



Architectural Review Committee

Architectural and Landscaping Design Criteria

OCTOBER 22, 2024

Table of Contents

Part 1

Introduction and ARC Application Procedures

Exterior Improvements- Like Kind (no change in design, material or color)

Exterior Improvements

Application Submittal

Work Commencement

City, County and other Jurisdiction Permits

Maintenance of vacant lots

Part 2

Exterior Home Improvement Guidelines (assuming no change to building footprint)

Driveway Replacement/Repair

Exterior Painting

Fences/Fencing

Door/window replacement

Front Porch Surfaces

Landscaping

Lamp Posts

Lighting: Landscape and Exterior

Mailboxes

Play Equipment

Pools

Roof Replacement

Shutters

Solar Panels

Statues

Part 3

Annual self-assessment checklist

Part 4 A

Building a New Home or Modifying the Building Footprint of an existing structure

Design Requirements

Building Size Requirements

Building Location

Exterior Requirements

Exterior Screening

Garages

Mechanical Equipment and Ductwork

Pools and Decks

Part 4B

Architectural Review Requirements

General Requirements

Preliminary Plans Requirements

Master Plan Requirements

Part 4C

Landscape Requirements

Part 4D

Construction Plan Application and Design Checklist

Part 5

Cash, Performance and Construction Bonds

Part 6

General Conduct and Requirements for Building Contractors

THE ARC STRONGLY RECOMMENDS THAT MEMBERS SUBMIT REQUESTS FOR CHANGES PRIOR TO COMMENCEMENT OF WORK

Owners Name(s): _____
 Address: _____
 Best Contact Number(s): _____
 Email Address: _____
 Contractor Name & Phone #: _____

This image shows a single sheet of white paper with horizontal blue or grey ruling lines. The lines are evenly spaced and run across the width of the page. There are approximately 20 lines visible. The paper has a slight shadow on its right side, suggesting it's resting on a surface.

DATE: _____ OWNER SIGNATURE: _____

Part 1: Introduction and ARC Application Procedures

NOTE: ARC applications are due to be delivered to Management Company seven (7) days prior to the scheduled ARC meeting,

The Covenants and Restrictions of Indian Trails Club (hereinafter referred to as "the community") authorize the Indian Trails Club, Inc., Board of Directors, to adopt the following Architectural and Landscaping Design Criteria (the "Criteria"). They, together with the Indian River Shores Building Codes, regulate and govern all construction within the community.

The purpose of these criteria is to acquaint resident owners, lot owners, contractors and developers with the covenants and other requirements, which will help to maintain the natural and harmonious characteristics of the community. Since these requirements are mandatory, they act as a safeguard for the community to ensure that housing design, exterior finishes and landscaping plan are consistent with existing homes and these criteria.

These criteria will be implemented through an Architectural Review Committee. The Architectural Review Committee ("ARC" – formerly known as the CDC) shall be composed of no fewer than three nor more than seven members, with one and not more than one who shall be a member of the Board of Directors of Indian Trails Club, Inc. The chairperson shall be appointed by the Board. The ARC will meet regularly to review plans, alterations or modifications for new home constructions, existing homes, yards, exterior paint color, roofing and driveway materials. Any denial of a homeowner's architectural application for the construction of the structure or other improvements on a parcel will include the rule or covenant which Indian Trails relied on and the specific aspect or portion of the proposed improvement that does not conform to such covenant or restriction. (Fla Stat 720.3035). Notwithstanding other provisions in these Criteria, Members are encouraged but not required to present their applications to ARC in person on the date of ARC review of such application.

It is the intent of the ARC to assure that Indian Trails is developed, constructed, and maintained as a community of quality homes and recreational facilities. This is only accomplished if the homes are designed to be tasteful, aesthetically pleasing, and constructed with long-lasting materials and high standards. Each structure and its landscaping is an element of this community and must be harmonious with surrounding structures, the natural topography and be consistent with the overall aesthetic quality of Indian Trails.

For additional guidance, also Refer to Article IX (Architectural Controls) of the AMENDED AND RESTATED DECLARATION OF COVENANTS AND RESTRICTIONS FOR INDIAN TRAILS.

These criteria will supersede and replace any prior criteria, practices or precedents.

EXTERIOR IMPROVEMENTS - LIKE KIND (No change in color)

See exterior painting below that may not require ARC approval. All other categories require an ARC application.

EXTERIOR MAINTENANCE

For exterior home improvements, it is necessary to provide a simple schematic, description of the improvement and an ARC application submittal. A \$1,500 non-refundable Road Impact Fee is required for home expansion, pool additions and pool and driveway replacements.

APPLICATION SUBMITTAL

The Architectural Review Committee (formerly the Community Design Committee) is entrusted with the following responsibility:

1. First, no new home construction, or exterior additions, alterations, or modifications to existing homes and yards, including exterior paint color and roofing, shall be made until the plans have first been submitted by the property owner to the Architectural Review Committee (hereinafter referred to as the "ARC") and approved in writing by the ARC.
2. The ARC will use the criteria contained in this document as the basis for this review.
3. The ARC is responsible for reviewing the builders' experience list, proof of the current contractor's licensing qualification, work qualifications and proof of insurance.
4. **NOTE TO MEMBERS – DOCKS ARE NOW THE RESPONSIBILITY OF THE MARINA COMMITTEE**

NOTE: These Criteria will Supersede and replace any prior criteria, practices or precedents

An application should be submitted to ARC whenever a change is made to a lot for the location, size, type, materials, colors, landscaping or appearance or any other improvement on a Lot. If an applicant feels that their request is allowed under state law; the applicant should include within the application a reference to such state law together with a statement as to why that statute applies. In addition, if such applicants feel that other similar applications have been approved by ARC, the applicant should refer to them in their application.

To maintain the appearance of the neighborhood and ensure compliance with the Criteria, the ARC will occasionally supervise the non-invasive, non-intrusive inspection of the Lots. The periodic inspection plans and progress are mentioned in ARC agendas, minutes, and likely other community communications. Such inspections may identify areas of non-compliance and results in communications with lot owners. The results of such inspections do not create precedence or imply any potential item will be ignored or reported.

WORK COMMENCEMENT

Work can commence once the homeowner has received approval communication from the ARC Chairperson and/or the ITC Management Company and after any necessary permits or other required approvals have been obtained.

CITY, COUNTY AND OTHER JURISDICTION PERMITS

Many projects require that the homeowner obtain permits or other approvals from governmental authorities such as the City of Indian River Shores or Indian River County. We attempt to follow current regulations, but it is the homeowner's responsibility, with involvement from your contractor as applicable, to ensure that all current regulations and required permits and authorizations are obtained.

Maintenance of Vacant Lots

1. No underbrush or other unsightly growth or objects shall be permitted to grow or remain upon any lot after one year from the initial conveyance of the lot.
2. No refuse pile or trash shall be permitted to remain anywhere on vacant lots at any time. It is the responsibility of the lot owner under the terms of Indian River Shores ordinances 393 and 402, to clear all unintended vegetation within 100 feet of a lot containing a residence. This shall include weeds, pepper trees, vines, underbrush, palm fronds and dead plant materials, etc.
3. Non-canopied lots must be mowed on a quarterly basis.
If it is determined that the lot owner is not in compliance with the Indian River Shores lot maintenance requirements, Indian Trails Club, Inc. will authorize the cutting, trimming and removal of excess vegetation from the owner's lot. The cost of this work will be the owner's responsibility.

Part 2 EXTERIOR HOME IMPROVEMENT GUIDELINES (Assuming No Change to Building Footprint)

Driveway Replacement / Repair

Driveways shall incorporate concrete, brick or block pavers, bominite, expansion joints and perimeter borders. Proper drainage of driveways shall be addressed throughout the design stages by incorporating cross slopes and pitches to paved areas so that storm water runoff is contained within the property and/or directed at swales where the driveway is constructed. Asphalt, loose stone or shell driveways are not permitted.

Exterior Painting

Colors, materials and finishes are to be coordinated on all exterior elevations of any building to achieve total continuity of design. In addition to submitting sample paint colors to ARC for preliminary approval, a color palette will be painted on the final exterior finish in order for ARC to validate, on site, the appropriateness of the selected colors. There is no need for ARC approval for exterior painting if the same colors are being used.

Fences / Fencing

In general, perimeter fences are discouraged in Indian Trails. Hedges, berms or other landscape alternatives are preferred. At no time shall a fence be erected closer to any street than the midpoint of the dwelling. Fences or hedges may be built up to the side yard property line and shall not extend beyond the building line of the dwelling. The composition, location, and height of any fence to be constructed on any lot shall be subject to the review and approval of the ARC. Walls, wood, PVC and other solid fence materials are prohibited from use as perimeter fences within the community. All perimeter fencing shall be adequately screened, in accordance with town rules with vegetation that will screen the fence from all abutting neighbors or common areas and pre-approved by the ARC. Prior to submittal to ARC, the owner is required to provide a current property survey to assure that the fencing does not violate setbacks or encroach on a neighbor's property.

Other fencing guidelines:

Perimeter fencing, no more than four feet in height, shall be chain link, in a black or green color, or a bronze tone aluminum fence. All perimeter fences must be placed inside the property line to allow for opaque landscape material to be planted on the outside of the fence and must be approved by the ARC. Synthetic or plastic fences of any kind will not be permitted.

2. Pool fencing must be aluminum, of an approved color (white or bronze), and meet governmental code.
3. Privacy fencing cannot be used as a perimeter or pool fence. It cannot exceed six feet in height. The material, color, and height must be approved by the ARC.
4. Non-perimeter fencing: All non-perimeter fencing visible from the street or visible from the lakeside must be adequately screened by landscape material.

Door/Window Replacement

1. Windows shall be impact resistant and/or insulated type with frames of wood, sheathed wood frames, non-mill finish aluminum or PVC clad frames or other as approved by ARC. If non-impact windows are used, impact shutters must be used as a supplemental barrier. Windows shall be clear glass or tinted glass (bronze, gray or smoke colored). No reflective glass is allowed.
2. Any window treatment which shows from the outside of the house, such as stained, leaded or etched glass, and/or canopies, awnings and shutters must be clearly depicted and noted in the plans. These types of window treatments may be disapproved if not deemed appropriate by the ARC.
3. All exterior doors must be approved by the ARC. Exterior doors shall be wood, metal or synthetic material. Glass inserts, if requested, may be clear, smoked or leaded. Tinted or etched glass inserts will not be permitted.

Front Porch Surfaces

Proposed materials shall be presented to ARC for approval.

Landscaping

There is no need for ARC approval for replacement of damaged, overgrown or dead shrubs but should a homeowner desire to substantially change the original approved landscape design, ARC approval is necessary.

For substantial changes to landscape, a basic professional landscape plan that is prepared by a registered landscape architect and drawn to scale, either 1/8" = 1', or " = 1', must be submitted for review and approval by the ARC. All of the requirements of Part 4, Landscape Requirements apply to substantial landscape changes. The use of so shall be minimized, and littoral zones installed along the Community Lake and wetlands as per Indian River Shores Code. The landscape plan shall specifically address the following areas: Perimeter lot lines as they relate and address adjacent lots and roadways plus specific lot being planned. Failure to obtain ARC approval may result in a fine or a requirement to rework the landscaping.

Foundations Plantings

Plant materials selected and used in this area shall be complementary to its adjacent structure. Natural areas-Existing and proposed natural areas such as perimeter buffer shall be designed so that a unified natural vegetative area shall be consistent throughout the subdivision from one lot to the next lot.

Lampposts

A lighted lamppost must be installed near the end of the driveway; the location and style must be approved by the ARC.

Lighting: Landscape and Exterior

The ARC requires written approval for items such as mailboxes, ornamental statuary, other exterior ornaments and landscape lighting. Colored landscape lighting is not allowed.

Mailboxes

The ARC requires written approval for mailboxes.

Play Equipment

Children's play equipment shall be fully screened from the street with a hedgerow of large plantings.

Pools

All swimming pools shall be in-ground poured concrete. The pool and/or pool deck shall not be nearer than 15 feet to any lot line. Pool equipment must be enclosed and located inside or rear yards unless otherwise approved. All swimming pools shall be screened or fenced in accordance with state and local requirements.

Roof Replacement

1. Roofing shall be roofing wood shakes, concrete tiles or certain types of natural metallic colored metal or standing seam galvalume roofs in a mill finish or white color on Key West style houses. Certain types of metal shake shingles may be approved in brown or gray tones, but their use is discouraged. Spanish tiles, mansard roofs, composition- shingled, and SV crimped metal roofs are prohibited.
2. There shall be no exposed flat roofs or roof pitches, less than 6 ft in 12 ft. Porches, patios and flared eaves may be less than 6ft. in 12 ft with the review and approval of the ARC.

Shutters

1. ARC must approve all requests for hurricane or storm shutters / panels.
2. If non-impact windows are used, impact shutters must be used as a supplemental barrier.

Solar Panels

In accordance with the *Florida Solar Rights Act*, Chapter 163.04, the ARC shall accommodate the use of solar panels within Indian Trails. See additional discussion under Part 4A-Pools and Decks.

Statues (Non-Vegetative Decorative Objects)

The ARC requires written approval for items such as ornamental statuary and other exterior ornaments.

Note: Indian Trails will not restrict parcel owners or their tenants from installing, displaying or storing any items which are not visible from the parcel's frontage or an adjacent parcel, or an adjacent common area regardless of any HOA covenants, restrictions, bylaws, rules or requirements. Such items include but are not limited to artificial turf, boats, flags, vegetable gardens, clotheslines and recreational vehicles. (Fla Stat 720.3045)

Part 3 – Annual Self-Assessment Checklist (approved by the Board Of Directors in 2024)

The following checklist is provided for the convenience of the Members to assist them to self-identify areas that require some attention. It is the goal of Indian Trails Club to keep our homes looking fresh, well maintained and consistent with community guidelines. Therefore, please note that this list is an aid for Members and if there is any inconsistency between the wording on this list and the body of language of the Criteria or of any Indian Trails governing document, the latter will control.

House Exterior

- Repair faded, cracking, or peeling exterior paint.
- Repair Broken Windows.
- Dirt, mold, rust, or algae stains on the roof, gutters, soffits, and walls must be removed.
- Repair bent or loose rain gutters.
- Screen enclosures need to be maintained and repaired as needed.
- All enclosures shall be painted to match that of the dwelling.
- All vents that project above the roof or roof parapet are to be painted consistent with the color scheme of the roof.
- Gutters, downspouts, vents, louvers, exposed flashing, stacks, and overhead doors are to be painted or stained consistent with the color scheme of the building.
- No roof-mounted, window-mounted, or wall air-conditioning units are permitted.
- Satellite dishes shall be no larger than 36 inches in diameter and shall be mounted on the residence, so they are not visible from the street when feasible.
- All antennae must be concealed type by installation inside the attic space.

Other visible considerations

- Stored trash cans should not be visible from the roadway.
- Electric meters, exposed irrigation filters/lines, and gas meters are to be screened by mature landscape materials.
- AC equipment, pool equipment, and generators should not be visible from the street and adjacent properties. Landscaping or concealing walls may be required.
- Laundry facilities, service area, utility area, and facilities for hanging clothes must be thoroughly screened from view on all sides.
- Children's play equipment shall be screened from the street.

Lawn

- The lawn, including the grass between the lot line and the street (part of the community's Common Area), should be maintained in a healthy, substantially weed-free condition by the lot owner.
- Grass around all areas of the property shall be maintained neatly by trimming around mailboxes, flowerbeds, utilities, and the house foundation.
- To conserve water for irrigation, no more than 40% of the total landscaped area should be planted in grass. The remainder should be planted in appropriate cold and drought-tolerant ground cover.

Trees, Palms, Plants and Shrubs

- Plants shall be removed as soon as they die.
- Shrubs must be trimmed and replaced if diseased or dead.
- Prune trees and bushes to maintain a neat, well-cared-for appearance.
- Trees and shrubs shall not be allowed to obstruct the road.
- Landscaping should enhance the privacy of the home by utilizing natural ground cover and native trees and shrubs in keeping with a forest environment.
- No artificial grass, plants, or other artificial vegetation shall be placed or maintained upon the exterior portion of any lot.

Walkways and Driveways

- Walkways and driveways should be maintained and free of iron, mold, rust, and other stains and be weed-free.

Mailboxes

- Bent or damaged mailboxes or mailbox posts must be repaired or replaced.
- Sagging or leaning mailboxes must be straightened.
- Remove dirt, mold, rust or algae stains- they should look fresh and clean.

Post Lamps

- Post lamps should be checked regularly for burned-out bulbs.
- Post lamps must be replaced or repaired when broken or damaged.

Fences

- Perimeter fences must be chain link, in a black or green color, or a bronze tone aluminum fence and must be placed inside the property line to allow for opaque landscape material to be planted on the outside of the fence.
- Perimeter fencing shall be adequately screened with vegetation from all abutting neighbors or common areas as approved by ARC.

Undeveloped Lots

- No unsightly growth or objects (including refuse piles or trash) shall be permitted to grow or remain after one year from the initial conveyance of the lot.
- Non-canopied lots must be mowed every quarter.

Part 4 – Building a New Home or Modifying the Building Footprint of an existing structure

A.) Design Requirements

1. It is the intent of the Indian Trails Club, Inc. to have a community of custom-designed, country styled homes with an old Florida, New England farmhouse, Key West or a traditional appearance. Mediterranean, Tudor or contemporary style homes will not be approved.
2. The ARC criteria are established as requirements for all structures built or modified in Indian Trails. These criteria are implemented to ensure that the community develops consistent with the standards that have been established so that there is consistency with existing homes. It was prepared and approved by the Indian Trails ARC. Further, these criteria were reviewed and approved by the Indian Trails Board of Directors and have been recorded on the Public Records of Indian River County, Florida.
3. The ARC shall evaluate the proposed plans with emphasis upon their harmonious incorporation into the community as a whole, with specific emphasis on the external design, location of the construction in relation to the existing structures and/or improvements, natural topography and conformity to Indian Trails' restrictive covenants.
4. Any outbuilding that is constructed on the site must conform in architectural style and color to the main residence and must obtain ARC approval.

Building Size Requirements

1. No home shall be erected on any lot other than a single-family dwelling with an attached or detached garage.
2. Each home must meet a minimum living area requirement depending upon location in the community. The minimum living area requirement will mean enclosed, air conditioned/heated living area requirements. It excludes open or screened porches, terraces and garages. The home shall have the following minimum total air-conditioned/heated living area square footage:
 - Interior Lots - 2,500 sq. feet
 - Lake Front Lots - 3,000 sq. feet
 - River Front or Estate Lots 3,600 sq. feet
 - Multi-story Home - 1,800 sq. feet on the ground floor
3. The total square footprint of the air-conditioned house may not exceed 30 % of the total square footage of the lot.
4. The total square footage of all fixed improvements including, but not limited to, house, garage, pool, patio, driveway, parking area, etc. Shall not exceed 50% of the square footage of the lot.
5. No building shall exceed 30 feet in height from the finished floor of the first story to the midpoint of the roof.

Building Location

Buildings must meet the following setback requirements:

1. Front lot line – minimum of 30 feet except that solely applicable to the front lot line, the ARC can, when accompanied by appropriate support and rationale, submit exceptions to the board for approval and upon receiving such board approval such approved reduced frontal setback for such property shall be allowed.
2. Other setback requirements (no exceptions):
 - Rear lot line — Minimum of 30 feet
 - Each side yard — Minimum of 15 feet
 - Corner lot side yard adjacent to road - 25 feet
3. The basic ground floor elevation of the house must be at least 20 and not more than 36 inches above the level of the crown of the street. Existing grades on neighboring properties and drainage must be considered.

Exterior Requirements

1. Foundations shall be monolithic or stem wall.
2. All footings shall meet Indian River Shores design requirements, and the foundation must be exposed at least 8" above the finished grade.
3. The siding must be natural wood siding or hardi-plank. Rough sawn or smooth lap siding with a maximum 6-9" exposure to the weather may be used as exterior siding.
4. When using hardi-plank as a siding material, all construction shall meet Hardi's wind test applications and local building wind load requirements.
5. Exterior wood walls will be a minimum of 2 inches by 6-inch construction with a minimum insulation of R-19.
6. All exposed flashing work shall be copper or metal for metal or galva-lum roofs.
7. Concrete block wall construction shall be acceptable if the exterior is covered with hardi-plank and/or wood. Exposed cement or cement block must be covered with stucco.
8. Keys and quoins shall be of stucco, wood or hardi-plank material
9. Wood fascia and friezes or synthetic wood alternatives are required.
10. Chimneys maybe be stucco, hardi-plank or ARC approved brick and shall have no designs or emblems.
11. Walkways, patios, porches, and driveways shall be poured concrete and/or brick pavers. ARC must approve the design and color.
12. Wood, hardi-plank, or stucco soffits are allowed. Aluminum or vinyl soffits are not permitted.

Exterior Screening

1. Electric meters, exposed irrigation filters/lines and gas meters are to be screened by mature landscape materials, so they are not visible from the streets and adjacent properties.
2. A/C equipment, pool equipment and generators are to be screened by a wall with the same materials as the exterior of the house with a maximum height of 4 feet so they are not visible from the streets and adjacent properties and shall be painted to match the dwelling. Landscaping may be required.
3. Laundry facilities, service area, utility area and facilities for hanging clothes must be completely screened from view on all sides except as allowed by Fla Stat 720.3045.
4. Children's play equipment shall be fully screened from the street with a hedgerow of large plantings.

5. Except as specifically allowed by state law, Garbage and rubbish receptacles shall be in accordance with local sanitary regulations and shall be shielded from the street or adjacent properties by a wall of the same materials as the exterior of the house with a maximum height of 4 feet and shall be painted to match the dwelling.
6. Propane tanks must be buried.
7. Building connections to all utilities shall be underground.
8. All enclosures shall be painted to match that of the dwelling.

Garages

1. All single-family residences will provide a minimum enclosed internal garage space of at least 24 feet wide by 22 feet deep.
2. All homes shall have a garage sufficient for a minimum of two cars and not more than four cars. The minimum interior parking/storage within a garage is 528 and the maximum interior parking/storage area in a garage is 1058 sq. ft.
3. Where possible, garage entrances shall not face the street.
4. Electric automatic doors shall be used on all garage doors.
5. No carports will be allowed.
6. Garages may be attached, semi-attached by means of a covered walkway to the main living structure or detached. No garage shall be converted to other usage without the substitution of another garage.

Mechanical Equipment and Ductwork

1. All vents, which project above the roof or roof parapet, are to be painted consistent with the color scheme of the roof.
2. Gutters, downspouts, vents, louvers, exposed flashing, stacks, and overhead doors are to be painted consistent with the color scheme of the building.
3. No roof mounted, window mounted, or wall air-conditioning units are permitted.
4. Satellite dishes shall be no larger than 36 inches in diameter and shall be mounted on the residence so that they are not visible from the street.
5. All new dwellings shall be pre-wired for security systems, telephone and cable vision.
6. All antennae must be concealed type by installation inside the attic space.

Pools and Decks

1. All swimming pools shall be in-ground poured concrete.
2. Pool and/or pool deck shall not be nearer than 15 feet to any lot line.
3. Pool equipment must be enclosed and located inside or rear yards unless otherwise approved.
4. All swimming pools shall be screened or fenced in accordance with state and local requirements.
5. The framing for pool and patio enclosures must be finished in a bronze or white-coated surface.
6. No patios or porches may be located nearer than 15 feet to any lot line.

The use of solar equipment for pool heating is allowed but discouraged. Note: In accordance with the *Florida Solar Rights Act*, Chapter 163.04, the ARC shall accommodate the use of solar panels within Indian Trails.

If desired, a specific approval must be requested from the ARC. Approval will only be granted after review and will be accommodated dependent upon:

1. Visual impact
2. Equipment located in the back of the house
3. All piping must be enclosed and match exterior paint

Part 4B – Architectural Review Requirements

GENERAL REQUIREMENTS

1. Three sets of plans and a current survey by a surveyor licensed by the State of Florida showing all building, setbacks, easements, etc. per ARC requirements are to be submitted to the Management Company for ARC review and it will include all drawing phases identified above.
2. Architectural Review Schedule after Management Company Receipt:
Review and comment to compliant Preliminary Plans – 15 days
3. Review and comment to compliant Master Plans – 30 days
4. Plan Reviews >30 days – Plans shall be automatically approved
5. The Architectural Review Committee must approve all preliminary plans, master plans, architectural drawings and landscape plans prior to submittal to Indian River Shores. Upon completion of the ARC review, a letter will be provided that approves and/or provides contingencies to the plans.
6. Plans will be reviewed when the review fee has been paid. Approval will be withheld until the road impact fee and performance bond are paid.
7. Building construction shall commence within 90 days from the date of ARC approval. If not, re-approval shall be required.
8. Exterior construction and landscaping shall be completed within 15 months from the date of commencement.
9. A Contractor Permit Procedure is included on pages and _ of the ARC Manual. Upon compliance with all of the ARC requirements and payment of all fees, a Contractor's Permit will be issued to allow contractors, sub- contractors and their employees into Indian Trail's.

Preliminary Plans General Requirements

Any builder or property owner may submit preliminary or conceptual drawings, specifications, or other information, to the ARC for concept approval prior to the preparation and submission of master plans and specifications for final approval.

A preliminary plan is not mandatory. However, it is recommended that preliminary plans be provided for the convenience of lot owners in order to accomplish more timely and thorough preparation prior to the final review process. The ARC will review the preliminary plans and indicate their evaluation along with comments and recommendations as to the plan. Preliminary approval shall not constitute approval for commencement of construction, but only approval of the preliminary information being reviewed.

Preliminary Plan Requirements

All preliminary plans submitted to the ARC should include the following:

1. Current site survey by a surveyor licensed by the State of Florida showing all building, setbacks, easements, etc. per ARC requirements.
2. Site plan of the lot with lot and tract number.
3. Lot dimensions and footprint dimensions of all structures on an engineered tree survey showing existing trees, lot elevations, surrounding road, adjacent homes, lake, drainage ditch elevations and required building setbacks.
4. Existing and proposed improvements to the lot that identify the square footage that will be used for the improvements.

Specific calculations must be provided for:

- Total lot square footage
- Total air-conditioned square footage
- Total square footage under roof Garage

- Square footage
 - Impervious (hardscape) square footage
 - Pervious (softscape) square footage
5. A minimum of four house elevations, rooflines, walkways, patios, decks, or any pool.
 6. Plans shall show proposed finished floor elevations and the proposed finished elevations of adjacent structures on the lot.
 7. Drainage plan that shows run off direction and causes run off toward nearest community swale and drainage facilities.

Master Plan Requirements

The Master Plan shall be submitted to the ARC in a scale and form, which will be acceptable to the Indian River Shores Building Department. The house plans and elevations shall be in 1/4 inch scale, sealed and signed by a Florida licensed architect and shall include any revisions required by the ARC. In addition, the following information must be provided:

1. Current site survey by a surveyor licensed by the State of Florida showing all buildings, setbacks, easements, etc. per ARC requirements.
2. Site plan of the lot with lot and tract number.
3. Lot dimensions and footprint dimensions of all structures on an engineered tree survey showing existing trees, lot elevations, surrounding road, adjacent homes, lake, drainage ditch elevations and required building setbacks.
4. Foundation plan, electrical plan, riser diagrams and other plans and details as required by the Indian River Shores Building Dept.
5. Existing and proposed improvements to the lot that identify the square footage that will be used for the improvements. Specific calculations must be provided for:
 - Total lot square footage
 - Total air-conditioned square footage
 - Total square footage under roof
 - Garage square footage
 - Impervious (hardscape) square footage
 - Pervious (softscape) square footage
6. A minimum of four house elevations as well as drawings that depict rooflines, walkways, patios, decks, or any pool must be submitted to the ARC.
7. Plans shall show final finished floor elevations and adjacent structures after backfilling with all architectural design elements.
8. Drainage plan that shows run-off direction and causes run-off to community swale and drainage facilities.
9. Actual samples of roofing material, siding materials, all exterior color schemes and driveway materials must be reviewed and approved by the ARC.
10. A landscape plan prepared by a Florida licensed landscape architect must be reviewed and approved by the ARC.
11. Three complete sets of the Construction Plan Application and the Design checklist.
12. Any other documents that may be required by the Town of Indian River Shores to obtain a building permit.

Part 4C – Landscape Requirements

Specific Landscape Requirements

1. All landscaping in Indian Trails will be designed to enhance the privacy of the home utilizing natural ground cover and native trees and shrubs. It must be in keeping with the forest environment.
2. In reviewing building plans, the ARC shall take into consideration the natural landscaping such as trees and shrubs and encourage the owner to incorporate them into his landscape plan. No native or indigenous trees of 2 inches or more in diameter at one foot above the natural grade shall be cut or removed without approval of the ARC. Approval may be given when such removal is necessary for the construction of the dwelling or other improvement placed thereon.
3. No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any lot except as allowed by Fla Statute 720.3045
4. The above identified landscape budget is for planted materials and is not intended as a budget for walks, driveways, patios, hard surface items or irrigation systems.
5. The ARC shall take into consideration the size of the lot, location of the home and adjacent structures on the lot, and the impact of the structure on adjoining streets, lots, or common areas in determining the adequacy of the landscaping plan.
6. Plant material shall equal *or* exceed the standards for Florida #2 as given in Grades and Standards of Nursery Plants, Part 1 and 2, State of Florida Dept. of Agriculture, and any amendments thereto. Live oak trees introduced to the property shall be a minimum of 12' tall at the time of planting with a caliper of no less than 4" and shall be planted no closer than 25' apart so as to provide the required canopy.
7. In order to conserve water for irrigation, no more than 40% of the total landscaped area should be planted in grass. The remainder shall be planted in appropriate cold and drought tolerant ground cover. No sod shall be placed within 10' of the lake or other body of water. These areas should be planted with "uplands littoral zone" native shrubs.
8. Driveways shall incorporate concrete, brick or block pavers, bominite, expansion joints and perimeter borders. Proper drainage of driveways shall be addressed throughout the design stages by incorporating cross slopes and pitches to paved areas so that storm water runoff is contained within the property and/or directed at swales where the driveway is constructed. Asphalt, loose stone or shell driveways are not permitted.
9. Landscape elements shall be of the "long-lived" variety in order to perpetuate and enhance the native tree canopy unique to the sub-division. Short-lived materials can be utilized, but only as a supplement to long-living elements. The ARC suggests the use of frost tolerant plant materials and native indigenous plants.
10. Landscape elements, i.e., plant materials, walkways, driveways, decks, fences, exterior garden lighting, accessory site furnishings, such as benches, mailboxes, etc., shall relate to architectural design elements. Landscape materials are considered a strong unifying element and therefore should reflect the physical, functional, and aesthetic qualities of the site.
11. Simple palettes of materials in simple compositions are recommended to achieve park-like design quality. Large numbers of like varieties are to be massed to provide natural areas and beds of under-story plantings contiguous throughout the property.
12. Tree and underbrush shrub massing, both lines and masses, shall be utilized to enclose and subdivide exterior spaces relative to each individual site.
13. Oaks must be welled off if fill will impact the trees' survival.

14. In order to conserve water for irrigation, no more than 40% of the total landscaped area should be planted in grass. The remainder shall be planted in appropriate cold and drought tolerant ground cover. No sod shall be placed within 10' of the lake or other body of water. These areas should be planted with "uplands littoral zone" native shrubs. In all areas where new sod and landscape plantings are introduced, all lots must have an underground 15 irrigation system installed of sufficient size and capacity to irrigate all sodded and landscaped areas and must be maintained in good working order. The irrigation system must be on an automatic timer screened from view and shall be installed prior to the completion of landscape materials. All well water, if used for irrigation, must be chemically treated to remove iron from the water to avoid staining the property.
16. In general, perimeter fences are discouraged in Indian Trails. Hedges, berms or other landscape alternatives are preferred. At no time shall a fence be erected closer to any street than the midpoint of the dwelling. Fences or hedges may be built up to the side yard property line and shall not extend beyond the building line of the dwelling. The composition, location, and height of any fence to be constructed on any lot shall be subject to the review and approval of the ARC. All perimeter fencing shall be adequately screened with vegetation and pre-approved by the ARC.
17. No weeds, or invader species, such as Brazilian Pepper, or other incongruous growths shall be permitted to grow or remain on any part of the property and no refuse pile or unsightly objects shall be allowed to be placed or to remain anywhere thereon, including vacant lots in accordance with Indian River Shores ordinances 393 and 402.
18. There is no need for ARC approval for replacement of damaged, overgrown or dead shrubs but should a homeowner desire to substantially change the original approved landscape design, ARC approval is necessary. Failure to obtain ARC approval may result in a fine or a requirement to rework the landscaping.
19. The ARC requires written approval for items such as mailboxes, ornamental statuary, other exterior ornaments and landscape lighting. Colored landscape lighting is not allowed.

General

1. The ARC will use the guidelines of \$25,000 as a landscape budget for the more heavily treed interior lots. The ARC will use the guideline of \$35,000 as a landscape budget for those lots that are less heavily treed. The guideline amount includes irrigation.
2. A basic professional landscape plan that is prepared by a registered landscape architect and drawn to scale, either 1/8" = 1', or " = 1', must be submitted for review and approval by the ARC. The landscape plan shall specifically address the following areas:
 - a. Building site property lines and adjoining rights-of-way, easements, or common ground areas.
 - b. Position of all structures, drives, pools, terraces, and other non-plant improvements on the property.
 - c. Identification and position of all existing trees and plantings on the property. The size of the existing tree canopies shall be shown and the introduced tree canopies at maturity shall also be indicated.
 - d. Identification and position of all trees and plants to be introduced to the property.
 - e. Topography symbols for any changes in elevation that are one foot or more over or under the grade the main structure on the lot for any location of 500 square feet in area.
 - f. Detailed Specification Sheet containing the following
 - i. A list identifying all trees and plants with installed sizes, corresponding to their positions on the plan.
 - ii. A percentage estimate of how much tree canopy will, at the tree's maturity, be covering the property with the existing and introduced tree areas. We require a total tree canopy of 50% of the pervious area of the lot and strongly encourage the use of live oaks to meet this requirements.

- iii. An estimate of the percentage of introduced plant material that will, at the trees, be covering the property. This should include both existing and introduced trees.

Part 4D - Construction Plan Application and Design Checklist

1. In order to shorten the review and increase the quality of the first-time submittal of the Master Plan, a Construction Plan Application and a Design Checklist has been prepared and is included on pages ___ and ___. These completed forms are required at plan submittal. Failure to include these forms at the plan submittal will result in an immediate rejection of the plans.
2. The design checklist is to be used by the architect to ensure that all ARC requirements have been included.
3. The completed and signed checklist must be included with the preliminary and final Master Plan submission.

Part 5 - Cash, Performance and Construction Bonds

1. The following fees must be paid to the Indian Trails Club, Inc. prior to or upon a formal letter of approval from the ARC in accordance with the following milestones:
 - Non-refundable architect review fee: \$550 upon plan submittal
 - Non-refundable Road impact fee for new homes: \$5,000 upon final plan approval.
 - Non-refundable road impact fee: \$1,500 for home additions and certain other improvements.
 - Refundable Performance Bond: \$2,500 upon plan approval by ARC, to be paid by the homeowner.
 - Refundable Construction Bond Deposit: \$2,500 prior to site work, to be paid by the contractor.
2. Additions to pre-existing homes that expand the footprint, the addition of a swimming pool or the replacement of an existing driveway with one constructed with cement shall incur a road impact fee as described above.
3. The Performance Bond is held to ensure that the final ARC approved plans are fully implemented.
4. The Construction Bond deposit is held to offset any damage to any utility installation, common areas, swales, adjacent properties, and protect against non-conformance to the approved plans. The construction deposit or any part thereof may be forfeited to the community if the contractor or any of his sub-contractors are in violation of ARC requirements and/or approved plans. All building contractors will be responsible for the sub- contractors on their site.
5. Indian Trails Club, Inc shall hold the construction deposit in a non-interest-bearing account until a Certificate of Occupancy is submitted to the ARC and a final inspection is completed and approved by the ARC.
6. For the Performance Bond, the ARC will review the home construction to assure full compliance with the final ARC approved plans and that the city has issued a C.O. If there are deviations to the final approved plans or all governmental requirements are not complied with in a timely fashion, the contractor and/or owner will be advised so that corrective action can occur. If corrective action does not occur, some or all the Performance Bond may be held. The amount to be held will be at the discretion of the ARC.
7. Upon ARC approval, the Performance Bond funds will be released to the homeowner.
8. For the Construction Bond, the ARC will review the impact that the construction had relative to damage of community facilities, community or neighboring landscaping, site clean-up, maintenance of building site, timely completion of the building process and adherence of building personnel to the Indian Trails rules of conduct. If there was damage or a violation, non-conformance with governmental codes or requirements and Indian Trail's rules of conduct, the contractor will be advised so that corrective action can occur. If corrective action does not occur, some or all the Construction Bond maybe held. The amount to be held will be at the discretion of the ARC.

Upon ARC approval, the construction deposit funds will be released to the contractor.

Part 6 – General Conduct and Requirements for Building Contractors

It is the responsibility of the lot owner and the lot owner's building contractor to ensure that all personnel involved in new construction or renovation construction within Indian Trails are informed of the following Conduct and Requirements for Building Contractors. Compliance with the following requirements is one of the evaluation conditions involved in the return of the Construction Deposits when the project is completed. It is recommended that the contractor take the time to review the listed items and take the necessary action to inform those who need this information.

The below listed conduct and requirement items are in place to protect the property owners and Indian Trails Club, Inc. from avoidable damage and unreasonable conduct. The purpose of this document is to clearly communicate to all contractors the performance standards while working within Indian Trails, to emphasize the contractors' responsibility to immediately repair damaged areas and to manage the construction process in a professional style that does not create a discomfort to those living within this private, deed restricted community. The Indian Trails Board of Directors and the ARC are committed to working with lot owners and their contractors in a positive manner to facilitate the construction process. We encourage you to contact the association's Management Company should you have a question regarding this information.

1. Entry into Indian Trails for the purposes of new construction, exterior maintenance, repairs, or yard work and deliveries shall not begin prior to 7:30 AM.
2. Oversized trailer trucks (guideline: 23'L X 12.5'H X 12'W) are not permitted in Indian Trails. Arrangements must be made for off-loading deliveries.
3. Contractors and workmen shall end all work and exit Indian Trails no later than 5:30 PM, Monday through Friday and 8:00 AM -3:00 PM on Saturday.
4. No work is permitted on Sundays or national holidays. The Management Company may consider exceptions to the above in the case of extreme emergencies.
5. No construction vehicle, other than bulldozers, graders, cranes and others requiring trailers for transportation, shall remain on the property overnight. Bulldozers, graders, cranes and others requiring trailers for transportation must be removed from the property after the completion of their required tasks. Construction vehicles with noisy mufflers or exhaust systems will not be admitted into Indian Trails.
6. The speed limit within Indian Trails is 15 MPH.
7. Parking for those working on the site is restricted to the construction site, the area fronting the site, and the public parking area by the marina or the tennis courts. No parking is allowed on any other common areas, or in front of, or on neighboring properties.
8. Contractors must confine their activity to the lot under construction. Materials, equipment, supplies, facilities, and construction activities must be contained entirely within the approved building site. All Indian Trails' common areas and vacant lots are private property, and unless permission is granted in writing and filed with the ARC, any use of the property is prohibited. No subcontractors' signs may be placed on the site.
9. The trash containers (dumpsters) must be provided not later than the beginning of foundation framing and remain until the house is completed. All building debris and trash must be placed in the dumpster daily and removed regularly. No trash or debris shall be burned, buried or hidden by grading coverage. The construction site must be maintained in an orderly condition at all times, both inside and outside. This requires cleanup and sweep down so that wind does not litter the job site, roads, or neighboring properties. Port-o-lets shall be screened on three sides by a section of fencing at least 6 feet high by

30 inches wide. The unscreened doors of port-o lets shall face opposite the road. Port-o-lets shall be installed at least 10 feet from the road and 50 feet from a street corner. No other temporary structures will be allowed on the building site.

10. There shall be no radios, CD or tape players operated that can be heard on neighboring properties
11. No dogs, pets, or other animals shall be allowed in Indian Trails.
12. No alcoholic beverages or illegal substances shall be consumed in Indian Trails.
13. All damage by contractors during construction to Indian Trails' common areas (including roads) or private owners' lots shall be repaired promptly. Where there is damage to plants, grass, trees, ground cover, etc., the contractor shall, at his expense, restore the damaged area to its condition prior to such damage, to the satisfaction of the owner and the ARC. Indian Trails reserves the right to deny access to the property or to forfeit all or part of the cash performance bonds of any contractor or sub-contractor who does not comply with the forgoing provisions.
14. The following signage may be placed upon a lot with a home under construction in
Indian Trails: Model Home saying, "Offered by"
Custom Home saying "Custom built by, for"
The specifications for these signs shall be as follows:
Professionally made, printed in black on white background
Maximum height, 36" above ground
Maximum size 18" X 18"
15. For home sales, one real estate "Open House" sign shall be displayed only when a bona fide salesperson is in the house.

Indian Trail's Club, Inc. Construction Plan Application

ARC Chairperson:

We request ARC review for approval of our submitted construction plans. We have completed the required Design Checklist on pages 2, 3, & 4 of this 4-page document. We understand that any/all changes to the plans must be submitted to them in writing for approval prior to any implementation. We fully understand that no *worth* shall commence on the lot in question until which time both the Town of Indian River Shores and the Indian Trail's Contractor Permit are received. We have read, fully understand and will obey all of the Indian Trails Club, Inc. Conduct and Requirements for Building Contractors, Sub-Contractors and their employees as outlined in the ARC guidelines. Construction must commence within 90 days of receipt of the required Indian Trail's Contractor's Permit. All construction shall be satisfactorily completed within 15 months of the permitting date.

Declarations/Documents/Fees

() Preliminary Construction Plans, F=Final Construction Plans

(Paid the Non-Refundable Architectural Review Fee \$550.00)

() Submit Three (3) Sets of Plans with (3) Sets of completed Construction Plan Application document

() The below listed fees are due following ARC Final Approval and prior to issuance of an Indian Trail's Contractor Permit

1. Non-Refundable Road Impact Fee for new construction: \$5,000

2. Non-Refundable Road Impact Fee for home expansion: \$1,500

2. Refundable Bond Deposit: \$2,500

3. Refundable Performance Bond: \$2,500

() Provide Copies of the Contractor's State and Local Building Contractor's Licenses

() Provide Certificates of Insurance from the issuing agent that shows the liability and Workers Compensation Insurance Coverage

We have read and fully understand and agree to fulfill all requirements as stated in this Indian Trail's Club, Inc. Construction Plan Application Document.

Property Owner Lot# _____

Current Address PH# _____

City/State/Zip

Date Submitted: _____ Signature: _____

Architect PH# _____

Address City/State/ZIP _____

Signature: _____

Contractor PH# _____

Address City/State/ZIP _____

Signature: _____

Landscape Architect PH# _____

Address City/State/ZIP _____

Indian Trails Club, Inc. Procedure for Contractor Permitting

Procedure Purpose: To identify the actions and responsibilities to secure architectural plan approval and a contractor permit for new home construction or existing home additions and/or major renovations.

Review and Approval Process

1. Receive the Construction Plan Application, three sets of plans from the architect and three sets of the completed design checklist for all construction. Responsibility: Elliott Merrill
2. Receive the non-refundable architectural review fee. Responsibility: Elliott Merrill
3. Log the plans in and distribute two copies to the ARC Chairperson, Responsibility: Elliott Merrill
4. Receive the plans and ensure all the documents are complete and a completed checklist has been provided. Responsibility: ARC Chairperson
5. If the plans are incomplete or the checklist is missing, formally report this to the architect and Elliott Merrill for action. Advise that no review action will be taken. Responsibility: ARC Chairperson
6. Receive complete plans and checklist and log it into the ARC file. Responsibility: ARC Chairperson
7. Distribute the plans for ARC member review. Responsibility: ARC Chairperson
8. Conduct a review of each plan using the ARC Manual and checklist. Responsibility: ARC Members
9. Conduct a review meeting for preliminary plans within 15 days of receipt. Responsibility: ARC Chairperson
10. Conduct a review meeting for final plans within 30 days of receipt. Responsibility: ARC Chairperson
11. For compliant plans, send a letter of approval to the architect and Elliott Merrill. Responsibility: ARC Chairperson
12. For non-compliant plans. The letter will define the non-compliant conditions. Responsibility: ARC Chairperson.
13. Receive revised plans and review to assure that the non-compliant conditions have been corrected and other requirements are consistent with the prior approved plans. Responsibility: ARC Chairperson
14. If all of the non-compliant conditions have been corrected, conduct a mini review with selected ARC members to ensure acceptability. Responsibility: ARC Chairperson
15. Issue a letter of acceptance to the architect, Elliott Merrill, and record it in the ARC file. Responsibility: ARC Chairperson
16. Notify the lot owner and contractor that the plans are approved. Identify the fees required to secure a construction release. Responsibility: Elliott Merrill
17. Pay the required fees to Elliott Merrill to secure the construction permit. Responsibility: Owner

Owner and Builder

1. Verify receipt of the required fees, proof of contractors licensing, certificate of insurance and a signed acknowledgement from the contractor that Indian Trails Rules have been read and understood by sub-contractors and their employees. Responsibility: Elliott Merrill
2. Issue an approved contractor permit to the Builder, Indian Trails Lead Control Access Personnel and ARC Chairperson. Responsibility: Elliott Merrill
3. Receive and file the approved contractor permit. Responsibility: Lead Control Access Personnel and ARC Chairperson.
4. Review each contractor and sub-contractor to verify that an approved construction permit was issued for the contractor and lot and/or home number. Responsibility: Control Access Personnel.
5. If an approved contractor permit exists, allow the contractor to enter. Responsibility: Control Access Personnel.

Indian Trails Club, Inc.

Contractor Permit

A contractor permit is being issued to _____ for the construction, addition and/or major renovation at lot number _____, address _____. The permit number is, _____ and it is being issued effective this date _____. A copy of this permit will be on file at the Indian Trail's Guardhouse so chat authority to enter Indian Trails can be verified for the authorized contractor, sub-contractor and their employees.

The contractor permit is being issued under the authority of Elliott Merrill Management Company. This construction permit allows the contractor, sub-contractor and their employees to enter Indian Trail's Elliott Merrill expressly for home construction, addition, and/or major renovation work on the said lot and house number. Elliott Merrill is issuing this permit in recognition that all of the following ARC requirements were satisfied:

- .. Non-refundable Architectural Review Fees were paid-in-full.
- .. ARC Approval has been issued for the Final **Construction** Plans
- .. Nonrefundable Road Impact Fees were paid-in- full.
- .. Refundable Performance Bond has been paid-in-full.
- .. Refundable Construction Bond Deposit has been **paid-in-full.**
- .. Proof of Current Contractor's Licensing Qualifications
- .. Certificate of Insurance verifying proper, adequate and current coverage
- .. A signed acknowledgement from the general contractor that the Indian Trail's ..Rules, Regulations concerning contractors, sub-contractors have employees has been read and understood by contractors, sub-contractors and employees.

This contractor permit will allow the general contractor, sub-contractors and their employees to enter Indian Trail's specifically for the purpose of home construction, addition and/or major renovation work on lot number. No contractor, sub-contractor or employees are permitted to use this contractor permit for purposes other than that work for which it was issued.

Elliott Merrill Approval: _____ Date: _____

(Signature)

DESIGN CHECKLIST	YES	NO
1-OLD FLORIDA, NEW ENGLAND FARMHOUSE, OR KEY WEST STYLE/DESIGN		
2-FLORIDA LICENSED ARCHITECT WITH SEAL/SIGNATURE		
3-INDICATE LOINUMBER		
4-LOT DIMENSIONS, INCLUDING TOTAL SQUARE FOOTAGE		
5- FOOTPRINT OF ALL STRUCTURES ON ENGINEERED TREE SURVEY.		
6- BUILDING SET-BACKS:		
A-MINIMUM (30) FEET TO FRONT LOT LINE		
B- MINIMUM (30) FEET TO REAR LOT LINE		
C- MINIMUM (15) FEET TO CONVENTIONAL SIDE YARD		
D- MINIMUM (25) FEET TO CORNER LOT SIDE YARD		
7- FINISH FLOOR ELEVATION: L DECKS, AND PORCHES.		
A- FINISH FLOOR ELEVATIONS ALL FLOORS, INCLUDING GARAGE, PATIOS, POOL DECKS, AND PORCHES		
B- MINIMUM (20) INCHES ABOVE STREET ELEVATION		
C- MAXIMUM (36) INCHES ABOVE STREET ELEVATION		
D- INDICATE ALL FINISH FLOOR ELEVATIONS OF ADJACENT HOMES		
8- EXISTING LOT ELEVATIONS.		
9-PROPOSED FINISH GRADE ELEVATIONS.		
10- SURROUNDING ROAD, LAKE, AND DRAINAGE DITCH ELEVATIONS.		
11- DRAINAGE PLAN SHOWING FLOW DIRECTIONS ON PLANS.		
12- INDICATE STRUCTURE'S SQUARE FOOTAGE UNDER AIR:		
A- MINIMUM 2500 SQ. FT. FOR INTERIOR LOTS		
B- MINIMUM 3000 SQ. FT. FOR LAKE FRONT LOTS		

C- MINIMUM 3600 SQ. FT. FOR RIVER FRONT/ESTATE LOTS	
D MINIMUM 1800 SQ. FT. FOR GROUND FLOOR OF 1 1/2 STORY DWELLING	
13-SQUARE FOOTAGE UNDER AIR NOT TO EXCEED 30% OF LOT'S TOTAL SQUARE FOOTAGE	
14- INDICATE SQUARE FOOTAGE UNDER ROOF.	
15- STRUCTURE'S TOTAL SQUARE FOOTAGE OF ALL ("HARDSCAPE") FIXED IMPROVEMENTS INCLUDING, BUT NOT LIMITED TO, HOUSE GARAGE, POOL, PATIO DRIVEWAY AND PARKING AREA ARE NOT TO EXCEED 50% OF THE LOT'S TOTAL SQUARE FOOTAGE.	
16- MAXIMUM STRUCTURE HEIGHT (30) FEET FROM FINISHED GROUND FLOOR ELEVATION TO ROOF'S MID-POINT.	
17- ROOF:	
A- ROOFING SAMPLE MUST BE PRESENTED TO ARC WITH CONSTRUCTION PLANS	
B- LARGE, BLANK, UNBROKEN ROOF LINES ARE DISCOURAGED	
C- NO FLAT ROOFS PERMITTED	
D- WOOD SHAKE, FLAT CEMENT TILE, OR CERTAIN TYPES OF STANDARD METALLIC FINISH METAL, OR GALVAUME ROOFING ARE PERMITTED. CERTAIN TYPES OF METAL SHAKE SHINGLES MAYBE APPROVED IN BROWN OR GRAY TONES BUT THEIR USE IS DISCOURAGED.	
E- NO ROOF SHALL PITCH LESS THAN (6) FEET FOR EVERY (12) FEET OF ROOF, WITH THE EXCEPTION OF PORCHES, PATIOS, AND FLARED EAVES.	
F- ALL ROOF VENTS SHALL BE PAINTED TO MATCH THE ROOF COLOR.	
18- GARAGES:	
A- ENCLOSED ONLY- CARPORTS ARE NOT PERMITTED	
B- ATTACHED, DETACHED, OR SEMI-ATTACHED WITH COVERED WALKWAY TO MAIN STRUCTURE.	
C- NO LESS THAN 2-CAR, NOR MORE THAN 4-CAR GARAGES ARE PERMITTED	

D- MINIMUM OF 24 FEET WIDE INTERIOR FOR 2-CAR GARAGE	
E MINIMUM OF 22 FEET DEEP INTERIOR FOR ALL GARAGES.	
F-CAR GARAGES MAY VARY IN WIDTH DEPENDING ON USE.	
E- WHERE POSSIBLE, GARAGE ENTRANCES SHALL NOT FACE THE STREET	
19-SIDING SHALL BE NATURAL WOOD, OR HARDIPLANK	
20-FASCIA AND FRIEZES SHALL BE WOOD OR SYNTHETIC WOOD ALTERNATIVES	
21- POOL:	
A- CONCRETE, IN-GROUND ONLY.	
B- NOT CLOSER THAN (15) FEET TO ANY REAR OR SIDE LOT-LINE.	
22 -NO PATIO DECK, PORCH DECK, INCLUDING POOL DECKS MAY BE CLOSER THAN (15) FEET TO ANY LOT LINE.	
23 -DRIVEWAY/PARKING AREA MUST BE INDICATED	
24 -PARKING AREAS MUST BE INDICATED	
25 -DRIVEWAY/PARKING AREA/WALKWAY MATERIAL MUST BE SPECIFIED, AND PAVER SAMPLES MUST BE PRESENTED TO ARC AT TIME OF CONSTRUCTION APPLICATION.	
26 - EQUIPMENT ENCLOSURES ARE REQUIRED, AND MUST BE DEFINED ON PLANS.	
27- FOUNDATION REVEAL SHALL BE A MINIMUM OF (8) INCHES, AND A MAXIMUM OF (12) INCHES. MEASUREMENT SHALL BE TAKEN FROM FINISH FLOOR ELEVATION TO FINAL FINISH GRADE.	
28 -NO EXPOSED CEMENT BLOCK.	
29-WINDOWS: IMPACT OR INSULATED GLASS CONSTRUCTION WITH WOOD FRAMES, SHEATHED WOOD FRAMES, PVC FRAMES, NON-MILL FINISH ALUMINUM OR OTHER FRAMES AS APPROVED BY THE ARC. IMPACT SHUTTERS ARE REQUIRED FOR NON-IMPACT WINDOWS	
B- MANUFACTURER'S DETAILED BROCHURE IS REQUIRED AT TIME OF PLAN SUBMITTAL	

C- COLOR SHALL BE SPECIFIED	
D- WINDOWPANE SHALL BE CLEAR GLASS, OR TINTED GLASS (BRONZE, GRAY OR SMOKE COLORED. NO REFLECTIVE GLASS SHALL BE PERMITTED.	
E- WINDOWS SHALL CONFORM TO THE INDIAN RIVER SHORES BUILDING WIND-LOAD REQUIREMENT.	
30- WINDOW TREATMENT:	
A — ALL STAINED, LEADED, OR ETCHED GLASS VISIBLE TO THE EXTERIOR SHALL BE CLEARLY DEPICTED AND NOTED ON THE CONSTRUCTION PLANS.	
B ALL CANOPIES, AWNINGS, DECORATIVE SHUTTERS, STORM/HURRICANE SHUTTERS SHALL BE DEPICTED AND	
NOTED ON ALL CONSTRUCTION PLANS.	
31- FRONT ENTRY DOOR/DOORS:	
A MANUFACTURER'S DETAILED BROCHURE STATING DOOR SPECIFICATIONS SHALL ACCOMPANY CONSTRUCTION PLANS.	
B- FINISHED DOOR COLOR SHALL BE INDICATED.	
C- EXTERIOR DOORS SHALL BE IN COMPLIANCE WITH THE INDIAN RIVER SHORES BUILDING CODE.	
32 - POOL/PATIO AREA:	
A- POOL SCREEN ENCLOSURE: FINISHED-PAINTED SURFACE EITHER WHITE OR BRONZE.	
B- POOL FENCE ENCLOSURE:	
1. MINIMUM (4) FEET IN HEIGHT	
2. SELF-CLOSING, SELF LOCKING GATES	
3. FENCES OR GATES MUST MEET LOCAL AND STATE REQUIREMENTS	
33- CHIMNEY: A- FINISH SHALL BE STUCCO, BRICK OR HARDIPLANK, NO DESIGNS OR EMBLEMS ARE PERMITTED	
34- GUTTERS/DOWNSPOUTS SHALL MATCH COLOR OF ATTACHED SURFACE.	
35- MAILBOX STYLE/DESIGN/COLOR SHALL REQUIRE ARC APPROVAL.	

DESIGN CHECKLIST	
36- EXTERIOR COLORS:	
A- ALL EXTERIOR MATERIALS MANUFACTURED WITH PERMANENT COLOR SHALL SUBMITTAL.	
B- ALL EXTERIOR PAINT COLORS SHALL BE SUBMITTED TO THE ARC FOR APPROVAL AT TIME OF CONSTRUCTION PLAN SUBMITTAL	
PLAN SUBMITTAL.	
37-LANDSCAPING	
A- PLAN MUST BE SUBMITTED FOR ARC APPROVAL NO LATER THAN STRUCTURE DRY-IN	
B- IN ADDITION TO GALLON SIZE OF TREES, THERE SHALL ALSO BE HEIGHT SIZE (FROM GROUND LEVEL)	
INDICATED ON LANDSCAPE PLAN.	
C-OAKS MUST BE WELLED OFF IF FILL WILL IMPACT THE TREES SURVIVAL.	
38- NO CONSTRUCTION OF ANY KIND SHALL COMMENCE UNTIL WHICH TIME THE APPLICATION FOR AN INDIAN TRAILS CONSTRUCTION PERMIT HAS BEEN COMPLETED AND APPROVED BY THE ARC.	

The design drawings, specifications and plans have been reviewed for the home construction on lot in accordance with the above Indian Trails Community Design Committee requirements. They were found to be in compliance with these requirements. The architect, owner and contractor hereby acknowledge receipt of the ARC requirement and have a full understanding of these requirements.

Architect: _____ Contractor: _____

Owner _____ Date: _____