

Rules and Regulations
Oak Hollow

ARCHITECTURAL REVIEW

FOR

OAK HOLLOW ESTATES

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INTRODUCTION

Each individual homeowner in Oak Hollow Estates will bring with him or her many individual aesthetic preferences and personal values. Those values and preferences will be reflected in the personality of the home. However, as each individual becomes an addition to the growing community, greater attention must be paid to the aesthetic integrity of the entire neighborhood through continuous use of similar building materials and a unified landscape design.

Oak Hollow Estates has been conceived and designed with the overall appeal of the community in mind; gated entry, fountains, sidewalks, plantings, and preservation of natural environment are all part of the effort to blend style and nature to ensure lasting beauty and value for all property owners.

ARCHITECTURAL REVIEW COMMITTEE

Allowing each home its own unique flavor and personality, yet designing it so as to compliment the integrity of the entire neighborhood is the objective of the architectural guidelines. An Architectural Review Committee as been established to oversee and advise on the development of Oak Hollow Estates.

The Architectural Review Committee shall be the same as the Oak Hollow Estates Board of Directors. The A.R.C. (Architectural Review Committee) and the Board (Oak Hollow Estates Board of Directors) shall be synonymous.

The committee shall perform architectural, site engineering and landscape architectural reviews and approvals for all structures and/or modifications of existing structures. Composed of _____ permanent members, this committee shall be appointed by the developer, DILECO, L.L.C., and approve all plans for development. Such approval shall be deemed necessary in order to obtain issuance of any building permits from the appropriate municipalities

Pursuant to the powers and authority granted under Article VI of the "Master Declaration of Covenants, Conditions, Reservations and Restrictions of Oak Hollow Estates", the Architectural Review Committee hereby adopts these guidelines for the implementation of Oak Hollow Estates single-family lots.

REPORT AUTHORIZATION

This document has been authorized by the developer/owners of Oak Hollow Estates referred to as the Declarent under the documents entitled "Master Declaration of Covenants, Conditions, Reservations and Restrictions of Oak Hollow Estates". The covenants together with this document shall be considered part of the legal contract between the lot owner and the declarent, and successor and/or assigns. However, in no way shall this book be considered primary to the

covenants or be used to supersede the conditions of the covenants or appropriate city/county regulatory codes.

THE REVIEW PROCESS

Review Procedure

Prior to requesting a building permit from the local government, each lot owner shall apply to the Architectural Review Committee (ARC). Two steps have been designated as a process for ARC approval:

1. Preliminary application
2. Final Application

All proposed structures or exterior alterations to existing structures must be reviewed by the ARC. Approval by the committee, however, shall not relieve the owner from supplying additional information as required by local government agencies.

Preliminary Application

Submit three (3) sets of preliminary drawings or sketches to one of the appointed review board members along with a \$300.00 application fee made payable to Oak Hollow Estates Homeowners Association. A homeowner will be allowed one re-submittal without the processing of a new application and fee.

Information submitted must be complete and in compliance with the submittal requirements (see below) but may be sketchy and loose in character. Preliminary application is designed in concept to review the major components of each lot's development. Drawings must not be final.

Consideration and review will be on the site plan, setbacks, floor plans, building elevations, preliminary engineering and all building materials, textures, and colors (See page 6 for submittal information requirements.)

Final Application

When complete, and after preliminary approval, three (3) sets of final plans and specifications, 2 sets of landscape plans, color selection plans, together with an application for final approval shall be submitted to the ARC along with a \$250.00 application fee. If plans are complete with all the information required, the submitted package will be scheduled on the ARC agenda for discussion at its next meeting. If not complete, the plans will be returned for additional information and resubmitted by the homeowner. A homeowner will be allowed only one re-submittal without the processing of a new application and fee. A recommendation will be made within thirty (30) days of receipt of submittal. No permitting or construction shall commence without written approval of the ARC.

SUBMITTAL REQUIREMENTS

Preliminary and Final Application

The following items must accompany the APPLICATION FOR PRELIMINARY/FINAL PLAN APPROVAL

Three (3) complete sets of drawings, plans and specifications

Filing fee of \$300.00 (Preliminary Application)

Filing fee of \$250.00 (Final Application)

Each set of drawings shall contain the following information:

Site survey at 1"=20', or larger scale (may be combined with site plan)

- A. Site survey showing metes and bounds, legal descriptions, rights of way, easements, gross acreage of lot, topography, catch basins, location/size of existing vegetation and means of preservation, all utilities and easements. Vegetation survey shall at least include all trees 4" or greater caliper, identified by their genus and species and/or clusters or masses of plant material.

Site Plan @ 1"=20' or larger scale

- A. 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/structure(s), mechanical equipment, parking areas, driveways, walkways, fire hydrants, fences, walls, planters, screens and utilities.
- C. Building setback, building dimensions, square footage for living area, garage area, pool, deck, driveway and ancillary structure(s).
- D. Proposed topography, spot elevations, drainage plans, runoff flow arrows.
- E. Larger, more detailed plans may be required in addition to the 20' scale plan as deemed necessary by the ARC.
- F. Indicate existing vegetation to be preserved, and method of preservation.

ARCHITECTURE GUIDELINES

1. LAND USE AND BUILDING TYPE

No lot in the Subdivision shall be used except for residential purposes and only one residence for occupancy by a single family shall be erected on each lot.

2. BUILDING LOCATIONS, SIZE, HEIGHT, AND USE RESTRICTIONS.

No building or structure for any purpose shall be erected, placed or permitted to remain in said subdivision which shall be more than two stories in height.

No building or structure for any purpose shall be erected, placed or permitted to remain on any lot in said subdivision which shall be less than 25 feet from the front yard Right-of-way line, nor less than 15 feet from any side lot line to any adjacent buildable lot in said Subdivision, nor less than 25 feet from any rear boundary line.

Setback requirements listed above do not apply to driveways, pools, pool enclosures, and roof overhangs. For these items please refer to Indian River County setback requirements.

No residence shall be erected, placed, or permitted to remain in the Subdivision which shall consist of a size less than 2200 air conditioned square feet, exclusive of one-story open porches, and attached garages. First floor of two story residences requires minimum of 1800 air conditioned square feet.

The lots in said Subdivision shall not be used for any purpose, except as single-family residences and there shall be no commercial or professional use of the lands in the Subdivision, no matter how incidental such use may be to the single-family dwelling purpose.

No lot shall be conveyed, assigned, transferred, leased, licensed, devised, or in any way held, dealt with or built upon, save as one single tract.

3. ARCHITECTURAL CONTROL REQUIREMENTS.

All homes located in the Subdivision shall comply with the following Architectural Requirements.

1. Fascia. Wood fascia must be a minimum of 5 ½ inches. Aluminum and vinyl fascia are prohibited. Fascia shall have a 1" x 2" installed behind the drip edge.
2. Driveways. Driveways must be of brick pavers. Paver style, color, and installation pattern must be approved by the Board.
3. Garages. Each home shall have a garage that is designed to hold not less than two full size cars.
4. Roofs. The roof pitch must be 6/12 or steeper. Roofing materials permitted are metal or dimensional shingle.
5. Air Conditioning Units. Air conditioning units and irrigation pumps must be hidden from view by a wall structure or mature landscaping. Wall structures must be of the same materials and design used in construction of the home. The Board will determine if the equipment is sufficiently hidden. In addition, piping connected to the HVAC equipment shall not be attached to the exterior wall.
6. Fences. Fences are permitted and shall consist of materials, color, design, structure, and height approved in writing by the ARC. Fences shall not be located nearer to the front of the lot than the rear corner of the home located nearest the front of the lot. Fencing must have a uniform color. Either painted or stained to match or compliment the house, or left a natural color. Fences must be kept in good repair. Fencing and/or sections of fence that sag or are in poor condition must be repaired or replaced. Chain link fencing is strictly prohibited. The Oak Hollow Estates P.O.A. Board of Directors shall render decisions concerning proper fence location. The ARC decision concerning fence location shall be the final authority on such matters. There shall be no fencing permitted on Lots that share a boundary line with a stormwater management area (lake or pond).
7. Exterior Lights. Each home must have wall mounted lights opposite each side of the garage (carriage lights) and post light with a light sensor which automatically turns the lights on at dusk and turning the light off at dawn. Location of post light must be approved by ARC. Each home must have front door/entry lighting.
8. Landscaping. All lawns must have Floratam sod. Bahia sod is prohibited. All lawns must have an irrigation system. Plants used to landscape exterior walls must be not less than three (3) gallons in size (at least 30" tall when planted) and spaced not more than 30 inches apart. Smaller plants are permitted in other areas. Not less than four (4) hardwood trees (minimum 4 inch caliper and measuring not less than 18 feet tall) shall be

added to each lot as part of the landscaping (credit may be given for existing hardwood trees). Two of the aforementioned hardwood trees must be in the front of the house (one oak tree required in front) and two shall be in the rear of the house. Plants no smaller than (3) gallons in size shall be installed at rear of property to create buffer. All landscape plans must be submitted and approved by ARC.

9. Pools. No above-ground swimming pools shall be erected, constructed or installed. All exterior in-ground pools, spas and jacuzzies must be approved by the ARC and comply with current code.
 10. Satellite Dish. A satellite dish not exceeding 24 inches may be installed in the rear or side of the house. If possible, these must be located so as not to be seen by passing cars.
 11. Mailboxes. Each homeowner is required to purchase and install a mailbox designated by the ARC. No other mailbox is authorized, installation and/or use of any other mailbox is prohibited.
 12. Exterior walls shall be not less than 9 feet 4 inches high when measured from the slab to the top of the bond beam.
 13. Exterior paint colors must be approved by the ARC prior to applying paint to any structure. Small sample areas, not to exceed 200 square feet are permitted. The ARC reserves the right to request a sample area be painted in order to determine if a color is appropriate for approval.
 14. All doors located in the front of the house must be not less than 8'0" tall or 6"8" with transom.
 15. All windows must have an exterior sill approved by the ARC. Any portion of a house that faces a road is subject to the window sill requirement and must include mullions.
 16. Each lot owner shall be required to grade and fill such lot according to the requirement promulgated in the master grading plan established by Indian River County, Florida (not less than 18" above crown of road).
4. LANDSCAPE, SPRINKLER SYSTEM, AND YARD STANDARDS.

All lawns shall be fully landscaped prior to occupancy. Each lot owner shall be required to install a sprinkler system to irrigate all plant material simultaneously to the installation of the landscaping. Plant material shall be defined as any and all improved landscaping, in accordance with an approved landscape plan.

All lawn and plants shall be maintained in a neat and well trimmed manner so as not to permit the following:

- (a) Grass to exceed four and one-half inches (4 ½") in height from the time of issuance of Certificate of Occupancy, and ten inches (10") on vacant lots.
- (b) Excessive growth of weeds.
- (c) Large bare spots on the lawn.
- (d) Dead branches on trees, bushes and hedges.

Lot owners shall be responsible for maintenance of the lot, in accordance with the previously submitted and approved landscaping plans, and including that portion of the street right-of-way, in front of owners lot, lying between the actual street pavement and the outer street right-of-way line, being also the owners front lot line.

Lot owners are prohibited from planting any plants designated by Indian River County as Fruit Fly Host Plants. This list is available from Indian River County Environmental Planning, and may be expanded and/or amended from time to time. This restriction will be expanded to include any and all additions to said list.

5. UTILITY CONNECTIONS.

Building connections for all utilities, including, but not limited to water, electricity, telephone and television shall be run underground from the proper connecting points to the building structure, and in such a manner as to be approved and acceptable to the governing utility authority.

6. DRIVEWAY CONSTRUCTION AND STANDARDS.

All dwellings shall have a driveway consisting of brick pavers which shall be maintained in good repair.

7. UTILITY EASEMENTS.

Each lot in the Subdivision, as platted and subdivided, shall be subject to an easement, on, over, and across the front ten (10) feet of each lot for the location of utilities, including, but not limited to the location of the underground utilities for the Subdivision. By the words "the front ten (10) feet" of each lot for the location of utilities, including, but not limited to the location of the underground utilities for the Subdivision. By the words "the front ten (10) feet", it is intended that said easement shall apply to and cover a depth of ten (10) feet abutting any street right-of-way bordering each lot, as shown by the plat of OAK HOLLOW ESTATES Subdivision, for the full width of the lot.

TIME REQUIREMENTS

A. An owner of a lot must submit to the ARC and have approved plans for the construction of a single family residence on the Owner's home site within one (1) year from the date of closing of home site purchase; and

B. Owner must secure the issuance of a building permit from Indian River County for construction within three (3) months thereafter. Construction must commence, as evidenced by the pouring of a slab, thirty (30) days after issuance of the building permit and be completed within two hundred and seventy (270) days thereafter.

C. In the event that an Owner has not complied with the time periods set forth above, then and in said event, the Developer shall have the right to repurchase home sites from the Developer's grantees or their transferees upon the terms indicated below:

1. In the event that an Owner shall not have fully complied with the requirements indicated above within the established time frame, the Developer shall have the option to repurchase the non-complying lot. The repurchase price shall be identical to that paid by the Owner initially and the repurchase transaction shall be governed by the same terms and standards as the initial sale transaction to the Owner.
2. The right of repurchase shall be exercisable by the Developer, or its assignee, by submitting a written notice of the Developer's election to repurchase, at any time within ninety (90) days following default. Closing on the repurchase shall occur on the first business day thirty (30) days after the mailing of the notice of the Developer's exercise of its right to repurchase. The Owner shall convey the lot to the Developer, or any third party designated by the Developer to take title, by statutory warranty deed, subject only to the same exceptions to title as set forth in the deed of conveyance to the Owner. Ad valorem taxes and assessments shall be prorated as of the date of the repurchase closing. If the title proposed to be conveyed by the Owner is subject to any lien, encumbrance or other defect not permitted by this paragraph, Developer, in addition to all other rights and remedies which it may have at law or equity, may remove any such lien, encumbrance, or defect and deduct all costs and expenses incurred by Developer from the amount of the purchase price otherwise payable.
3. The failure of the Developer to provide notice of its intent to repurchase within the ninety (90) day period indicated above shall automatically terminate the Developer's right to repurchase.

4. The terms of this paragraph shall be included in all deeds of conveyance from the Developer of lots within the restricted real property.
5. The mandatory building requirements set forth on this section and the Developer's rights to repurchase, shall terminate and cease at such time as an Owner has completed construction of a residence on the restricted property, and received a final certificate of occupancy from the Indian River County upon the said construction.

OAK HOLLOW ESTATES

EXTERIOR COLOR SELECTION

NAME:

ADDRESS:

LOT:

Roof:

Walls:

Trim:

Front Door:

Garage Door: To match Main House_____ or Trim_____

Shutters

Columns: To match Main House_____ or Trim_____

Crowns & Fascia:

Soffits:

Porch Rails:

Screen Enclosure:

Driveway:

Received: _____

Date: _____

OAK HOLLOW ESTATES P.O.A.

657 8TH Court
Vero Beach, Fl 32962

January 4, 2006

To All Lot Owners:

Effective immediately please attach enclosed addendum to your Architectural Guidelines.

Maria N. DiRocco

**FIRST AMENDMENT TO
ARCHITECTURAL REVIEW
FOR
OAK HOLLOW ESTATES**

The following section is hereby modified as follows:

THE REVIEW PROCESS

Review Procedure

Prior to requesting a building permit from the local government, each lot owner shall apply to the Architectural Review Committee (ARC). Two steps have been designated as a process for ARC approval:

1. Preliminary application
2. Final Application

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Preliminary Application

Submit three (3) sets of preliminary drawings or sketches to one of the appointed review board members along with a \$300.00 application fee and a damage security deposit of \$2,000.00 made payable to Oak Hollow Estates West Homeowners Association. A homeowner will be allowed one re-submittal without the processing of a new application and fee.

Information submitted must be complete and in compliance with the submittal requirements (see below) but may be sketchy and loose in character. Preliminary application is designed in concept to review the major components of each lot's development. Drawings must not be final.

Consideration and review will be on the site plan, setbacks, floor plans, building elevations, preliminary engineering and all building materials, textures, and colors (See page 6 for submittal information requirements.)

Final Application

When complete, and after preliminary approval, three (3) sets of final plans and specifications, 2 sets of landscape plans, color selection plans, together with an application for final approval shall be submitted to the ARC along with a \$250.00 application fee. If plans are complete with all the information required, the submitted package will be scheduled on the ARC agenda for discussion at its next meeting. If not complete, the plans will be returned for additional information and resubmitted by the homeowner. A homeowner will be allowed only one re-submittal without the processing of a new application and fee. A

recommendation will be made within thirty (30) days of receipt of submittal. No permitting or construction shall commence without written approval of the ARC.

**SECOND AMENDMENT TO
ARCHITECTURAL REVIEW
FOR
OAK HOLLOW ESTATES**

The following section is hereby modified as follows:

ARCHITECTURE GUIDELINES

5. CONTRACTOR APPROVAL

Contractors must be State and County licensed and have in place current liability and workmen's compensation insurance. Proof of license and insurance must be submitted with final plans.

Contractors must be approved by the Architectural Review Board.

6. ACCESS

Construction will not start before 7:30 A.M. and end at 5:00 P.M. Monday thru Friday.

There will be no construction on weekends or holidays without prior approval of the Architectural Review Board.

7. BRICKPAVERS

Brick pavers to be Paver Systems. Color - Adobe.

All brick pavers to be sealed with H & C Brick and Concrete Sealer.

8. MAIL BOXES

Mail boxes available through Property Owners Association.

THIRD AMENDMENT TO

ARCHITECTURAL GUIDELINES

FOR

OAK HOLLOW ESTATES

ARCHITECTURE GUIDELINES

7. BRICKPAVERS

The POA has in a trust account \$983.80 plus 25% (\$245.95) to cover up to 25% increase, plus \$75.00 administrative cost from attorney to issue checks to subcontractor for a total of \$1304.75 per lot to install brick pavers on 7 ½ unimproved lots on the east side of the development, namely lots 2,3,4,5,7,9,10 & ½ of Lot 11. Should the brick paver sidewalks not be installed within 18 months from the date of the turnover of the Property Owners Association to the Property Owners any additional cost over \$1304.75 will be the responsibility of the Property Owner.