architectural Duplication - To avoid monotonous repetition, duplication of architectural elevations from lot to lot is not permitted.

Miscellaneous - The use of satellite dishes larger than 18" in diameter, towers and antennas are expressly prohibited.

3. Mailboxes

Builders shall order and install the mailbox designated by the POA.

4. Coach Lights

Builders/community associations may choose to use coach lights within their parcel. Coach lights must be approved by the ARB. Egret Landing shall designate all coach light locations.

5. Gas

Unless expressly approved by ARB, all homes shall be equipped with gas appliances (minimum of 3) consisting of water heater, cooking range and clothes dryer, or pool heater.

6. Time To Complete

All construction activities approved by the ARB shall be completed within 4 month of the time of approval or the approval is void unless extended by the ARB.

COMPLIANCE CHECKLIST
Inspection of Homes
(Directive for Property Manager)
Egret Landing Property Inspection Checklist

This checklist is designed to guide those reviewing EL properties in determining whether or not a violation of the Community Rules and Regulations are being violated. This is a “living” document in that it is subject to change as CRR’s change.

Inspection of Homes – When a home is under contract and or leases it is the property manager’s responsibility to walk the entire lot for any violations before signing off on the Lease/Estoppel.

<u>Element</u>	<u>Test</u>	<u>Potential Problems</u>
Exterior Walls	Peeling, Cracking, Color fading, Mildew, Mold And/or require painting within 10 years.	Decreased property value Signs of aging
Roofs	Discoloration of tiles, Dirty fascia, Mildew, Mold, Chipped, missing or cracked tiles	Shortens life of roof, Stains roof Decreases curb appeal Attracts animals
Trees	Hanging branches, Tree branches on roof, < 13.5’ clearance from mid-street to sidewalk	Injury to pedestrian, Property damage not enough clearance for safety vehicles Animal access to roof
House Trim	Peeling, Cracking, Color fading around doors and window frames	Decreased property value, Signs of aging Wood rot
Structural	Holes/Cracks in exterior walls, Missing/damaged parts	Decreased property value, Mold Insect/Animal activity
Hedges	Damaged/Diseased/Untrimmed/Unkept, Leggy, Exceeding 10 feet in height	Decreased property value, Privacy issues, Property line overstepped
Shrubs	Damaged/Diseased/Untrimmed/Unkept, Leggy, Growing too close to roof	Decreased property value Property line overstepped
Driveway	Mold/Fungus/Rust/Oil/Tree Stains, Missing pavers, Weeds between pavers	Decreased property value Damage to concrete and pavers
Lawn	Weed infested/Uncut, Signs of fungi, Red/Brown/Yellow spots	Decreased property value Weeds can infest neighboring yards
Mailboxes	Damaged, Mildewed, Cracked	Detracts from community uniformity
Stumps	Visible	Unsightly, Pedestrian hazard
Signs	No signs permitted	All signs are prohibited within the Community

GLOSSARY OF TERMS

Ancillary structure - A supplemental structure to a residential unit that serves as a recreational and screening element.

Architectural Review Board (ARB) - An entity designated by the Board of Directors of the Egret Landing Property Owner's Association to review community development.

Berm - A linear mound of earth planted with sod, groundcover, trees, or other vegetation to create an undulating ground plane. Berm shall not exceed a 3.5/1 slope for maintenance and appearance reasons.

Buffer/Landscape Buffer - A screening element composed of vegetation, topography, fences or walls.

Builder - See Declaration of Protective Covenants, Conditions and Restrictions for Egret Landing at Jupiter.

Building Area - The portion of a site, not including the required setback areas, which is proposed to be covered by structure.

Caliper - Diameter of a tree trunk measured four and one-half (4 ½) feet above the ground.

Clustered Mailboxes - Placing a number of mailboxes together, usually in one structure.

Comprehensive Sign System - A system that coordinates a variety of sign types in a cohesive manner.

Debris - Scattered and broken pieces.

Declaration of Covenants and Restrictions for Egret Landing at Jupiter - The legal document pertaining to Egret Landing community. The design standards are a supplement to this document.

Decorative Paving - Interlocking pavers, brick, etc., that are different from the monolithic surfaces and call attention to a certain cement (driveway, entry, intersection, crosswalk, etc.).

Dense/Opaque Buffer Planting - A buffer that screens 100% of the view.

Design Standards - A series of detailed requirements that provide the flexibility to maximize individual character for each parcel while assuring aesthetic integrity for the entire Egret Landing community.

Desirable Tree - Any tree except those species described as nuisance species in the landscape section (Part III) of this manual.

Dumpster - A refuse collection and storage container of one cubic yard or more.

Encroachment - The protrusion into a vehicular access way, dedicated easement, pedestrian way, or landscape area.

Facade - The front or main face of a building.

Fence - A continuous barrier that encloses or shields a particular use.

Foundation Plantings - Plant material placed in proximity to building foundations located in planting beds arranged to complement the building elevations and connect the building to the site.

Groundcover – If other than turf, mulch or dark color rocks you may add a low growing plants, (up to 24” height at maturity) planted in such a manner as to form a continuous cover over the ground.

Hardscape - Inorganic, impervious building and paving materials placed on the ground to form a permanent drive or walking surface (i.e. sidewalks, driveways, pool decks, etc.).

Hat racking - The flat cutting of the top of a tree, severing the leader or leaders; or pruning a tree by stubbing off mature wood with caliper dimension of over two (2) inches; or reducing the total circumference or canopy spread contrary to the Natural Arborist Association standards.

Hedge - A close planting of shrubs at or near perimeter of property line which forms, or can be maintained to form, a compact, dense, visually opaque continuous living barrier when mature.

Irrigation - Provision of water by artificial means.

Land Clearing - The act of removing natural or manmade material from a particular piece of real property.

Landscape Barrier - A landscape design feature constructed within a landscape buffer which is intended to impede pedestrian or vehicular cross-movement and to provide an abrupt transition between otherwise incompatible land uses. A landscape barrier may consist of living plants (such as a hedges), structures (such as a wall or fence), or changes in grade (such as berm).

Landscape Easement (L.E.) - Limited use of a portion of another’s property for landscaping purposes.

Landscaping - Consisting of any of the following or combination thereof: materials such as, but not limited to, grass, groundcovers, shrubs, trees or palms; non-living durable materials commonly used in landscaping, such as, but not limited to, rocks, pebbles, walls, hedges or fences, but excluding paving.

Lawn - An area of maintained turf.

A living hedge fence – A hedge is a living fence made of closely planted bushes, which grow and get trimmed and shaped, and form a wall of green near or on the property line.

Loll popping - Shearing or trimming a tree into an unnatural shape, such as round like a lollipop.

Master Plan - The overall design of Egret Landing at Jupiter community in a plan view, conceptual format. (See Part I of this manual.)

Mulch - An organic soil additive or topping such as compost, woodchips, wood shavings, seasoned sawdust, bark, leaves, or straw, used to reduce evaporation, prevent erosion, control weeds, enrich soil, and lower soil temperature.

Natural Area - A substantially undisturbed area left at natural grade containing native or other desirable vegetation. Nuisance species may be selectively removed from natural areas.

Perimeter Landscape Buffer - A continuous area of land which is required to be set aside along the perimeter of a lot in which landscaping is used to provide a transition between and to reduce the negative environmental, aesthetic, and other impacts of one type of land use upon another.

Planned Unit Development (PUD) - A zoning district in which permitted dwelling units are subject to site plan approval and district regulations, and flexibility in land planning is possible.

POA - Egret Landing Property Owners Association, Inc.

Right-of-Way (ROW) - Public lands set aside for public traverse.

Setbacks - The front, side and rear areas as established and required under the comprehensive zoning ordinance and the applicable zoning district requirements.

Shade Tree -A tree species, excluding palms, which by virtue of its natural shape provides a minimum shade canopy of thirty (30) feet in diameter at maturity.

Shrub - A self-supporting woody perennial species of plant characterized by multiple stems and branches continuous from the base, usually not over ten (10) feet high.

Stamped Concrete - The process of stamping a pattern into wet concrete to create a modular paving look (i.e. bricks, tile, etc.).

Tree - Any self-supporting woody plant species which at maturity grows to a minimum overall height of fifteen (15) feet with a trunk D.B.H. of four (4) inches or more, usually with one main stem or trunk and many branches.

Vehicular Use Area - Any areas used by vehicles except public thoroughfares, including but not limited to areas for the parking, display, and traverse of any and all types of vehicles. Also included are areas paved for other purposes such as outdoor storage, service, and delivery, which are similar in nature to areas paved for vehicular use.

Wall - A decorative masonry structure that is not less than twenty-five (25) percent opaque and forms a solid visual screen.

Manufacturer paint from Benjamin Moore

Pre-approved house colors

Legend

B – Body

T – Trim

G – Garage Door

S – Shutters

Tucson Tan 114 B

Sephi Tan 116 B

Soft Fern 2144-40 B

Ocean Air 2123-50 B

Cristalino AF485 B

Yellow Squash 2161-50 B

Lenox Tan HC44 B

Philadelphia Cream HC30 B

Tyler Taupe HC43 B

Adam Gold HC18 B

Bronzed Beige 21521-50 B

Pittsfield Buff HC24 B

Waterbury Cream BC31 B

Rosemary Sprig 2144-30 B

Light Khaki 2148-40 B

Dry Sage 2142-40 B

Ozark Shadows AC26 B

Revere Pewter HC172 B

Valley Forge Tan AC35 B

Cape Hatteras Sand AC34 B

Shenandoah Taupe AC36 B

Pismo Dunes AC32 B

Ashley Grey HC87 B

Danville Tan HC91 B

Crown Point Sand HC90 B

Sail Cloth E-77 B, T, G

Monroe Bisque HC26 B

Carrington Beige HC93 B

Huntington Beige HC21 B

Wilmington Tan HC34 B

Richmond Bisque E-54

Lenox Tan HC44 B

Shelbourne Buff HC28 B

Brookline Beige HC47 B

Yosemite Sand AC4 B

Springfield Tan AC5 B

Adobe Beige AC7 B

Quincy Tan HC25 B

Bennington Gray HC82 B

Bleeker Beige HC80 B

Greenbrier Beige HC79 B

Putnman Ivory HC39 B

Shaker Beige HC45 B

Barley 199 B

Chestertown Buff HC9

Vellum 207 B

Golden Tan 2152-40 B

Lancaster White B, T, G

Collingwood OC 28 B, T, G

Natural Wicker OC-1 B, T, G,

Pale Almond OC-2 B, T, G

Gentle Cream OC-96 B, T, G

Cedar Key OC16 B, T, G

Balboa Mist OC27 B, T, G

Lambskin OC3 B, T, G

Winds Breath OC24 B, T, G

Tapestry Beige OC32 B, T, G

Baby Fawn OC15 B, T, G

Creamy Custard 1145 B, G

Inner Peach 1150 B, G

Powder Puff 1143 B, G

Point Beach 1136 B, G

Dusty Trail 1157 B, G

Coastal Cottage 1164 B, G

Chamois 1108 B, G

Parchment OC78 B, T

Old Fashioned Peach OC79 B, T

Pristine OC75 B, T

Pirates Cove Beach OC80 B, T

Mohave Desert 1114 B, G

Cocoa Sand 1122 B, G

Mohave Desert 1115 B, G

Butte Rock AC8 B, G

Oat Straw AF340 B, G

Muslin OC12 B, T, G

Elephant Tusk OC8 B, T, G

Gray Owl OC52 B, T, G

Brandy Cream OC4 B, T, G

White Sand OC10 B, T, G	Butter Pecan OC89 G, T	Baby' Breath OC62 T, G
Natural Cream OC14 B, T, G	Indian White OC88 G, T	Distant Gray OC68 T, G
Overcast OC43 B, T, G	Silver Satin OC26 G, T	White Opulence OC69 T, G
Mannequin Cream OC92 B, T, G	Capri Coast OC87 G, T	Crème Carmel OC84 T, G
Albescent OC40 B, T, G	Cloud Cover OC25 G, T	Antique White OC83 T, G
Navajo White OC95 B, T, G	Onyx White OC74 T	Pompeii OC82 T, G
Powell Buff HC35 B, G	Feather Down OC6 T, G	Evening White OC81 T, G
Golden Straw 2152-50 B, G	Creamy White OC7 T, G	Timid White OC39 T, G
Golden Lab 178 B, G	Ballet White OC9 T, G	Acadia White OC38 T, G
Desert Tan 2153-50 B, G	Halo OC46 T, G	Niveous OC36 T, G
Hazy Skies OC48 B, T, G	Dove Wing OC18 T, G	Misty Air OC44 T, G
Ashwood OC47 B, T, G	Soft Chamois OC13 T, G	French Canvas OC41 T, G
Stone harbor 2111-50 B, G	White Dove OC17 T, G	Spanish White OC35 T, G
Stone Harbor 2111-50 B, G	White Ice OC58 T, G	Old Prairie OC42 T, G
Stone Hearth 984 B, G	Titanium OC49 T, G	Vanilla Ice Cream OC90 T, G
Pashmina AF100 B, G	Moonshine OC56 T, G	Ivory Tusk OC91 T, G
Gray Owl 2137-60 B, G	Intense White OC51 T, G	Sugar Cookie OC93 T, G
Silver Marlin 2139-50 B	Horizon OC53 T, G	Marble white OC34 T, G
Tranquility AF490 – B	Paper White OC55 T, G	Windswept OC94 T, G
Litchfield Gray HC78 B, T, G	Seapearl OC19 T, G	Opaline OC33 T, G
Berkshire Beige AC2 B, G	Mayonnaise OC85 T, G	Swiss Coffee OC45 T, G
Classic Gray OC23 G, T	Swiss Coffee OC45 T, G	Glacier White OC37 T, G
Sand Dollar OC71 G, T	Icicle OC60 T, G	Bare OC98 T, G
November rain OC50 G, T	Pure White OC64 T, G	Cream Froth T, G
Gray Mist OC30 G, T	Vanilla Milkshake OC59 T, G	Whitewater Bay OC70 T, G
Floral White OC29 G, T	Snow White OC66 T, G	Pink Damask OC72 T, G
Winter white OC21 G, T	White Diamond OC61 T, G	Opal OC73 T, G
Calm OC22 G, T	Ice Mist OC67 T, G	White Heron O57 T, G
Pale Oak OC20 G, T	Chantilly Lace OC65 T, G	Winter Snow OC63 T, G

White Wisp OC54 T, G

Super White PM 1 T, G

Wheeling Neutral HC92 G

Montgomery White E76 T, G

Waterbury Cream HC31 G

Tutor Brown E62 G

Charleston Brown E66 G

Briarwood E75 S, G

Grizzly Bear Brown 2111-20 G, S

Tudor Brown E62 S

Boston Brick 2092-30 S

Brick Red 2084-30 S

Apple Spice 2005-20 S

Country Redwood E23 S

Alexandria Beige HC770 S

Nantucket Grey HC111 S

Yorktown Green HC133 S

Tate Olive HC112 S

Blacktop 2135-10 S