

The Ranch at Twenty Mile

Homeowner's Architectural Criteria and Review Procedure Manual

Revised July 12, 2016

Purpose

The Declaration of Covenants and Restrictions for Twenty Mile East (the “Declaration”) establishes a review and approval procedure for all improvements proposed within the community. Twenty Mile East includes the communities of The Ranch and The Hammock. **This manual is for the homes in The Ranch.**

The purpose of this manual is to inform homeowners of the design guidelines for the community and the submittal procedures to be followed when requesting an exterior modification or addition to their property. Any improvement including but not limited to, exterior paint and roof color, pools, screen enclosures, walls, fences, landscaping, flagpole, play structure, satellite dish, driveway or any other improvement visible from any road or adjacent lot must first receive approval from the Developer prior to installation.

Authority

The authority for this manual is set forth in Article V of the Declaration of Covenants and Restrictions for the community which was received by all homeowners when they purchased their homes. The Declaration encumbers all the homes and lots within the community and is a contract between the homeowners and the Association, wherein, per Article V, the homeowners agree to

refrain from making any modifications to the exterior of their homes without first receiving approval.

These Architectural Criteria (“Guidelines”) are supplemental to the Declaration of Covenants, Conditions and Restrictions for the community. Included herein are minimal standards for development, construction, improvements or modifications. The Guidelines are intended to be a living document that will be modified as needed to add, clarify or change the Guidelines for the betterment of the community. Non-compliance with these Guidelines will be used as the basis for disapproval of the modification or construction plans, and may result in enforcement proceedings including, but not limited to, an injunction or the imposition of a fine, or both.

Architectural and Building Criteria

The following criteria may be changed or modified at the sole discretion of the Developer. Each Homeowner will be provided with written notification of any such changes thirty days prior to its effective date. The Developer retains the right to waive or modify any of the following provisions if in its sole discretion it determines such a change is not a detriment to the community as a whole.

All plans submitted for review shall be evaluated for total effect and may be disapproved by the Developer, in its sole discretion. Each request for approval should contain the required information and be delivered to the offices of the Developer or its designee. Upon receipt of all needed information, the Developer will approve, disapprove or require modifications within 15 working days.

Building Setbacks

Front Setbacks:

Front of structure	25 feet
Front with front facing garage	30 feet
Side Setback	5 feet
Side Setback for a Corner lot	10 feet
Rear Setback	10 feet

Developer reserves the right to approve a variance to the required setbacks if appropriate for the house foot print, lot orientation and/or rear yard setback of a particular lot.

Additional Setbacks From Conservation Areas

Lots that back up to Conservation Areas may require a twenty-five (25) foot rear yard building setback in lieu of the typical rear yard setback. Lots with this additional rear yard setback are shown on the community's approved **Neighborhood Site Plan**.

Conservation Areas

Areas designated "**Conservation Areas**" or "**Tree Preservation Areas**" on the community's recorded plat are protected areas and should not be entered into or disturbed in any way.

Pool Setbacks

Pool setback (with or without a screen enclosure) and setbacks for pool equipment and air conditioning units shall be in accordance with the approved PUD or St Johns County standards.

Garages

Each house is required to have a two or three car garage with operable doors. Garage doors should remain closed except to allow cars to enter and exit the garage. Garages may not be converted to living space. Vehicles should be parked in the garage spaces overnight.

Exterior Color Plan

Any changes to the initial exterior color scheme of the exterior of the house including roof, trim, shutters and front door must be submitted to and approved by the Developer prior to the change.

Covered Porches/Screened Enclosures

The screening of a lanai or patio under the roof of the house is allowed. Screened enclosures in the rear yard or over pools are allowed but must meet all building setbacks requirements. Metal patio covers or metal roofs over screened enclosures are not allowed. Screen enclosures on back-to-back homes cannot exceed

13 feet in height. Screen enclosures on Preserve or Boundary lots may not exceed the building's rear eave height. All screen enclosures should be out of view from the street as well as 20 Mile Road. The color of the screen should be Charcoal and Dark Bronze for the frame.

Swimming Pools

All pools shall be enclosed by a screen enclosure or approved pool fence meeting the applicable safety codes of St Johns County. Pool screen enclosures may not be visible from the street in front of the dwelling unless approved by the Developer.

Fences

The approved fence type for each lot is shown on the attached **The Twenty Mile East Fence Plan**. This fence plan may be modified at the discretion of the Developer, if in its sole opinion such a change will not negatively impact the neighborhood as a whole.

Fencing along the street side of a corner lot must be located inside the ten (10) foot side setback line for a corner lot. In addition, a hedge consisting of three gallon plants shall be planted on the outside of the fence for at least 50% of the length of the side yard fence exposed to the street. Rear yard and side yard (non-corner lot) fences should be located along the property line and must fully enclose the yard.

Side yard fencing shall have a fence type that is consistent with the approved rear yard fence type, and shall not extend closer to the front of the house than the mid-point of the sidewall plane of the house. Fence location, height, composition and color should be submitted to the Developer for approval before installation.

Fences shall not be installed within easements labelled **“Unobstructed Drainage, Access, and Maintenance Easement”** on the community's recorded plats. These easements provide the Homeowners Association and its contractor's access for maintenance of the ponds. Fences shall not be installed on within pond easements on the back of lots labelled

‘Easement for Drainage Access and Maintenance’.

Fences and landscaping may be installed within easements labelled **“Drainage Easement”** on the plats, however the Association shall not be responsible to any homeowner for the repair or replacement of any damaged fence or landscaping within the easement that occurs during maintenance. Homeowners may not install any fence or landscaping that in any way damages or materially impacts the drainage function within these easements.

Perimeter fencing installed by the Developer as shown on the Fence Type Plan shall be maintained by the Homeowner, Homeowners Association, and/or CDD, as applicable. Homes that share side or rear property lines with the CDD or HOA shall be responsible for the maintenance of the inside face of the perimeter fence including cleaning or painting. Homes that share side or rear property lines with unassociated land (Lots 1-12) shall be responsible for maintenance of the perimeter fence.

Satellite Dishes

Satellite dishes should be installed in the rear or side of the home site out of view from the street. Additional landscaping may be required to properly screen the dish from view of the adjacent house. The location should be submitted to the Developer for approval prior to installation

Landscaping

The replacement of any dead or diseased trees with the same species tree is allowed without prior approval. Cypress mulch, pine bark or similar material is acceptable for use as mulch. The use of stones, rocks, and gravel or lava rock as mulch in landscaped beds is prohibited.

Street Trees

Upon completion of each residence, the Builder or Developer may have planted a “street tree” in accordance with the community’s County approved plans between the edge of the roadway and the front lot line of the home defined in the Declaration as “Limited

Common Area”. These trees are to be considered part of the landscaping for the home and properly maintained and irrigated by each homeowner.

Irrigation

All landscape beds and sod should be fully irrigated with an automatic irrigation system. Irrigation should extend to the edge of the water if the lot is adjacent to a pond or the edge of natural vegetation if the lot is adjacent to a preservation area. Reuse irrigation water as supplied by JEA, shall be the sole source of irrigation water. Individual wells are prohibited.

Driveways

Driveways should be constructed entirely of a brick, stone or concrete paver material appropriate and complimentary to the selected architectural style of the residence.

Outside Mechanical Equipment

Outside mechanical equipment such as LP tanks, water softeners, pool pumps and heaters shall be properly screened from view from the street by a 4-ft wall consistent in color & material with the exterior of the house.

Window Coverings

All windows should have an interior cover consisting of some type of blind, drape or shade. All coverings should be white or beige in color as seen from the outside of the house.

Residential Signs

Residential signs include “For Sale”, “For Rent” and “Open House” signs placed on lots by residents and/or their real estate agent. These signs must comply with the attached uniform signage criteria generally known as the “**Nocatee Sign Standard**”. The sign shall not exceed 9” x 12” in size and must be professionally painted in a uniform tan color with green letters. The use of “Bandit” real estate signs is prohibited. All other signs are prohibited without specific written approval from the Developer. At no time should any sign be placed in a window. Political signs no

larger than 3 feet x 4 feet may be installed on a lot no earlier than 10 days prior to the election. Each lot is limited to one political sign at a time and such signs should be removed the day after the election.

Play Structures

Play structures and basketball goals, either permanent or temporary are prohibited in front yards. Play structures in the back yard will be reviewed for height and color and generally should not be visible from adjacent Lots or from the street. Any such structure must be approved by the Developer prior to installation.

Trash Receptacles

Trash receptacles should be placed curbside no earlier than dusk the day prior to the collection day and the emptied receptacle must be removed prior to dusk of the day of collection. Trash receptacles must be hidden from view at all other times.

Seasonal Christmas or Holiday Decorative Lights

Seasonal decorative lights may only be displayed between Thanksgiving and January 15.

The Ranch at Twenty Mile Plan Submittal Procedure

Please provide the following information for approval:

1. Completed Submittal Form
2. Applicable site plan, photograph or product specifications
3. Color samples, if appropriate
4. Written description of desired improvements

Submit all plans and information to the following:

**The Ranch at Twenty Mile
Architectural Review
c/o BCM Services, Inc.
920 3rd Street, Suite B
Neptune Beach, FL 32266
904-242-0666 904-242-0670 fax**

Email: arc@bcmervices.net

The Ranch at Twenty Mile

Architectural Review Submittal Form

Date: _____

Owner:

Phone/Email: _____

Lot No. _____

Address: _____

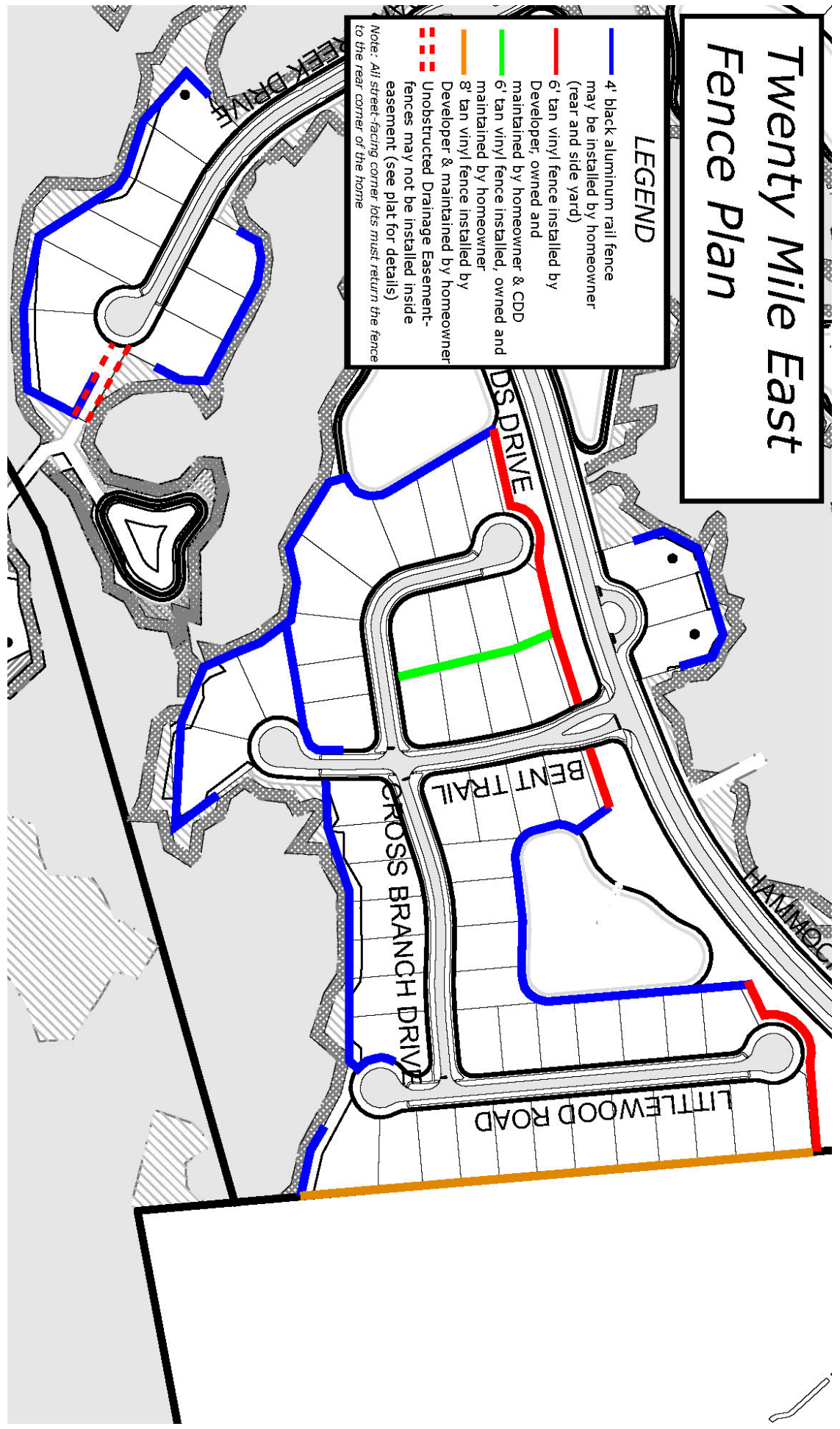
Description of Improvement:

Approval Date: _____ **By:** _____

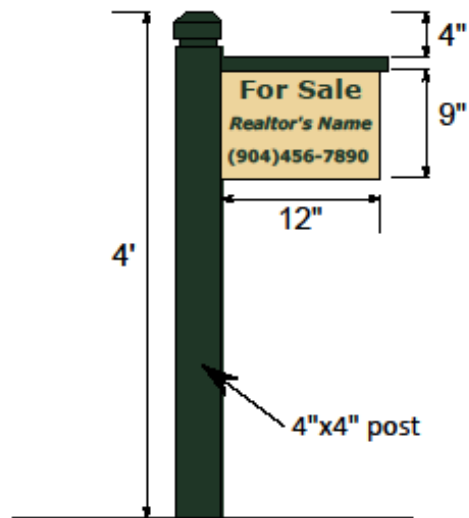
Twenty Mile East Fence Plan

LEGEND

- 4' black aluminum rail fence may be installed by homeowner (rear and side yard)
- 6' tan vinyl fence installed by Developer, owned and maintained by homeowner & CDD
- 6' tan vinyl fence installed, owned and maintained by homeowner
- 8' tan vinyl fence installed by Developer & maintained by homeowner
- - - Unobstructed Drainage Easement- fences may not be installed inside easement (see plat for details)
- ■ ■ Note: All street-facing corner lots must return the fence to the rear corner of the home



Nocatee Sign Standard



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