

Community Standards

Esplanade Golf & Country Club of Lakewood Ranch

Community Standards: The Community Standards reflect the overall community design, architectural style and the existing Standard Color Packages in place during the construction of the homes within the community. Adherence to Community Standards ensures Esplanade Golf & Country Club of Lakewood Ranch retains the character as designed. The Community Standard applies to the entire house paint package (exterior, doors, house trim, gutters) stone type and designated stone surface areas window type and color, soffit colors, screen enclosures, pavers and overall architectural design.

Lot Conditions and Modifications

All improvements/modifications to your lot or home shall not modify, obstruct or impede the flow of the drainage or divert it away from your Lot or otherwise alter the flow of that drainage in any manner that will have any effect on neighboring lots or common areas and must be restored to original drainage design. Please refer to the governing documents of the Esplanade Golf & Country Club of Lakewood Ranch for all drainage restrictions. Modification of drainage on any lot can impact the drainage as designed and approved by the Water Management Districts which are the governing entities regulating the compliance to the approved drainage plan in the community.

Irrigation System

All modifications to the site must note on the application that the owner has verified that the request for modification has been reviewed and that any impact to the irrigation system will be properly and professionally repaired to ensure proper irrigation to the lot as determined by the association's representative.

Structural and Landscape changes

The Final Survey (copy) is required showing all requested structural and site modifications and must be drawn on the Final Survey in an appropriate scale which includes the dimensions of any structure, and distance from easements and property lines. (ie: room addition, enlarged landscape beds fences, pools, screened cages, pool equipment, patios, gutters, etc.)

Address Plaques: Street numbers are required by code and may not be removed or altered from the existing type. Homes with side load garages may add an address number plaque to the existing Post Light located in the landscape bed. The plaque must be black and the white lettering of the same font and size as that on the home. No additional embellishments or names or wording is permitted.

Coach Lights: There is a Community Standard coach light on all homes and may only be changed to the Coach Lights currently offered or previously offered in the Community Standards package.

Entryway Screening: Entry way screening is only permitted on the inside of an enclosed Courtyard and may not be visible from the front entry or gated entry area facing the street.

Extended Driveway, Frontload Garage Homes: Pavers may be used to extend the driveway only to the width of the wall containing the overhead garage door. It must extend lengthwise from the corner of the wall containing the garage door to the curb and remove any existing concrete walk and replace walk with pavers to the length of the driveway to the curb.

Extended Driveway, Side-load Garage Homes: **See EXHIBIT C.** Pavers may be used to extend the driveway width to accommodate vehicle backing. The width may not extend past the side plane of the home and front plane of the garage. It may be no wider than 6 feet from the existing drive as originally designed. Depending on the individual lot width, easements and model of home, the drive may be extended up to a maximum width of 8 feet to a hammerhead shape. Landscaping must remain between the front of the

home and the extension and landscape must added to the side of widened driveway unless limited by lot dimensions, easements or swales.

Extended Sidewalks: Any angled extension from a paved entry sidewalk to the driveway edge may not extend into the P.U.E. (public utility easement).

Fences: Golf Course abutting or Water abutting lots may not have fences. Fences must comply with the Fence Guidelines, **EXHIBIT B**.

Flags: An Owner may display one portable, removable United States flag in a respectful manner, and one portable, removable official flag in a respectful manner, not larger than one 4½ feet by 6 feet, that represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Any Owner may erect a freestanding flagpole no more than 20 feet high on any portion of the Owner's Lot if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The Owner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4 ½ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including lighting ordinances in the County and all setback and locational criteria. One (1) surface mounted flag holder may be located on the side closest to the entryway of the home under the coach light. All flag size and type specified in this paragraph apply.

Garage Screens: Screening of any type that enclosed the garage opening are not permitted. Garage doors should remain closed when not in use.

Generators: Generators should be located in a position of the least audible and visual impact to existing neighboring residence. Dense landscape of comparable type and size of existing community landscape to provide screening from street view is required. A 4ft PVC Fence (of specified type and color for the community) is preferred with the landscape screening if installation and code requirements do not prohibit/limit distance needed for safe operation of equipment.

Gutters: ALL gutters with downspouts must connect into an underground disbursement or drainage system. Water flow must be per the site drainage plan on the Final Survey of the home and underground system must convey to the front or rear yard and there disperse underground or disburse via an underground bubbler system. Detailed information showing the location of proposed downspouts, proposed drainage direction and existing drainage patterns (swales) is required. (Drainage direction is indicated on the Final Survey which is provided to residents at closing and required to be included in submission).

House, Lawn and Yard Art: Due to landscape maintenance requirements, fixed or moveable lawn furniture, decorative yard items or benches are not permitted in turf or landscape beds other than the items as listed below. No ARC is required for compliant items.

- Decorative lawn art items that are a maximum of 24" in height are permitted in the landscape beds. Decorative items are limited to two (2) items total in the street facing and side yards. Back yards may have an additional 2 items in the beds for a total of 4 items. This includes, but not limited to, pots, artwork, gazing balls, sculptures or any other decorative item
- Potted plants are not permitted in landscape beds or lawns, but may be on entry walks and must be maintained by resident and plants must be living and maintained in a healthy state, no ARC is required.
- House art is permitted on non-street facing entry walls.

Hurricane Shutters: No surface mounted hurricane protection that is stored on the home (roll down, accordion, etc.) that is stored on the surface of the home or window casing may be used on the street facing openings of the home. A Diagram showing location and type of shutters is required. Please refer to the Use Restrictions for your community as determined in the association Declaration. Homes with entryways that enable surface mounted storage shutters on the rear side of the entry way beam or wall so as not to be visible from the street when stored are permitted.

Landscape: Each homeowner has the right to re-plant all or portions of their beds at their own expense but this work will require an ARC application and will be inspected by HOA Property Management to insure conformance to plant type and quality and if the association maintains the landscape, that irrigation is fully functional after the installation is complete. If an Owner receives approval for landscape modifications on his or her lot, the Owner shall be responsible for the payment of the increase in maintenance fees (if any) for the maintaining of said modifications. The association will not be responsible for replacement of replacement plants that do not survive. Excessive or non-standard variety of plantings may not be approved due to maintenance limitations or pest susceptibility. Additional Landscape bed size may be restricted to side and rear yard drainage and maintenance easements as indicated on the lot Final Survey. In no case shall the beds be elevated above the surrounding turf, neighboring lot or existing bed to avoid site drainage impact. Replacement of community standard plants within both existing beds installed during construction or ARC approved modified beds do not require an ARC application. Please see **EXHIBIT A** for approved plants for your community.

Landscape Lighting – Lighting is limited to Low Voltage spot lights and area lighting. All lights must be located in existing landscape beds and any spot lights must be directed upward, focusing on plants, and directed away from all homes within eyesight, regardless of distance, and away from any preserve area. If lights total 12 or less on the entire lot, no ARC is required.

Mulch – Mulch type and color is defined in **EXHIBIT A**. Mulch beds may not be replaced with rock. A 4(four) inch wide strip of River Rock stone may replace mulch in beds that abut the driveway or entry-walk pavers with ARC approval to minimize mulch wash out from rain.

Outdoor Kitchens: Hood or exhaust that exit through the side must have a directional cover directing the exhaust air flow downward.

Paint: The approved paint colors and packages that are currently offered through the Design Center(s) are considered the Community Standard. All painting of exterior(s) must have ARC review and approval. A request to change to an alternate standard Color Package from original Color Package of the home may not duplicate the Color Package of the neighboring homes on each side of the home or across the street, or if a corner lot, the front or side street.

Paver or Concrete Door /Spigot Pads: Screen cage or exit door pads may be added at the rear and side exits of the home but are limited to a standard 4x4 feet. Water Spigot (Hose Bib) pads are limited to a 2ft x 2ft paver pad. Pads may not extend as sidewalks. Extensive side yard pavers can impact the available impervious soil and the side swales functionality which is prohibited by Declaration.

Pools: Configurations and placement of pool screen cages may be affected by conservation areas, pools, house plan, utility and drainage easements, surface drainage requirements, county requirements and lot size or location and zoning restriction. Applicant shall demonstrate that drainage flow in side yard swale will not be impacted which includes the drainage from the additional gutters on any screen cage and must comply with existing site drainage plan (See Gutter standard) . A detailed Final Survey, at an appropriate scale, showing all applicable property lines, easements, structures, and distances between structure and property lines must be submitted included for approval and include in the submittal landscape modifications. *ALL gutters downspouts or supergutters on a screen cage connect into an underground disbursement or drainage system. Refer to the section on GUTTERS in the Community Standards.*

Pool Equipment: The pool equipment location must be noted on the final survey when submitted for approval. Equipment must be screened by a 4 foot in height PVC Fence (of specified type and color for the community) and dense landscape of comparable type and size of existing landscape of the home and incorporate pool equipment dimensions only. It is not permitted to expand for storage. Location of pool equipment on the side of the home is to be a minimum of 3 feet past the rear plane of any neighboring lanai or screen enclosure to lessen noise impact.

Portable Basketball Hoops: No permanent in ground, wall mounted or roof mounted basketball hoops are permitted. Portable basketball hoops must be stored from view when not in use. They may not be stored within landscape beds or turf.

Satellite Dish: Residents must submit a drawing with the proposed location prior to the installation of the dish. Every effort possible must be made to locate the dish in a manner that obscures the view of the dish from the street and minimizes the view from the neighboring property. The dish will be mounted off the ground on the side of the house with the top of the dish placed no higher than the bottom of the roof line. Plant material of adequate height and density may be required to be planted in the landscape bed on the street side of the dish to screen its view from the street. All installations will be completed in a manner that observes all FCC Regulations relevant to Satellite Dish installation as described in the Declaration of the Association and size is limited to one (1) meter in diameter (39.37 inches).

Screen cages: Cage roof style is Mansard and must be of dark bronze metal. Screen cages may not extend past the side plane of the home. Screen cages on Pie-shape lots (inclusive of the pool) may extend from the rear corner of the home up to half the distance between the rear corner of the home and the side property line, but in no case shall it encroach into the minimum side setback of the lot. Screen cage structures may not encroach in or on any applicable easements or inhibit existing storm water drainage or landscape maintenance. Height of the extended sides may not extend past the fascia of the home. (Does not include the mansard of the screen cage roof). *ALL gutters downspouts or supergutters on a screen cage must connect into the underground drainage system. Refer to the section on GUTTERS in the Community Standards.*

Solar Heating Panels: Panels should be roof mounted on a non-street facing side of the home.

Stone Exterior: Stone applications on the front of the home must utilize the stone type and color of the Community Standard Color Package of the home. Stone applications are limited to those designated areas of the homes as designed in the Community Standards Packages.

Storm/Screen Doors: Doors must be "Full View" style, with no decorative iron or cross bar and in a complimentary color with minimal contrast to the existing color of the door frame.

Structural Modifications: Any addition to the rear, side or lanai must have ARC approval. Structures contained inside of a screen cage may not extend above the plane of the roof to be visible from the street.

Trees: Designated Shade and Street tree(s) are a development requirement mandated by the county and other entities for this community. Trees may only be relocated and/or replaced on the lot subject to ARC approval and must be replaced with a designated Shade Tree as defined by the county. Approval from the county may be required and approval must be submitted with the ARC application.

Water Softeners: Dense landscape of comparable type existing in the community must be installed to provide screening from view. The landscape must be at the same height and width of the planned unit to screen it from street and neighboring lot view.

Exhibit A
Landscape Standards

To be completed.

EXHIBIT B



FENCE GUIDELINES

These are the rules and regulations for building and installing a residential fence in the community for the Single family home sites.

Some fence requests that are not in accordance with the Fence Design Guidelines may be approved by the ARC on a case-by-case basis. A list of scenarios (not all-inclusive) that may be considered are for fencing around air handling equipment, pool equipment, noise abatement, etc. Each request will be reviewed and carefully evaluated by the ARC for immediate and long term impact of the proposed fence being added to the homeowner's property as well as the impact to the community as a whole, where applicable. Fence configurations and placement may be affected by conservation areas, pools, screened enclosures, utility easements, county requirements and lot size or location and can also govern approval.

Fences are NOT allowed in the rear of home sites that have the rear yard abutting or are adjacent to open water or Golf Course.

Fences must have gates with a 52" entry clearance for lawn care equipment access.

If applicable, rear fences must abut to any common walls or association maintained fences in the rear yard.

Approved fences may not be modified with netting or other material.

Single family Homesites

- A request must be submitted to the Architectural Review Committee ("ARC") with the plans and specifications for all proposed fences prior to installation of the fence.
- The fence must start at the rear corners of your home and will extend to the side property lines and will extend no further than within six feet (6') of the rear property line unless lot abuts a Common Area wall. **Corner home** site fences must stay within same plane of the home (fence cannot extend past parallel plane of home) on street side. **Side Entry Villas only** may have fences on the Entry side, but they cannot not extend past the front plane of the home or onto neighboring property and must extend to all side property lines and no further than within six (6') feet of the rear property line., unless it abuts to a Common Area wall. The non-entry side fence may not extend forward past the rear corner of the home. See attached Side Entry Exhibits A and B for the options dependent upon the entry sidewalk location and property line.
- The fence can be no higher than four feet (4').
- The fence must be bronze aluminum, powder coated picket fence. Style will be straight, narrow fence with minimum 2" spacing between vertical posts. See attached picture for example.

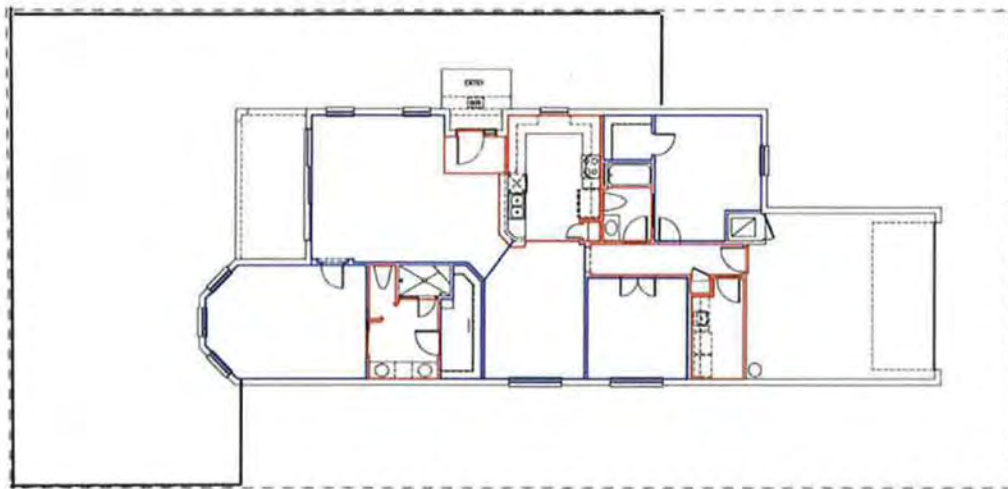
- Homeowner will be charged an additional maintenance fee if so determined by the association, at a price determined by the association, as a benefit assessment for additional coordination and scope by maintenance contractor to maintain landscape on the property.
- Homeowner will be responsible for the maintenance, repair and replacement costs of all aspects of the fence.
- Homeowner acknowledges that the Association and the landscape maintenance company hired by the Association will not be held responsible for any damage caused to such fencing by the Association or the landscape maintenance company.
- Homeowner will be responsible for all permits required for construction.
- Homeowner will be solely responsible for any damages caused by construction including, but not limited to, any damage to your neighbor's landscape, sod, irrigation, etc.
- Any debris caused by this work must be removed from association property. It may not be deposited on any existing home site or common area.
- Should access be required from your neighbor's property, the applicant will be responsible for obtaining permission from them. This includes vacant home sites owned by the developer and/or a builder.
- No access is permitted through any community common area or conservation area.



Sample Fence options Photo: Note Double Rail at top of fence.



Exhibit A Sidewalk within property line

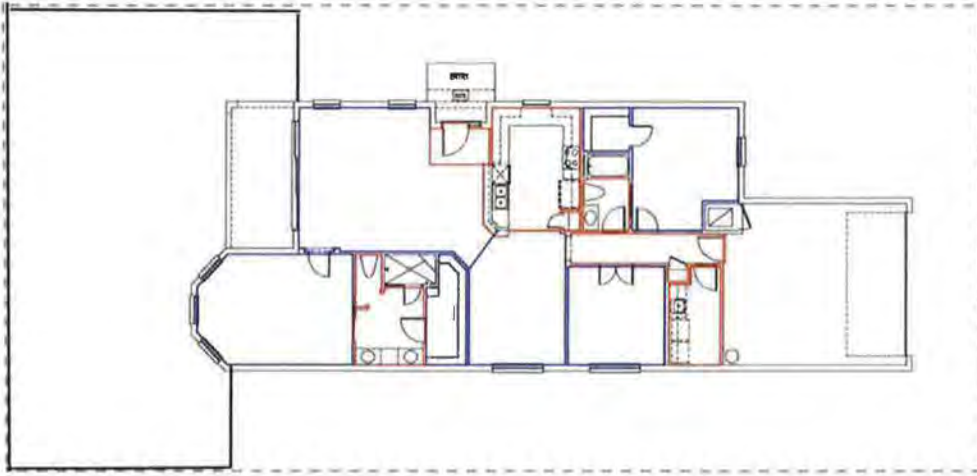


Fence layout for Side Entry Single Family Villas:

Gray dotted line is the lot line. - - - - -

Solid line is the sample Fence Line, If sidewalk is not on neighbor's property fence line can extend and include front entrance with gate.

Exhibit B Sidewalk crosses property line



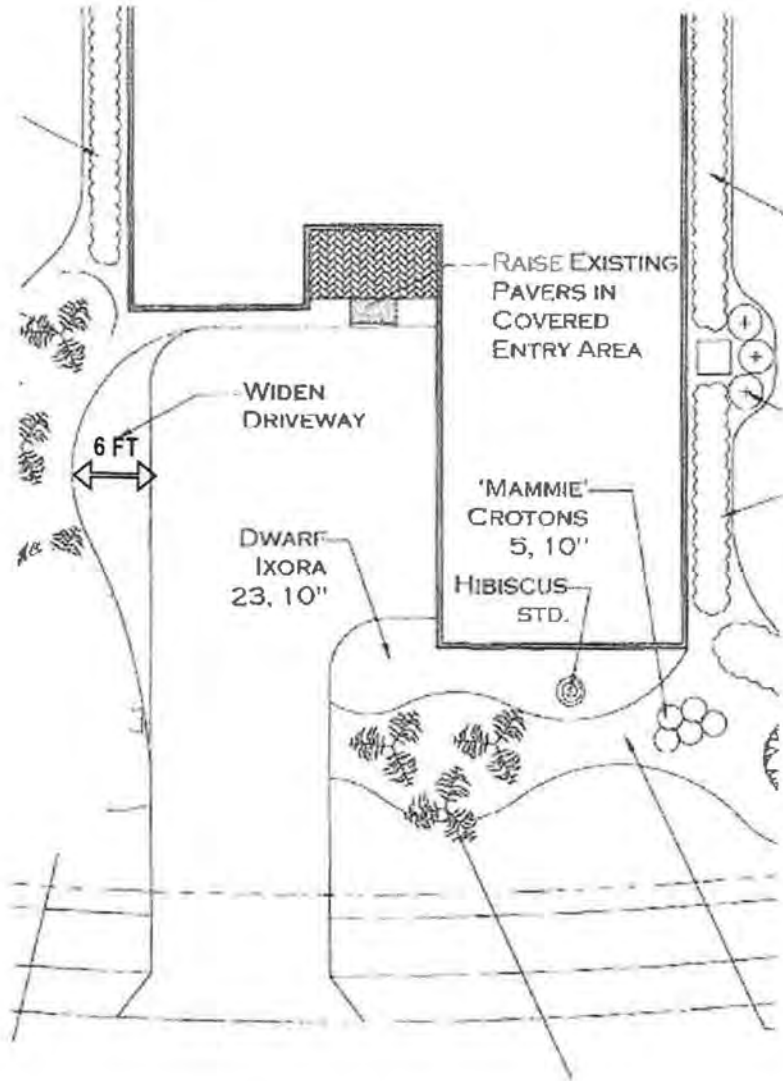
Fence layout for Side Entry Single Family Villas:

Gray dotted line is the lot line. - - - - -

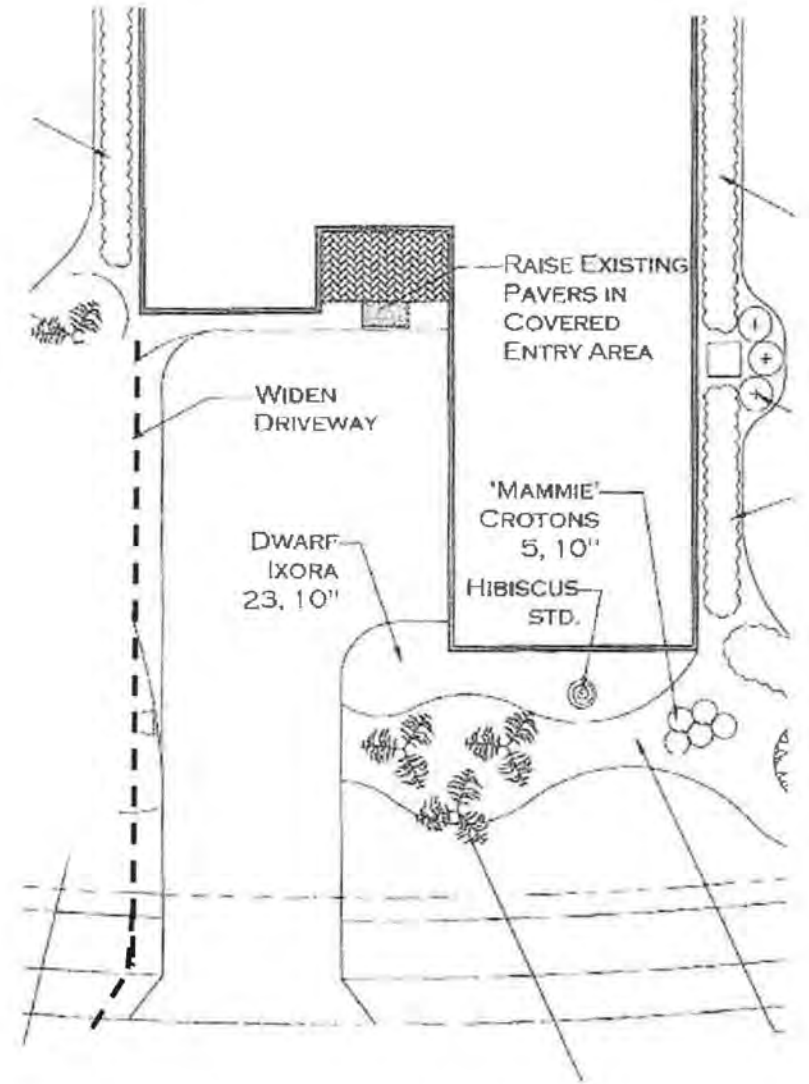
Solid line is the sample Fence Line, if sidewalk is on neighbor's property fence line cannot extend to past rear corner of home on both sides.

EXHIBIT C

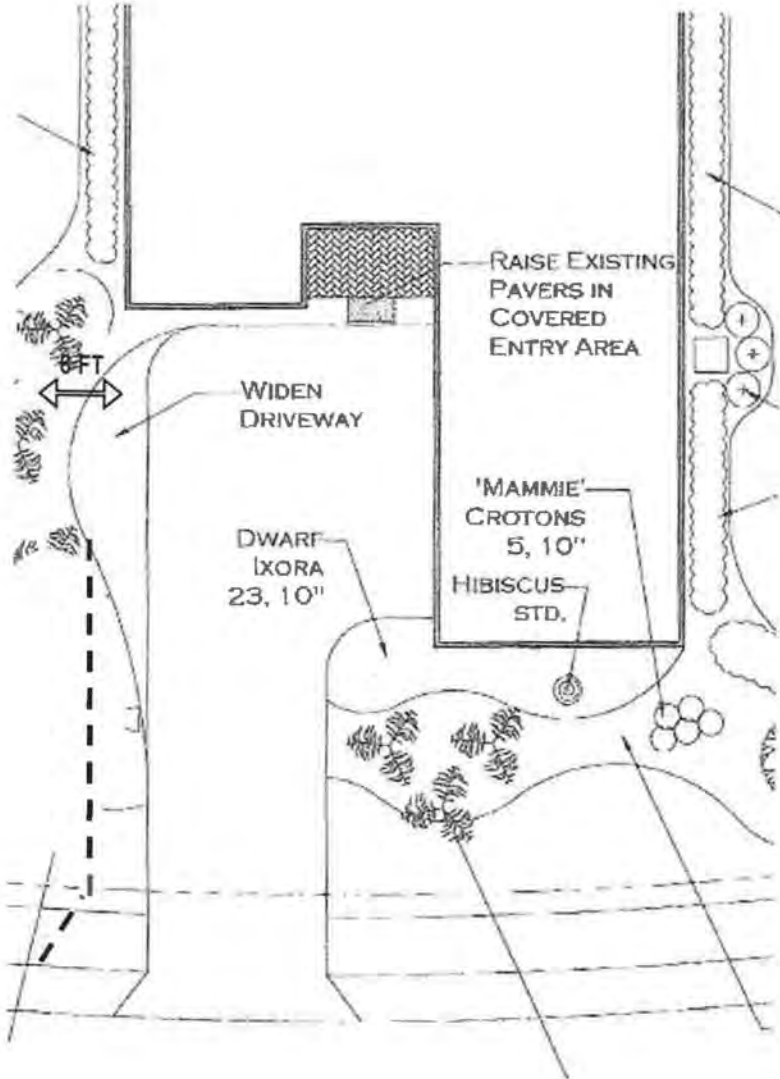
Option 1




Option 2



Option 3



Widening of driveway for Two Car Front load Garage homes only. May be widened on one or both sides. Single Family Homes Only. Landscape areas next to the front of the garage must be retained.

 = landscape are to be retained.

