

**PALM ISLAND PLANTATION, L.L.C.
ARCHITECTURAL STANDARD MANUAL**

I. APPROVAL PROCEDURE:

Every property owner wishing to construct or modify a residence in the carriage, estate, riverfront and cabana areas at Palm Island Plantation must apply to:

PALM ISLAND PLANTATION ARCHITECTURAL REVIEW COMMITTEE
(ARC)

c/o: Palm Island Plantation
3003 Cardinal Drive, Suite D
Vero Beach, Florida 32963

for site plan and design approval prior to seeking a site approval and a building permit, and/or proceeding with any work.

All building plans and specifications must be designed, drawn and sealed by a registered Florida architect and the proposed contractor must be Westmark Construction Company, Inc. or it's successor or assigns a qualified home builder licensed in Indian River County, and the Town of Indian River Shores who has been approved as a builder in Palm Island Plantation by the ARC.

1. PRELIMINARY APPROVAL:

Any approved builder or lot owner may submit preliminary drawings and specifications to the ARC for concept approval prior to the preparation and submission of detail plans and specifications for final approval. A preliminary plan approval does not constitute authorization for commencement of construction. Every applicant for preliminary approval must provide the ARC with one (1) set of the following:

- A. Preliminary site plan drawn at not less than 1/8" = 1'0 scale;
 - 1. The proposed location of structure(s) driveway(s), swales, pools, porches, patios, walks, and setbacks.
- B. Preliminary floor plans drawn at not less than 1/4" = 1'0 scale showing all governing outside dimensions.
- C. Preliminary elevations drawn at not less than 1/8" = 1'0 scale showing design intent and illustrating materials specified by the architect for exterior treatment. Material samples may be submitted at this time, if available. Garage doors should be detailed and color indicated.

D. Preliminary Landscape Plan.

E. Elevations above street level and any fill incorporated into landscaping plans for berms, etc.

F. Label elevations, "front, rear, left, right", not "north, south, east, west".

2. FINAL APPROVAL:

As soon as possible after preliminary approval has been obtained, or if final approval is initially sought, the applicant must provide the ARC with three (3) sets of the following:

A. Final site plan indicating any and all easements, setbacks, finish floor elevation, adjoining property finish floor elevations and site drawings.

B. Construction plans which should include ground floor elevations and should be completed so far as they refer to the exterior appearance of the building(s) and should include information and samples (if not previously submitted) of materials, finishes and colors to be used.

C. Final landscaping plans, including trees and plant list and sizes. (See Section C, Landscape Plan Requirements.)

Upon finding all submissions in order, the ARC will indicate its approval by stamping all final plans and completing the approval section of the Application For Approval. At least one complete set of all plans will be kept by the ARC. If the ARC does not grant approval, it will return the plans with the reasons for disapproval noted thereon.

APPLICATION

FROM: _____
ARCHITECT OWNER LOT #

TO: PALM ISLAND PLANTATION ARCHITECTURAL REVIEW COMMITTEE

APPLICATION FOR APPROVAL

Gentlemen:

We are hereby requesting review and approval of the documents listed below in accordance with the requirements as set forth in the PALM ISLAND PLANTATION Declaration of Covenants and Restrictions and Design and Construction Guidelines.

I. PRELIMINARY APPROVAL

	SUBMITTAL DATE	APPROVAL DATE
() Application Fee	_____	_____
() Site Plan	_____	_____
() Floor Plan	_____	_____
() Elevations	_____	_____
() Landscaping	_____	_____
() Exterior Materials	_____	_____
() Exterior Color(s)	_____	_____

II. FINAL APPROVAL

() Site Plan	_____	_____
() Construction Plans	_____	_____
() Exterior Color(s)	_____	_____
() Landscaping	_____	_____
() Restoration Deposit	_____	_____

* A one-time application fee of \$350.00 may be required with initial submission of this form, at the discretion of the ARC.

** A construction damage restoration deposit of \$2,500.00 may be required prior to commencement of construction, at the discretion of the ARC.

PALM ISLAND PLANTATION DESIGN AND CONSTRUCTION GUIDELINES

II. ARCHITECTURAL CRITERIA:

These criteria reflect the current guidelines whereby the ARC shall evaluate improvements to property.

1. AUTHORSHIP OF PLANS: All building plans shall be fully dimensional and designed, drawn and sealed by a Florida registered architect. The ARC has specific requirements as to what is acceptable in these plans.

Owners contemplating designing and building must first contact the ARC to obtain the forms required for the approval procedure, and to discuss approved and qualified architects and builders.

2. PLAN COPIES REQUIRED:

a) Three copies of all plans for improvements shall be submitted. The ARC will note its approval or disapproval and comments on all three sets of plans and return two sets to the owner.

b) The ARC shall have 15 days to review plans when submitted in proper form but may request an additional 15 days extension for additional review.

3. SUBMITTAL REQUIREMENTS: All final plans shall be submitted to the ARC in a form and manner acceptable to the Indian River Shores Building Department and shall include at a minimum the following: a) site plan of the lot showing existing contours and vegetation at a scale of not less than 1/8" = 1'0 scale. The site plan must show all existing improvements including utilities on the property and show all proposed construction including finish grade lines, footprint of the proposed structure, landscaping, walkways, pools, patios and decks. (Site plan must indicate drainage design.) b) Floor plans of the proposed structure at a scale of not less than 1/4" = 1'0 scale. C) Elevations of all four sides of the proposed improvements with additional details and elevations as may be necessary to fully illustrate the proposed construction at a scale of not less than 1/8" – 1'0 scale. D) Samples and colors for all exterior materials.

4. DURATION OF APPROVAL: Final approval of building, landscaping or modification plans shall be valid for six months following the date of approval, after which the procedure must be repeated, including application fee, if required.

5. SINGLE FAMILY DWELLING ONLY: Only single family detached dwellings and the normal accessory uses for a single family dwelling shall be permitted on any lot. No outbuildings, sheds, barns or other structures shall be permitted except guest cabanas, as provided herein.

6. INSPECTIONS: Improvements to any property may be inspected monthly by a representative of the ARC to assure conformity to the approved plans, and to these criteria, covenants and restrictions, and procedures. Landscaping will be final inspected upon completion.

7. BUILDER AND CONSTRUCTION APPROVAL: All builders or contractors must be licensed by the State of Florida and approved by the ARC. Westmark Construction Company, Inc., its successor and assigns are designated hereby as an approved builder and contractor. Any construction in Palm Island Plantation by a builder or contractor, even though the builder or contractor has been approved by the ARC, which is done in a poor and unworkmanlike manner may be stopped by the ARC and further work on the job will cease until the work has been corrected to the satisfaction of the ARC. Each owner or his assigns by purchasing property in Palm Island Plantation hereby gives his permission to the ARC or its representative to inspect the work being done on his property at such reasonable time and manner so as to assure conformity with these guidelines and restrictions. A clean and orderly job must be maintained at all times, both inside and outside the home. Construction must proceed on a timely basis. Homeowner will be billed directly for any site cleanup undertaken by the Association.

8. LAYOUT AND TOPOGRAPHY: No foundation for a building shall be poured, nor shall construction commence in any manner or respect, until the layout for the building is approved by the ARC. No change in the grade or topography of the lot either for construction or landscaping shall be made without written approval of the ARC. The finish floor elevation of the house must be approved by the ARC. It is the purpose of this approval to assure that no trees are unnecessarily disturbed and that the home is placed on the lot in its most advantageous position.

9. EXTERIOR COLOR PLAN AND MATERIALS: The ARC shall give final approval of all exterior color plans and each owner must submit to the ARC a color plan showing the color of the roof, exterior walls, shutters, trims, etc. The ARC shall consider the extent to which the color plan is consistent with the homes in the surrounding area and the extent to which the color plan conforms to the natural color scheme of and for Palm Island Plantation. Exterior colors that, in the opinion of the Architectural Review Committee, would not be harmonious shall not be permitted. Samples of proposed exterior colors or color changes shall be submitted and approved well in advance of their actual application. Artificial, simulated or imitation materials shall not be permitted without the approval of the ARC. Samples of proposed exterior materials may be required at the time plans are submitted. The paragraph shall apply equally to any repainting or replacement of the above.

10. LANDSCAPING: It is the stated intent of these standards to emphasize the need for carefully landscaped lawns and it shall be the responsibility of the ARC to insure that adequate landscaping is provided for on every home. A basic landscaping plan for each home must be submitted to and approved by the ARC 30 days prior to work being initiated and shall include the following:

a) Sodding will be required on all front, side and rear yards.

b) An underground sprinkler system of sufficient size and capacity to irrigate all sodded or landscaped areas must be installed and maintained in good working order on all lots. Owners will be required to connect to City potable water. No walls will be allowed unless approved by the ARC and conform to the Indian River Shores' Building Guidelines.

c) All portion of lots referred to in these restrictions lying between the building line and street or roadway line shall be used only for ornamental purposes and shall be landscaped in accordance with rules established by the ARC.

d) Landscaping according to the approved plan must be completed prior to fourteen (14) days of substantial (as determined by ARC) completion of a home or before receipt of a Certificate of Occupancy.

11. FLOOR ELEVATIONS: The basic ground floor elevations of the house must be at least 18" above the level of the crown of the street. Basic ground floor elevations may not, however, exceed 35" above crown of the street unless specifically approved. Determining acceptable elevations should be accomplished through consultation with the ARC. Existing grades on neighboring properties and proper drainage between the adjacent properties must be accomplished.

12. SETBACKS: Setback requirements shall be in accordance with the P.R.D. for Palm Island Plantation approved by the Town of Indian River Shores.

13. ROOFS: There shall be no exposed flat roofs. No asphalt or fiberglass roofs will be permitted. Only metal or flat concrete tiles in colors approved by the ARC are allowed.

14. BLOCK: There shall be no exposed block.

15. AWNINGS, SHUTTERS, FENCES, AND WALLS:

a) Awnings and canopies shall not be attached or affixed to the exterior of the residence without prior approval of the ARC. In any event, there will be no awnings permitted in the front of a house.

b) The composition, location and height of any fence or wall to be constructed on any lot shall be subject to the approval of ARC. The ARC shall require the composition of any fence or wall to be consistent with the materials used in the surrounding homes and other fences, if any. Fences and walls shall be in keeping with the exterior design of the residence and shall comply with the applicable restrictions and town ordinances.

c) Masonry walls are required within the setbacks as permitted by the ARC for air conditioning, privacy or trash enclosures, but they must be adequately screened with tailored landscaping.

d) Hedges for privacy will be allowed within the setbacks and along property lines subject to approval by the ARC as to location and height. Wire fences are permitted if buried in hedges, to serve as animal enclosures providing the wire does not exceed 4' in height.

16. GARAGES, DRIVEWAYS, WALKWAYS AND EXTERIOR LIGHTING:

a) All exterior walks must be a minimum in width of three (3) feet and of a composition compatible with the surrounding driveways, dwellings, porches and patios.

b) All proposed exterior lighting shall be moderate and shall be detailed on the plans. The wattage, aiming angle and light color must be shown on the plans. Colored lighting is prohibited. No exterior lighting shall be permitted which, in the opinion of the ARC, would create a nuisance to adjoining property.

17. WINDOWS, DOORS, SCREENING, PORCHES AND PATIOS:

a) Brightly finished, mill finished aluminum, metal doors, windows, screens, louvers, exterior trim or structural members shall not be permitted. Metal window, door and porch framing and trim shall be painted a color approved by the ARC and compatible with surrounding structures.

b) All screening must be of dark color material.

c) Window and door reflective filming shall not be permitted. Reflective or stained glass shall not be permitted on windows or doors.

18. WINDOW AIR CONDITIONING UNITS: No window or wall air conditioning units shall be permitted.

19. SWIMMING POOLS, SPAS, ACCESSORY STRUCTURES, PLAY EQUIPMENT, AND DECORATIVE OBJECTIVES:

a) Above ground swimming pools or spas shall not be permitted. Any swimming pool or spa to be constructed on any lot shall be subject to the approval of the ARC. No screen enclosures over pool area will be permitted.

b) If fencing is utilized as a pool enclosure, owners shall provide landscaping on each side of the fence.

c) LP gas tanks must be buried but shall not be placed within any utility easement.

20. CONSTRUCTION DAMAGE RESTORATION DEPOSIT: The AEC shall have the right to require of any builder for any structure, prior to the commencement of any construction, the sum of \$2,500.00 (cash or cash equivalent) as a bond to afford the Property Owners' Association and owner's protection against damage to any utility installation, any recreational or common areas, roadway or swales

21. CABANAS: No cabanas shall be constructed or erected on or in any part of such subdivision without the approval of the ARC. Nor shall any application be made to any governmental authority or agency without prior approval for such structure by the ARC.

22. ANTENNAS: No aerial, antenna, or satellite dish antenna shall be placed or erected upon any lot, or affixed in any manner to the exterior of any building, without the prior approval of the ARC as to the location and aesthetics.

23. GATES, ARCHES, COLUMNS, ETC.: End walls at driveways or entryways may be disallowed if deemed too ornate or inappropriate for the architecture. Large pedestals, vases, site lights, statutes, sculptures, etc. in any portion of the yard or structure may likewise be disallowed; all must meet approval of ARC.

24. OUTSIDE EQUIPMENT AND CONTAINERS: Swimming pool, air-conditioning, and sprinkler equipment, etc. shall be screened with masonry walls approved by ARC.

25. REMOVAL OF TREES: In reviewing building plans, the ARC shall take into account the natural landscaping such as the trees, shrubs and encourage the owner to incorporate them in his landscaping plan. No trees shall be cut or removed without approval of the ARC, which approval may be given when such removal is necessary for the construction of a dwelling or other improvements. No citrus trees shall be permitted.

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

28. ARTIFICIAL VEGETATION: No artificial grass, plants or other artificial vegetation shall be placed or maintained upon the exterior portion of any lot, unless approved by the ARC.

29. CONSTRUCTION, MAINTENANCE AND NON-EMERGENCY ACTIVITY: Unless waived by the ARC, all construction, maintenance and non-emergency activity and all related personnel must begin work no earlier than 7:30 a.m. and must cease and be off the property no later than 6:00 p.m. There shall be no construction, maintenance including mowing lawns or non-emergency activity on Sundays or any principal holidays. There shall be no truck deliveries of any kind made after 6:00 p.m. on any day. Saturday construction is permitted provided that contractors apply for and receive prior approval from the ARC.

33. GARBAGE, TRASH CONTAINERS AND MISCELLANEOUS EQUIPMENT: No lot shall be used or maintained as a dumping ground for rubbish, trash, or other waste. All trash, garbage and other waste shall be kept in covered sanitary containers, and except during pick-up hours, if required to be placed at the curb, all containers shall be kept within an enclosure which the ARC shall require to be constructed with each dwelling.

Garbage and rubbish receptacle shall be in complete conformity with sanitary regulations and shall not be visible from adjoining lots or public areas. No owner or contractor shall be permitted to burn any type of trash or construction material on any lot at any time.

34. MAILBOXES & HOUSE NUMBERS: Individual mailboxes will be located curbside at a location selected by the ARC. All mailboxes will conform to the size and style mandated by the ARC. All house numbers will conform to style and size mandated by the ARC. All house numbers to be the same hand painted ceramic as used throughout Palm Island Plantation.

35. Any changes in plans or specifications during construction regarding exterior design or materials or site plan modifications must be approved by the ARC prior to implementation.

III. LANDSCAPE PLAN REQUIREMENTS:

Per the Architectural Criteria, paragraph 10, the ARC will generally require a minimum expenditure of estimated construction cost as determined by the ARC. (The ARC reserves the right to increase or decrease the minimum expenditure as indicated therein). Landscaping according to the approved plan must be completed within fourteen (14) days of substantial completion of a home.

The landscape plan shall consist of two parts, shall be to required scale and shall provide as follows:

Part I – Preliminary Landscape Plan – (not less than 1/8" scale)

The preliminary landscape plan shall show tree, palm and shrub locations, sizes (height, spread and caliper), lot contouring, fill dirt and elevation and perimeter planting. The landscape plan should include shade trees, in addition to any palms that are deemed to be desirable.

Existing trees on lots will be counted toward the tree requirements. The ARC shall reserve the right to vary the tree requirement on a lot by lot basis.

Part II – Final Landscape Plan – (not less than 1/8" scale)

The final landscape plan shall be based on the final approved building elevations, and shall set forth the following: (in addition to tree positions, tree measurements, lot contouring and perimeter planting—as outlined in Part I – Preliminary Landscape Plan).

- a) Location, size, type and number of all proposed plantings;
- b) Area and type of grass;
- c) Location, area and height of all planting berms;
- d) Depth of soil suitable for planting in each designated planting area;
- e) Method of handling storm water run-off;
- f) Integration of landscaping with driveway and storm swale;
- g) Treatment of both sides of all retaining and privacy walls and/or fences;

- h) Detail for screening of all exterior equipment such as pool, air-conditioning and garbage, etc. Plant material is not acceptable screening.

Plantings shall not interfere with the sight lines of vehicular traffic. Shade and shadow patterns of trees and potential damage encroaching roots and branches should be considered in all tree placements. Appropriate sized (i.e., height and spread) shall reflect the intended use and location of all proposed trees.

Clusters of plant material shall be situated to complement the residence with consideration of mature sizes key when determining locations. Long horizontal or vertical surfaces of structures should be interrupted and modulated by clusters of irregularly spaced plantings.

The landscaping of the finished lot shall be in strict conformance with the approved plot and landscape planting plans. Any deviation must be approved by the ARC. The finished job will be inspected by the ARC to assure conformance to the approved plan.

IV. GENERAL:

1) Notwithstanding anything to the contrary herein, the ARC shall have the right at its discretion to wave any or all of the rules and requirements herein as to any particular builder, structure, and/or landscaping.

2) This manual may be amended by the ARC in any regard and at any time without notice, except that any such amendment may not affect the construction of any structure or landscaping approved prior to the amendment.

3) The ARC shall have sole exclusive jurisdiction over any and all construction of any kind in Palm Island Plantation.

4) This manual is promulgated pursuant to Article XI of The Master Declaration of Covenants, Conditions, Reservations, and Restrictions for Palm Island Plantation recorded in Indian River County on March, 27, 2002, and supersedes any previous Architectural Standard Manual.