

**LAUREL RESERVE**  
**Architectural Standards and Requirements**  
**June 1, 2008**

**Page 1 of 6**

**SIGNAGE**

No signs of any kind, at any time, shall be displayed except those provided by the developer. Builders and/or homeowners are required to keep the lot free from subcontractor and vendor signs.

**PLAN REVIEW**

All construction plans including proposed elevation designs and plot plan shall be submitted to the Architectural Control Committee for approval **prior to submittance for building permit**. All flat work (i.e. driveways, sidewalks, patios, etc.) shall be shown on the plot plan.

All exterior color schemes shall be submitted to the Architectural Control Committee for approval prior to submittal or building permit OR at least three weeks before any finish work is begun, including repainting after the house has been completed.

All landscape designs shall be submitted to the Architectural Control Committee for approval prior to submittance for building permit OR at least three weeks before any finish work is begun including future landscaping after the house has been completed.

Under no circumstances shall any changes be made in flat work, landscape design, elevation design, color choice or orientation unless prior approval is obtained from the Architectural Control Committee.

**COMPLETION OF CONSTRUCTION**

Once construction has commenced, all improvements to the lot and the construction of the home shall be completed within eight (8) months. Only an appeal to the Architectural Control Committee may result in an extension of this time frame. Failure to complete within the approved time frame may result in forfeiture of the performance bond.

**ARCH. STYLE**

The emphasis is on southern architecture. Elements include side entry garages (inside or outside), front or wrap-around covered porches, broken pitch roof lines, emphasis on cross ventilation, (also known as Cracker style, Key West style, Bermuda style)

**CONSTRUCTION**

**STRUCTURE:**

All houses shall be built of concrete block and stucco (CBS). All houses shall have a minimum beam finish height of **9'-4"**.

**ROOFS:**

Roofs shall be a minimum **6/12 pitch** on one story structures and a 4/12 pitch on two-story structures and composed of **5/8" sheathing** with **40 year dimensional fiberglass shingle** or better, **flat concrete** or **clay tile**, or **metal roof**. Colors must be approved by the Architectural Control Committee. Fascia board shall be a **minimum of 8"** in width and made of wood.

**ROUND-ABOUT LOTS:**

Houses built on lots hugging the roundabouts are required to have roof colors of white, silver or light grey. No hedging or trimming of the common property landscaping is permitted by individual homeowners. Landscape hugging the roundabouts is intended to be an opaque feature. Driveways must be on the far side of the house from the round-about intersection.

**LAUREL RESERVE**  
**Architectural Standards and Requirements**  
**June 1, 2008**

**Page 2 of 6**

**WINDOWS & DOORS:** Window standards shall be a minimum of anodized aluminum. All windows and doors on the front elevation of the house shall either be of impact resistant glass or be shuttered with **approved decorative** shutters meeting the hurricane code. Top of windows and doors shall be placed at 8' from finish floor.

**ENTRY DOORS:** Entry doors containing glass shall either:  
◆constructed with impact resistant glass  
◆shuttered with approved decorative shutters meeting the hurricane code  
◆protected in such a way so the protection is not visible from the street

**SQ. FOOTAGE:** All houses shall contain a minimum air conditioned square footage of 2000.

**SET BACKS:** Standard: Front - 30' Sides - 15' Back - 25'  
Note: cul-de-sac lots may appeal for a 25' set back in front

**GRADES:** 25.00 @ front lot line and at lake tract in Phase I  
26.00 @ front lot line and lake tract in Phase II

**FINISH FLOOR:** 25.70 or higher (higher elevations shall be pre-approved prior to construction) No house shall be substantially higher in elevation than those of the abutting properties.

**GARAGES:** All houses shall have a two car garage minimum.

**INTERIORS:** Doors: 8' tall  
Windows: Top set at 8' from finish floor or approved by ARC  
Base: 5.5" and +  
Cabinets: designer kitchen, may use stock cabinetry in bathrooms  
Flooring: Hard flooring (tile, wood, stone) throughout except bedrooms carpeted unless requested by customer.

**SCREEN CAGES:** All aluminum screen cages shall be white.

**POOLS:** Subcontractors/builders/ homeowners are responsible for material removed from pool shell area. Under no circumstances may any material be spread in the community.

**SITE WORK**

**DRAINAGE:** All finish grading shall be in conformance with the typical lot grading plan. The lots are graded flat at an approximate elevation of 25.00' in Phase I and 26.00' in Phase II during the development phases. Builders are responsible for grading the lots for drainage during the home construction period. (See attached Typical Lot Grading Detail Sheet (page 5 of 6))

**LAUREL RESERVE**  
**Architectural Standards and Requirements**  
**June 1, 2008**

**Page 3 of 6**

- LANDSCAPING:** ♦All lots shall have a minimum \$5,000.00 landscape package not including sod/irrigation/required oak trees.  
♦All lots shall have full Floratam or other pre-approved sod.  
♦All lots shall have an irrigation system drawing from the lakes.  
♦Outside A/C units and pool equipment shall be fully shrubbed with mature landscaping or enclosed behind a block wall or approved fence.  
♦All lots shall meet Sebastian Tree Planting Ordinance.  
♦All lots shall have Laurel oak trees planted as streetscape. Initial trees shall be a minimum of 4" caliper, 5' clear trunk, 14' canopy spread. Subsequent trees shall be sized to match previously planted trees for uniformity in streetscape. See streetscape design for specific quantities and locations.  
♦All landscaping shall take place within the construction time frame and remain a part of the construction contract with the approved builder.
- LAKEBANKS:** All lake lots shall be finish sodded to the water's edge with floratam sod. Any pot holes, ruts, etc. shall be filled with clean sand and any ripples or hills shall be cut so as to provide a consistent cross elevation prior to sodding. Builders shall sod floratam over the existing bahia and blend the grade of the lot to the adjacent lots and to the lake.
- SIDEWALKS** All lots shall have a continuous sidewalk running parallel to the curb, placed 4' from the back of curb with a 1" slope toward the curb. The top of the far side of the sidewalk shall be set at 7" above the back of curb. The sidewalk shall be of concrete and shall be scored and picture framed consistently throughout the community in 5' sections. The sidewalk **shall run through the driveway** (see sidewalk detail sheet page 5 of 6) .
- DRIVEWAYS** Driveways may be **brick paver, brick or concrete with brick edging.**
- WALLS/FENCES:** Fence material shall be black chain link or white pvc, fully landscaped with mature material. Gates shall either face side lot lines and shall be set back far enough so that they are not visible from the street or shall have a mature landscape island in front of them so they are not visible from the street. Full fences are permitted in the cul-de-sac lots only. Rear yard fences in the remainder of the lots are restricted so as not to block the lake views from the adjacent lots. Fence permits will be made on a case by case basis on these lots. In no case shall any fence be placed in such a way as to impede any drainage patterns or be placed in violation of any city ordinance. Approval of the Architectural Control Committee is required for all fences.
- MAILBOXES:** One common mailbox design designated by the developer shall be used for all houses. No other receptacles are permitted at streetside. Purchase of the mailbox is the responsibility of the builder and should be included in the house price. All mailboxes shall be installed 1.5 feet behind the back of curb. The bottom of the box shall be placed between 36" and 42" from the surface of the road. Use \$350.00 for cost estimate.
- CLEAN-UP:** All sites shall be kept clean. Adequate trash containers shall be used and dumped at reasonable intervals. **Houses shall be clean swept weekly** during construction.

**LAUREL RESERVE**  
**Architectural Standards and Requirements**  
**June 1, 2008**

**Page 4 of 6**

- LAKES:** No materials, especially paint or chemicals, shall be dumped or washed into the lakes or drainage system through the streets.
- MAINTENANCE:** Lots shall be kept cut by the builder during the construction phase. No lot will be permitted to be overgrown.
- SURVEYS:** A final as-built survey showing all improvements, including grades for drainage, sidewalks, finish floor shall be provided to the developer/HOA at the time construction is complete.
- SURETY:** Builders are required to post a performance bond in the amount of Five Thousand Dollars (\$5,000.00) ensuring timely completion of construction of the home and protecting the community from infrastructure damage. A review of the curb, road, drainage and grading will be conducted at the time of contract and at the finish of construction with the builder. The surety will be released within two weeks of final inspection of the finished construction providing no damage has been caused by the builder or the builder's subcontractors and/or vendors and provided the home has been completed in a timely manner. The builder is responsible for controlling any individuals working on the job site under the builder's contract.
- NOISE:** Construction shall not begin outside before 7:00 A.M. or continue beyond 7:00 P.M. Monday through Saturday. No outside work shall take place on Sunday. No radios shall be played outside on Sunday or loudly enough inside as to be heard outside the building. No music shall be played before 9:00 A.M. on any day. All music shall be maintained at a level that does not offend residents of the community. Any complaints shall be responded to promptly.
- LANGUAGE:** No offensive language shall be used within the hearing of any resident, customer or sales agent.
- PARKING:** No parking on lots is permitted. Serious erosion results from this practice. Parking areas will be designated.
- TRAFFIC:** All builders, subcontractors, vendors and employees shall maintain slow speeds and reasonable radio levels driving through Laurel Reserve and the adjacent community. Special care shall be used at turning radii to remain on the paved street.
- SUBS:** Subcontractors shall sign an agreement outlining the rules and regulations of Laurel Reserve. Subcontractors violating the rules and regulations of the community will be banned from future work within Laurel Reserve. Builders will be held responsible for their subcontractors' actions while on the site.
- ATTACHMENTS:** Typical Lot Grading Detail (page 5 of 6)  
Sidewalk Detail Sheet (page 5 of 6)  
Streetscape planting requirements (page 5 of 6)  
Subcontractor Agreement (page 6 of 6)

**LAUREL RESERVE**  
**Architectural Standards and Requirements**  
**June 1, 2008**

**Page 5 of 6**

**LOT GRADING DETAIL - no onsite water may be released offsite**

Regular lots:

- Front of house to street
- Rear of house to the lake
- Break sides at center of house and grade to front and rear (no side swales necessary)

Cul-de-sac lots:

- Grade entire lot to front with elevated rear
- or-
- Crear rear yard swale sloped toward lake and grade rear yard to swale

**SIDEWALK DETAIL**

- ◆4' wide
- ◆5' long segments
- ◆1" slope toward road
- ◆picture framed and scored
- ◆Rear elevation 7" above top of curb

**STREETSCAPE PLANTING REQUIREMENT**

- ◆4 trees on lots 1,48,49,72,73,96
- ◆3 trees on round-about lots
- ◆2 trees on all others
- ◆initial trees per following specs, subsequent trees to match existing trees
  - ◆4" caliper
  - ◆5' clear trunk
  - ◆14' canopy spread
- ◆planted 10' behind front lot line (just behind utility easement)
- ◆planted on lot line and 50' o/c (may offset up to 8' too allow for conflicts.)

LAUREL RESERVE  
Architectural Standards and Requirements  
June 1, 2008

Page 6 of 6

**SUBCONTRACTOR AGREEMENT**

All subcontractors shall sign the following agreement outlining the rules and regulations of Laurel Reserve. Subcontractors violating the rules and regulations of the community will be banned from future work within Laurel Reserve. Builders will be held responsible for their subcontractors actions while on the site.

- NOISE:** Construction shall not begin outside before 7:00 A.M. or continue beyond 7:00 P.M. Monday through Saturday. No outside work shall take place on Sunday. No radios shall be played outside on Sunday or loudly enough inside as to be heard outside the building. No music shall be played before 9:00 A.M. on any day. All music shall be maintained at a level that does not offend residents of the community. Any complaints shall be responded to promptly **and politely**.
- LANGUAGE:** No offensive language shall be used within the hearing of any resident, customer or sales agent.
- PARKING:** No parking on the lots is permitted. Serious erosion results from this practice. Parking areas will be designated.
- CLEAN-UP:** All sites shall be kept clean. Adequate trash containers shall be used and dumped at reasonable intervals. **Houses shall be clean swept weekly** during periods of construction activity.
- SIGNAGE:** No signs of any kind, at any time, shall be displayed except those provided by the developer. Builders/subcontractors/vendors/ homeowners are required to keep the lot free from signs.
- POOLS:** Subcontractors/builders/ homeowners are responsible for material removed from pool shell area. Under no circumstances may any material be spread in the community.
- TRAFFIC:** All builders, subcontractors, vendors and employees shall maintain slow speeds and reasonable radio levels driving through Laurel Reserve and the adjacent community. Special care shall be used at turning radii to remain on the paved street.
- LAKES:** No materials, especially paint or chemicals, shall be dumped or washed into the lakes or drainage system through the streets.

\_\_\_\_\_  
Subcontractor or Vendor

Date: \_\_\_\_\_

\_\_\_\_\_  
Builder

Date: \_\_\_\_\_