

# Egret Landing

## Design Standards

Updated June 1, 2006

THESE DESIGN STANDARDS APPLY TO ALL LOTS WITHIN THE EGRET LANDING PROPERTY OWNERS ASSOCIATION.

**This manual is divided into several sections.**

This section, [Part 1](#) explains the purpose.

[Part II](#) explains the Architectural Review Board and submittal procedures.

[Part III](#) contains general design standards.

[Part IV](#) contains design standards specific to Egret Landing single family homes.

Finally, [Part V](#) contains a glossary of terms.

### PART I. INTRODUCTION

#### 1. Purpose

The purpose of the Egret Landing Design Standards is to provide a comprehensive description of specific requirements for lot owners, builders, architects, landscape architects, engineers and residents involved with the development of Egret Landing at Jupiter. The Design Standards provide the flexibility to maximize individual character for each home built within Egret Landing: while assuring aesthetic integrity for the entire community.

The Design Standards will be used by the Architectural Review Board (ARB) to review each builder's submittal for conformance with Egret Landing design objectives. They are intended as a supplement to the requirements of applicable federal, state, county or municipal codes. It is assumed that each builder in Egret Landing will completely familiarize themselves with all of these codes that may apply, as well as with the "Declaration of Covenants and Restrictions" for Egret Landing in Jupiter. In no way shall this manual be considered primary to the federal, state, county or municipal scope, or to the protective covenants.

All construction activity shall be completed by a contractor licensed to practice in the State of Florida, County of Palm Beach and Town of Jupiter. The type or grade of license shall be commensurate with the code of the work to be performed. All Builders in Egret Landing must be approved by the ARB.

## PART II. REVIEW PROCESS

### 1. The Architectural Review Board

As the mainstay of the design standards process, an Architectural Review Board has been established. The ARB oversees and advises on the review of all submittals for approval within Egret Landing. The ARB will consist of three (3) people appointed by the Egret Landing Property Owners' Association, Inc. Board of Directors (The BOD). At least (2) members shall be residents. The members of the ARB appointed by the BOD may be removed and replaced at any time "without cause. Thereafter all members will be appointed by the Board, in accordance with the Declarations of Covenants and Restrictions. Approval by the ARB shall be deemed necessary in order to begin construction.

The ARB shall perform reviews for site plans, landscape architecture, architecture and site engineering, and approvals for all new structures and/or modifications to existing structures. These duties are pursuant to the powers and authority granted in the "Declaration of Covenants and Restrictions for Egret Landing at Jupiter."

#### 1. Limitation of Responsibility

The ARB does not review and shall assume no responsibility for the following.

- A. The structural adequacy, capacity or safety features of the proposed improvement or structure.
- B. Whether or not the location of the proposed improvement or structure(s) on the building site is free from any possible hazard, whether caused by conditions occurring either upon or off the property.
- C. Soil erosion, incompatible or unstable soil conditions.
- D. Mechanical, electrical, or any other technical design requirements.
- E. Compliance with any and all building codes, safety requirements, governmental laws, regulations, codes or ordinances including maintaining bank slopes and required lake bank slopes.
- F. Performance or quality or work of any contractor.
- G. Title defects on any portion of the property.
- H. Impact of any approved change on any adjacent property, provided all ARB standards and county codes are adhered to.

## **2. Process for Submittal and Approval**

- A. Submit Phase I (Construction plans and specifications to ARB (2 sets total: 1 to be returned) with a \$100.00 application fee.
- B. Submit Phase II (Landscape and Hardscape) plans and specifications to ARB 30 days prior to commencement of installation (two sets total: 1 to be returned).
- C. Response shall be within 14 day's of receipt of application. Meetings to be on the 2<sup>nd</sup> and 4<sup>th</sup> Wednesday of each month, or as otherwise scheduled final written approval must be given prior to construction.
- D. Post construction approval by ARB. Inspections for compliance with approved plans. A final inspection of the property will be performed by a Review board representative prior to final certification being issued to the owner of the property. Certification will not be issued if there are any unauthorized additions, changes or omissions from the official plans of record. In the event there is a point of contention during the inspection stage, the builder will be responsible for furnishing as-builts as needed.
- E. Change Orders must be submitted to the ARB for approval
- F. Additions, alterations, etc. must be submitted along with a site plan (when applicable), construction drawing (where applicable).

## **3. Submittal Requirements**

### Phase I = Construction Plans

- A. Site Plan: 1" = 10' or larger. Easements, adjacent streets showing dimensions and radii, property lines, drainage and utility lines, water bodies, catch basins, street names and numbers.
- B. Building locations, ancillary structures, mechanical equipment, parking areas, driveways, walkways, fire hydrants, fences, walls, planters, screens and utilities.
- C. Building setback, building dimensions, square footage for: living areas (AC area), garage area, pool, screen enclosures, driveway and ancillary structure(s).
- D. Proposed topography, spot elevations, drainage plans, run off flow arrows.

E. Larger, more detailed plans may be required in addition to the site plan noted above as deemed necessary by the ARB for design clarification.

F. Indicate existing vegetation to be preserved, and method of preservation and protection during construction.

G. Architecture -Dimensioned Floor Plans:-Floor plans for all floors shall be submitted for approval; such plans shall be at a scale of ¼" 1'0" or larger. Drawings shall detail all privacy walls, fences, etc.

H. Exterior color scheme for main house and trim, and samples of the proposed roof tiles, submit paint chips w/submittal

## **Phase II -Landscape Plans**

A. Landscape plans must be prepared or approved by a Florida Registered Landscape Architect.

B. Overall planting plan showing existing and proposed trees, palms, shrubs, grown covers, vines and grasses to be used, at 1" = 10' or larger.

C. Miscellaneous: (Indicate on plan where applicable)

- Lamp post locations
- Mailboxes
- Fencing Walls
- Pool/Screen enclosures
- Pool, A.C., irrigation equipment

## **4. Landscape Submittal**

Two sets of plans and specifications (together with a final application form), shall be submitted to the ARB for final approval with the following required items.

### **Plant List:**

To include common name, botanical name, plant height, spread, container size, and quantity at time of installation. Individual lot landscape plans shall be prepared at a minimum scale of 1"-10'.

### **Irrigation Plans:**

Plans should indicate that the total lot is irrigated by an automatic 100% coverage underground system, to include all swale areas adjacent to property lines, up to the edge of roadway paving and lake edges.

**Paving Plans:**

Plans should indicate materials and colors with the samples, as well as construction method for paved areas including driveways, sidewalks, pool decks, etc.

**Landscape Labor and Materials Estimate:**

Estimate should show individual plant cost (to include material and labor itemization per plant type) as well as a total landscape budget. Total should be for plants and mulch only and shall not include sod, irrigation, or soil for ornamental berms or landscape architect fees.

All drawings shall be final construction drawings with all appropriate details included. A recommendation shall be made within 14 days of receipt of application and official acknowledgment of approval/denial with conditions shall be made by letter. If plans are not complete, they shall be returned for additional information and shall require resubmission by the builder, community association, and/or resident.

No construction or installation shall commence without prior written approval of the ARB and all required government approvals. If the ARB unintentionally overlooks a discrepancy or error on a plan and such plan receives approval, the builder is in no way indemnified from fulfilling the requirements stated in the standards

**Architectural Review Board**

Two copies of this form and documents listed below are to be submitted. One copy will be returned to Homeowner/Builder. Applicant must sign for package when it is returned to confirm receipt.

**Egret Landing POA**

**HOMEOWNER INFORMATION:**

Phase I Application (New Home) Lot# \_\_\_\_\_

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Builder:**

**Architect:**

Name: \_\_\_\_\_ Name: \_\_\_\_\_

Address: \_\_\_\_\_ Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Submittal Requirements:**

- A. Architectural Plans
- B. Site Plan with scale at 1"=10" or larger. Site plan must include all easements, adjacent streets showing dimensions and radii, property lines, drainage and utility lines, bodies of water, catch basins, street names and numbers.
- C. Building locations, ancillary structures, mechanical equipment, parking areas, driveways, fire hydrants, fences, walls, planters, and screens.
- D. Building setbacks, building dimensions, square footage for: living area (AC area) garage area, pool screen enclosures, driveway and ancillary structures
- E. Proposed topography, spot elevations, drainage plans, run off flow arrows.
- F. Larger, more detailed plans may be required in addition to the site plan noted above as deemed necessary by the ARB for design clarification.
- G. Indicate existing vegetation to be preserved and method of preservation and protection during construction.
- H. Architecture – Dimensioned Floor Plans: - floor plans for all floors shall be submitted for approval; such plans shall be at a scale of 1/4" / 1'0" or larger. Drawings shall detail all privacy walls, fences, etc.

**Submittals accompanying this application:**

	<b>Yes</b>	<b>No</b>
1. Application Fee (Fee \$100.00) (preliminary application only)	___	___
2. Site Survey	___	___
3. Site Plan	___	___
4. Architectural Plan	___	___
5. Roof Tile Samples	___	___
6. Miscellaneous (List Below)	___	___

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

**Action by Committee:**

( ) Approved ( ) Disapproved ( ) Approval Subject to following conditions:

**Phase I Approved by:**

_____ Signature	_____ Date	_____ Signature	_____ Date	_____ Signature	_____ Date
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The signature listed below confirms receipt of one copy of this application back from the Egret Landing POA after review by the ARB.

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Architectural Review Board**

Two copies of this form and documents listed below are to be submitted. One copy will be returned to Homeowner/Builder. Applicant must sign for package when it is returned to confirm receipt.

**Egret Landing POA**

**Phase I Application (Fence Application)**

Lot# \_\_\_\_\_

**HOMEOWNER INFORMATION:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**FENCE CONTRACTOR INFORMATION:**

Name: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_

**Description:**

**Submittal Requirements:**

Three styles of fences are permitted. Per page 16 of design standards)

1. Black Vinyl coated chain link fence with top rail with exposed ends properly wrapped under and around.
2. White aluminum picket style fencing. This is the only fencing that may be installed on the lake front boundary.
3. Fences on lots which are adjacent to Interstate 95 R.O.W. Fence material may be wood, with a maximum height of 8-0"

All fences shall be a maximum four (54) feet in height, unless otherwise required by local codes. Fences shall be screened by a hedge located on the interior of the fence in the side and rear yard and on the exterior of the fence when located in the front yard or between the fence and the road.

Fences are prohibited forward of the front setback of the house on an interior lot. On corner lots fences shall be prohibited forward of the front setback of the house and not past the corner setback of a house facing the side cross street.

Fences may not be freestanding and must tie to either the house or another fence.

**Submittals accompanying this application:**

	<b>Yes</b>	<b>No</b>
1. Site Survey	_____	_____
2. Site Plan showing proposed fence	_____	_____
3. Miscellaneous (List Below)	_____	_____

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

**Action by Committee:**

( ) Approved: ( ) Disapproved ( ) Approval Subject to following conditions:

**Phase I Approved By:**

_____ Signature	_____ Date	_____ Signature	_____ Date	_____ Signature	_____ Date
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The signature listed below confirms receipt of one copy of this application back from the Egret Landing POA after review by the ARB.

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Architectural Review Board**

Two copies of this form and documents listed below are to be submitted. One copy will be returned to Homeowner/Builder. Applicant must sign for package when it is returned to confirm receipt.

**Egret Landing POA**

**Phase I Application (Pool & Screen Enclosure)**

**Lot#** \_\_\_\_\_

**HOMEOWNER INFORMATION:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**Pool Contractor**

**Screen Enclosure Contractor:**

Name: \_\_\_\_\_ Name: \_\_\_\_\_  
Address: \_\_\_\_\_ Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_ Telephone: \_\_\_\_\_

**Submittal Requirements:**

- A. Property Survey
- B. Site Plan with scale at 1"=10" or larger. Site plan must include all easements, adjacent streets showing dimensions and radii, property lines, drainage and utility lines, catch basins, street names and numbers.

**Submittals accompanying this application:**

**Yes No**

- |   |       |       |
|---|-------|-------|
| 1. Site Survey  | _____ | _____ |
| 2. Site plan showing pool, screen enclosure, fencing and equip pads and all setbacks from property lines. | _____ | _____ |
| 3. Screen enclosure plans and elevations  | _____ | _____ |
| 4. Solar Panel/Heater information   | _____ | _____ |
| 5. Landscape Plan   | _____ | _____ |

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

**Action by Committee:**

( ) Approved ( ) Disapproved ( ) Approval Subject to following conditions:

\_\_\_\_\_  
\_\_\_\_\_

**Phase I Approved by:**

\_\_\_\_\_  
Signature Signature Signature

The signature listed below confirms receipt of one copy of this application back from the Egret Landing POA after review by the ARB.

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

**Architectural Review Board**

Two copies of this form and documents listed below are to be submitted. One copy will be returned to Homeowner/Builder. Applicant must sign for package when it is returned to confirm receipt.

**Egret Landing POA  
Phase I Application**

Miscellaneous Improvements ( ) Other \_\_\_\_\_ Lot# \_\_\_\_\_

**HOMEOWNER INFORMATION:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**CONTRACTOR INFORMATION:**

Name: \_\_\_\_\_  
Address: \_\_\_\_\_  
Telephone: \_\_\_\_\_

**Submittal Requirements:**

		YES	NO
A.	All requests for improvements to the property must include a site survey or site plan scaled at 1"=10' or larger. Plan must show proposed improvements, setbacks & easements.	_____	_____
B.	All requests shall include pictures or manufactures literature where applicable	_____	_____
C.	All requests will comply with the design standards as recorded in the Association's Declaration of Covenants and Restrictions.	_____	_____
D.	Two copies of the application and any documents are to be submitted. One copy will be returned to the homeowner and one will remain in the homeowner's file.	_____	_____
E.	Applicant must sign the application when submitted and sign when receiving reviewed application	_____	_____

MISCELLANEOUS COMMENTS: \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Submitted by: \_\_\_\_\_ Date: \_\_\_\_\_

**Action by Committee:**

( ) Approved ( ) Disapproved ( ) Approval Subject to following conditions

\_\_\_\_\_  
\_\_\_\_\_

**Phase I Approved by:**

\_\_\_\_\_  
Signature Date Signature Date Signature Date

The signature listed below confirms receipt of one copy of this application back from the Egret Landing POA after review by the ARB.

Applicants Signature: \_\_\_\_\_ Date: \_\_\_\_\_

## PART III. GENERAL DESIGN STANDARDS

The design standards in this section are applicable to all Lots within Egret Landing. The intention of these standards is to allow for flexibility and maximize individual character while assuring that the highest aesthetic standard are maintained.

### 1. Landscape

Theme -The Landscaping in the Egret Landing Community should emphasize and expand on the existing surrounding existing native Landscape. The use of earth mounding is encouraged, however additional fill shall not be placed within the dripline of existing oaks or pines. Slopes of the mounds should not exceed 1 :4.

The budget for a standard lot on which a home is being initially constructed shall be \$0.50 per s. Oversize and corner lots may require an addition to the landscape budget. This budget shall include sod and irrigation systems. A copy of a landscape labor and materials estimate from the landscape architect or designer shall be submitted to the ARB at the time plans are to be submitted for final approval. For final approval, the ARB reserves the right to require additional plant materials it deems appropriate, notwithstanding the fact that the builder may have expended sums equal or in excess of the minimum set forth in this document. The minimum budgets reflect solely the cost for materials and installation. Landscape architect fees, and soil for ornamental berms are not included.

Quality: -Plant material shall equal or exceed the standards for Florida No. 1 as given in the latest edition of "Grades and Standards for Nursery Plants", State of Florida, Department of Agriculture and Consumer Services, Tallahassee. The use of native plant material is highly encouraged and is required in some instances by Palm Beach County.

#### Minimum Heights and Widths required at Planting:

	<u>Minimum Height</u>	<u>Minimum Spread</u>	
Trees	12'	6'-8'	
Palms (excluding dwarf species)	14'	6"-8"	caliper
Shrubs "spreading"	12"	18"	
Shrubs "upright"	18"	18"	
Hedges	24"	24"	
Vines	30" Staked		
Existing trees (see specs)	14'	8'-10'	

Installation -All landscaping shall be installed according to accepted commercial planting procedures with the quality of plant materials as described in this section.

Maintenance -The owner shall be responsible for maintenance of all landscaping in a good living condition so as to present a neat, healthy and orderly appearance. All landscaped areas shall be provided with an irrigation system as specified in this manual. Maintenance shall include the replacement of all dead plant material and replacement of damaged irrigation heads or other equipment. Unnatural pruning techniques such as hatracking, lollipopping, or other methods that constitute "tree abuse" shall not be permitted.

Location -No trees, shrubs or groundcover shall be planted within any swale area or other easements according to the Final Plat. Landscape material must no block drainage.

Trees-Palms shall count as 1/3 of a tree. Palm clusters shall include a minimum 4' stagger. The total number of palms used shall not exceed 25% of trees required on the site. Tree species with root systems which are likely to cause damage to roadways or underground utility lines shall not be planted. A minimum of 6 trees shall be installed on each Lot.

Shrubs -No more than 50% of the required shrub material may be of the same species.

Hedges and Vines -Hedges shall be installed at a minimum of eighteen inches (18") in height and planted with a spacing of no greater than twenty-four (24) inches on center. Hedges shall be maintained at a minimum height of twenty-four (24) inches and a maximum height of eight (8) feet. All hedges shall be planted a minimum of eighteen (18) inches inside of a property line as measured from the center of the plant. If hedge material is to be maintained in excess eight (8) feet in height an additional setback shall be required. The use of Areca Palms is discouraged, however they may be used provided there is a minimum setback of six (6) feet from the property line and spaced no closer than 36" on center.

Vines may be used to provide there required screening of fences. Vines shall be a minimum of 30" in runner length when installed with a minimum opacity of 25% coverage at the time of installation. Vines shall obtain 75% opacity within two years of installation.

Lawn Grass -Lawn areas shall be planted with Floritam, or St. Augustine. Grass areas shall be sodded (solid sod), and must be free of weeds and capable of growth and development. Sod strips shall be aligned with tightly fitted joints with no overlap of butts or sides. Sub grade of lawn area shall be reasonably free of all stones, sticks, roots and other matter prior to sod placement. New lawns shall be watered immediately after planting and maintained in a living condition. Sod shall continue to lake edges and edge of pavement in all cases. Odd, narrow, hard-to-mow strips are discouraged because of maintenance problems.

Ground Covers -When used in lieu of grass in whole or part, ground covers shall be planted in a manner as to present a finished appearance with 80% coverage upon installation and 100% coverage without barren soil or mulch exposed within 6 months of planting.

Prohibited Plant Species -MELALEUCA LEUCADENDRA (Punk Tree, Cajeput, Paper Bark Tree), SCHINUS TEREBINTH (Brazilian Pepper, Florida Holly), CASUARINA SPECIES (Australian Pine). NOTE: Each landscape plan required or permitted to be submitted shall include a program to eradicate and prevent the re-establishment of prohibited plant species. (May want to list approved species from Town and include ficus hedges near pools)

Controlled Plant Species -The following plant species have a tendency to become nuisances if they are not properly cultivated. These species may be planted under controlled conditions provided that they are installed and maintained according to the following supplemental regulations:

ACACIA SPECIES, ROSEWOOD & BISCHOFIA -These species are commonly used in landscape design because of their fast, growth. They are, however, brittle wood species which could break up and become dangerous missiles during hurricanes and other inclement weather. These species may be planted. (same as above)

Tree Removal -Removal of existing trees is not permitted without authorization of the ARB who retains the right to designate a "protected tree". Any form of "tree abuse" prior to ARB review is strictly prohibited.

Existing Plant Material -In instances where healthy plant material of certain size and species exists on a site prior to development, such desirable plant material may be used (with the approval of the ARB) as credit toward meeting the minimum landscape requirements. Credit shall be granted only for those trees not listed in "Prohibited Plant Species" or "Controlled Plant Species" as contained in this manual. Trees must be a minimum 14' with an 8'-10' spread.

Synthetic Plant Materials -Synthetic plant material is not permitted.

Understory Material -Plants selected for understory planting should not be of a variety that attains a height of more than 3' a maturity. If they do grow above 3', additional understory shall be installed.

Buffer Requirements -Refer to "Setbacks" section for buffer planting and maintenance responsibilities.

Safe Corner View -No shrubs or groundcover exceeding 30" in height, or trees with less than 8' of clear trunk shall be planted on street corners of corner lots, or at parcel entries (within area formed by a triangle at 30' on each right-of-way line and connecting diagonally).

Streetscape Planting -When landscaping individual units, the overall appearance of the streetscape shall be considered kept in mind. The view down a right-of-way corridor should be dominated by plants rather than structures. Each individual unit landscape shall include 1 street tree which shall be Live Oaks (*Quercus Virginiana*) planted 8' (eight feet) from the back edge of the curb to insure a uniform appearance and placed every 50 lineal feet beginning 12' from the left property line. The overall height of these trees shall be 12' with a spread of 6' to 8'.

Building Rear/Side Views -Special considerations should be given to landscaping from the rear/side of homes that are viewed across lakes, or from roadways, in an effort to adequately screen/buffer views. In no instance shall the rear/side of a unit be in full view from a lake or roadway. The building and roof mass shall be buffered with clustered, vertical plant elements (palms, trees, etc.) with gaps of no more than 40' between clusters. Views from homes to lake areas can be preserved by planting trees with 6'-8' minimum clear trunk height.

Irrigation -Automatic underground irrigation systems shall be installed to provide 100% coverage with a minimum 50% overlap of spray distribution. Irrigation water shall not be obtained from any lake, canal or water body.

The use of controlled timing devices are allowed provided the timing is adjusted to meet seasonal variation in watering requirements and drought restrictions are observed. Irrigation controllers shall be selected to minimize the amount and frequency of water application. They shall be capable of short, multiple applications required for the "soak", allowing the soil to dry out between soakings, as watering will be deep and infrequent. This encourages deep root growth so plants will better survive in drought conditions. Lots shall have individual meters.

Builders/Owners shall irrigate 25' from their property line into adjacent lake edges.

Screening of Irrigation Equipment -To minimize negative visual intrusion, all automatic valves shall be installed in valve boxes, the pop-up variety of head used whenever possible, and all back flow control devices and controllers shall be placed in shrub areas and screened. All hoses and hose reels shall be stored out of view.

The owner of the individual Lot is responsible for maintaining the area from the outside of the property line to the roadway.

Parcel Open Space - In accordance with Palm Beach County Code, it is not permitted to construct or plant anything vertical located within the 20' lake maintenance easement. There will be no exceptions to this rule, and it will be the

builder's/community association's responsibility to insure that this policy is adhered to. If construction or planting occurs within the lake maintenance easement, it will be the builder's or resident's responsibility to remove the material in violation.

Cold Tolerance -The use of cold hardy plant materials is encouraged. Only plants acclimated to the Northern Palm Beach County/Martin county climate should be utilized.

## **2. Architecture**

In no case shall any Builder be allowed to construct a residence, either for speculative purposes or for a third party which is substantially like another Builder's Model Home. Each Builder's Model Home shall be protected against such duplication for as long as that builder remains in good standing in The Builders Program of Egret Landing. Where like or similar floor plans sit side by side, homes shall be varied in their materials, detailing, roof designs and colors. Measures shall be taken to insure that the front elevations have their own individual character.

Ancillary Structures -Ancillary structures shall be integrated with the architectural style of the home, both in location and material section. Ancillary structures include: (1) Cabana, (2) Doghouse, (3) Play equipment, (4) Greenhouse, (5) Gazebo, (6) Basketball hoop, (7) Pool, (8) Trellis/arbor, (9) Hot tub/Jacuzzi, (10) Deck, (11) BBQ/outdoor fireplace. Approval of these structures shall be on an individual basis at the discretion of the ARB.

Gym and Playground equipment. - Lawn furniture and statues - Playground or gym equipment may not be located within the front building setback. Landscape material must be planted to properly screen the view of the equipment from the street side view and from adjacent lots.

Toys and portable lounge chairs - (except decorative types of benches and garden chairs approved by the A.R.B.) shall be stored out of street view when not in use. The installation of permanent fixed statuary or decorations in excess of three (3) feet in height requires the approval of the A.R.B.

Portable Basketball Hoops - may be visible from the street side of adjacent lots & may remain outside 24hrs/day whether in use or not, subject to following rules. Hoops shall be: 1. Maintained in good repair (including, but not limited to, no excessively torn nets, rusted, damaged or worn poles, brackets, rims or backboards). 2. Anchored in a safe manner & kept free from debris. 3. Safely stored or secured during any storm. 4. For non-cul-de-sac homes, hoop shall face away from street if located within 10 ft. of street. 5. All Town or County Ordinances shall apply pertaining to the placement of basketball hoops on or near public streets.

Screen Enclosures -All screen enclosures must have blacked screens and framing shall be white. In no instance shall a metal panel be install on the roof or walls on any screen enclosure. Maximum height of the screen enclosure must be consistent

with the community standard. All screen enclosures shall have a minimum of a two foot (2') high approved hedge (see hedges) planted along the outside perimeter of the enclosure (except in door locations and on the lake frontage). On lots which the screen enclosure is located on a lake one tree shall be planted for every thirty (30) linear feet of screen enclosure as measured parallel to the rear (lake fronting) property line.

Height -The height of any structure shall not be more than two stories or thirty five feet (35') in height as measured to the highest portion of the roof structure.

Garages -All homes shall have a least a two car garage. Carports are prohibited.

Exterior Walls: All exterior finishes are subject to approval by the ARB. In no instance shall the main body of any home be any material other than stucco unless approved by the ARB.

Roofs -The minimum roof slope shall be a 4:12 pitch. Flat roof areas are discouraged and will only be allowed by approval of the ARB. Where a flat roof area is allowed the drainage must be provided by means of roof drain(s). In no case will runoff from a flat roof area be allowed to drain directly off the roof onto the sides of a structure or through scuppers not continually connected to a drainpipe or downspout.

Whenever possible, all roof stacks, flashings shall be painted to match the approved roof colors. Roof stacks and plumbing vents shall be placed on the rear of roof slopes so as not to be seen from the street.

Roof materials must be either flat cement tile, Spanish "S" cement roof tile, cement barrel roof tile, or clay roof tiles (Spanish "S" or barrel).

## **Fences**

Three styles of fences are permitted as follows:

1. Black vinyl coated chain link fence with a top rail with exposed ends properly wrapped under and around.
2. White aluminum pickets style fencing. This is the only fencing that may be installed on lake front boundary.
3. Fences on lots which are adjacent to Interstate 95 R.O.W. and on the rear side of any lot facing another community or roadway or canal. Fence material may be wood, with a maximum height of 8-0"

All fences shall be a maximum of (5) feet in height, unless otherwise required by local building codes. Fences shall be screened by a hedge located on the interior of the fence in the side and rear yard and on the exterior of the fence when located in the front yard or between the fence and the road. Fences shall be prohibited forward of the front setback of the house on an interior lot. On corner lots fences shall be prohibited forward of the front setback of the house and also not past the side corner setback of a house on the side corner facing the side cross street. Fences may not be freestanding and must tie into either the house or another fence.

Fences on lots which are adjacent to Interstate 95 R. O. W or canal, and on the rear side of all Egret Landing lots facing another community or roadway. -The specifications for fences on the rear property line shall be as follows:

1. Fence material may be wood.
2. Fence height may be a maximum of eight (8) feet.

Setbacks: The required fence setbacks are as follows:

side interior six (6) inches

side corner six (6) inches

rear interior six (6) inches

rear lakefront six (6) inches

1-95 no setback

### **Walls**

Decorative or privacy walls attached to the home may be a maximum of 6' in height. The wall must be approved by the ARB. Walls shall be landscaped with a minimum hedge height of 2' planted at a maximum of 2' on center for the entire length. See setback chart for allowable setbacks. Walls across the rear property line of any lot or parcel on a lake require a minimum of 2/3 of the height of the wall to be landscaped continuously.

**Sidewalks** -Sidewalks shall be required to be constructed in the front of each residence according to the Sidewalk and Driveway details enclosed within these Design Guidelines. Sidewalks shall be constructed of poured *concrete* according to details as shown in the design guidelines.

Mechanical Equipment - All A/C units, pumps, pool equipment, and ground located solar equipment must be screened with shrubbery a minimum height of the equipment. Total screening must be complete at installation. Mechanical equipment shall be insulated to buffer sound. Window air conditioning units are prohibited (through-the-wall A/C units for room additions require ARB approval).

Emergency power generators - All permanently installed emergency power generators must be approved by the ARB, and operate on natural gas. All permanently installed generators must be properly screened from view and, at a minimum, attain an 81 db rating. **Location must be on a side yard set back.**

Gutters/downspouts -Gutter and downspouts shall be concealed unless designed as a continuous architectural feature.

Roof drainage shall sheet flow to any adjacent lakes. Any flat roofed areas must employ the use of roof drains, scuppers. Direct drainage off of a flat roof area is not permitted.

Pool/Game Courts -Pools and game courts shall be designed so that they do not adversely impact neighboring properties with light or sound.

### **3. Miscellaneous**

Coach Lights -Coach light design and materials must be submitted for approval. No exterior lighting shall be permitted that will, in the opinion of the ARB, create a nuisance to the adjoining property owner or vehicular traffic.

Mailboxes -Mailbox design shall be as required and specified by Egret Landing and must conform to the U.S. Post Office guidelines and community standards. All mailboxes will be the same in Egret Landing to help foster a uniform community design standard. Builders are required to supply the mailbox designated by the POA at or before the time C.O. is issued for each house at the builders expense.

Solar Equipment -Installation of solar panels/equipment requires ARB approval, and shall not be installed on the side of the home facing the street. Corner lot conditions shall be determined by primary frontage and ARB review.

Alarms -Alarm speakers are not permitted on visual exterior of homes.

Signs -All signs (temporary and permanent) require ARB approval.

Storm Shutters -All storm shutters require approval by the ARB. Storm shutters shall not be left up for any extended period of time and shall only be installed for "storm events". Shutters may be installed when a storm warning is issued by Palm Beach County or the National Weather Service but shall be removed when the "all clear" is given. (Usually within 24-72 hours after "all clear" is given.) Or in accordance with the Town of Jupiter or Palm Beach County criteria for storm shutters.

Awnings – All awnings require ARB approval.

## **PART IV. SPECIFIC DESIGN STANDARDS**

### **1. Landscape**

Minimum Landscape Budget -All lots shall have a minimum budget of \$0.50 per s.f, including sod and irrigation. This figure is a minimum. The ARB has a right to require additional plants.

Minimum Planting -All lots shall have a minimum of six (6) trees with a minimum of four (4) in the front yard (3 of which may not be palm clusters) and three (3) in the rear. A palm counts as 1/3 of a tree, but only up to three (3) trees of the required six (6). Specimen palms may receive more credit: at the discretion of the ARB. Minimum tree size is 12' in height and 6'-8' spread at time of installation. No street trees will be allowed in the right-of-way or lake maintenance easements without ARB and county approval. Large lots or corner lots may require a greater number of trees at the discretion of the ARB.

Building Rear/Side Views -Special consideration shall be given to landscaping for the rear/side of homes that are viewed from golf course areas, across lakes, or from roadways, in an effort to adequately screen/buffer 'views. In no instance shall the rear/side of a unit be in full view from a lake or roadway. The building and roof mass shall be buffered with clustered, vertical plant elements (palms, trees, etc.) with gaps of no more than 40' between clusters. Views from homes to lake areas can be preserved by planting trees with 6'-8' minimum clear trunk height.

### **2. Square footage**

Minimum Square Footage's -Single story or split level homes which are not a full 2 stories shall have a minimum floor area of 1,750 square feet of air conditioned space. Two story homes may have up to 50% of air conditioned space located on the second floor.

Floor Elevations -Floor elevations shall be set as a minimum of 18 inches above crown of road. There will be an allowable maximum of 12 inches higher than the selected minimum. Each lot will be required to drain its own water and cannot be directed off its property to an adjacent lot.

Screen Enclosures -All screen enclosures must have black screens. The screen frame color shall be white. Maximum height of screen enclosure must be consistent with community standard.

Architectural Duplication -To avoid monotonous repetition, duplication of architectural elevations from lot to lot is not permitted.

Miscellaneous -The use of satellite dishes larger than 18" in diameter, towers and antennas are expressly prohibited.

### **3. Mailboxes**

Builders shall order/install the mailbox designated by the POA

### **4. Coach Lights**

Builders/community associations may choose to use coach lights within their parcel. Coach lights must be approved by the ARB. Egret Landing shall designate all coach light locations.

### **5. Gas**

Unless expressly approved by ARB, all homes shall be equipped with gas appliances (minimum of 3) consisting of water heater, cooking range and clothes dryer, or pool heater.

### **6. Time To Complete**

All construction activities approved by the ARB shall be completed within 12 months of the time of approval or the approval is void unless extended by the ARB.

## **PART V. GLOSSARY OF TERMS**

**Ancillary structure** -A supplemental structure to a residential unit that serves as a recreational and screening element.

**Architectural Review Board (ARB)** -An entity designated by the Board of Directors of The Egret Landing Property Owner's Association to review community development.

**Berm** -A linear mound of earth planted with sod, groundcover, trees, or other vegetation to create an undulating ground plane. Berm shall not exceed a 3.5/1 slope for maintenance and appearance reasons.

**Buffer/Landscape Buffer** -A screening element composed of vegetation, topography, fences or walls.

**Builder** -See Declaration of Protective Covenants, Conditions and Restrictions for Egret Landing at Jupiter.

**Building Area** -The portion of a site: not including the required setback areas which is proposed to be covered by structure.

**Caliper** -Diameter of a tree trunk measured four and one-half (4 ½) feet above the ground.

**Clustered Mailboxes** -Placing a number of mailboxes together, usually in one structure. Comprehensive Sign System -A system that coordinates a variety of sign types in a cohesive manner.

**Debris** -scattered and broken pieces.

**Declaration of Covenants and Restrictions for Egret Landing at Jupiter** -The legal document pertaining to Egret Landing community. The design standards are a supplement to this document.

**Decorative Paving** -Interlocking pavers, brick, etc. that are different from the monolithic surfaces and call attention to a certain cement (driveway, entry, intersection, crosswalk, etc.).

**Dense/Opaque Buffer Planting** -A buffer that screens 100% of the view.

**Design Standards** -A series of detailed requirements that provide the flexibility to maximize individual character for each parcel while assuring aesthetic integrity for the entire Egret Landing community.

**Desirable Tree** -Any tree except those species described as nuisance species in the landscape section (Part III) of this manual.

**Dumpster** -A refuse collection and storage container of one cubic yard or more.

**Encroachment** -The protrusion into a vehicular access way, dedicated easement, pedestrian way, or landscape area.

**Facade** -The front or main face of a building.

**Fence** -A continuous barrier which encloses or shields a particular use.

**Foundation Plantings** -Plant material placed in proximity to building foundations located in planting beds arranged to complement the building elevations and connect the building to the site.

**Groundcover** -Low growing plants other than turf (up to 24" height at maturity) planted in such a manner as to form a continuous cover over the ground.

**Hardscape** -Inorganic, impervious building and paving materials placed on the ground to form a permanent drive or walking surface (i.e. sidewalks, driveways, pool decks, etc.).

**Hatracking** -The flat cutting of the top of a tree, severing the leader or leaders; or pruning a tree by stubbing off mature wood with caliper dimension of over two (2) inches; or reducing the total circumference or canopy spread contrary to the Natural Arborist Association standards.

**Hedge** -A close planting of shrubs which forms, or can be maintained to form, a compact, dense, visually opaque living barrier when mature.

**Irrigation** -Provision of water by artificial means.

**Land Clearing** -The act of removing natural or man-made material from a particular piece of real property.

**Landscape Barrier** -A landscape design feature constructed within a landscape buffer which is intended to impede pedestrian or vehicular cross-movement and to provide an abrupt transition between otherwise incompatible land uses. A landscape barrier may consist of living plants (such as a hedges), structures (such as a wall or fence), or changes in grade (such as berm).

**Landscape Easement (L.E.)** -Limited use of a portion of another's property for landscaping purposes.

**Landscaping** -Consisting of any of the following or combination thereof: materials such as, but not limited to, grass, groundcovers, shrubs, trees or palms; non-living durable materials commonly used in landscaping, such as, but not limited to, rocks, pebbles, walls, hedges or fences, but excluding paving.

**Lawn** -An area of maintained turf

**Lollipoping** -Shearing or trimming a tree into an unnatural shape, such as round like a lollipop.

**Master Plan** -The overall design of Egret Landing at Jupiter community in a plan view, conceptual format. (See Part I of this manual)

**Mulch** -An organic soil additive or topping such as compost, woodchips, wood shavings, seasoned sawdust, bark, leaves, or straw, used to reduce evaporation, prevent erosion, control weeds, enrich soil, and lower soil temperature.

**Natural Area** -A substantially undisturbed area left at natural grade containing native or other desirable vegetation. Nuisance species may be selectively removed from natural areas.

**Perimeter Landscape Buffer** -A continuous area of land which is required to be set aside along the perimeter of a lot in which landscaping is used to provide a transition between and to reduce the negative environmental, aesthetic, and other impacts of one type of land use upon another.

**Planned Unit Development (PUD)** -A zoning district in which permitted dwelling units are subject to site plan approval and district regulations, and flexibility in land planning is possible.

**POA** -Egret Landing Property Owners Association, Inc.

**Right-of-Way (ROW)** -Public lands set aside for public traverse.

**Setbacks** -The front, side and rear areas as established and required under the comprehensive zoning ordinance and the applicable zoning district requirements.

**Shade Tree** -A tree species, excluding palms, which by virtue of its natural shape provides a minimum shade canopy of thirty (30) feet in diameter at maturity.

**Shrub** -A self-supporting woody perennial species of plant characterized by multiple stems and branches continuous from the base, usually not over ten (10) feet high at maturity.

**Stamped Concrete** -The process of stamping a pattern into wet concrete to create a modular paving look (i.e. bricks, tile, etc.).

**Tree** -Any self supporting woody plant species which at maturity grows to a minimum overall height of fifteen (15) feet with a trunk D.B.H. of four (4) inches or more, usually with one main stem or trunk and many branches.

**Vehicular Use Area** -Any areas used by vehicles except public thoroughfares, including but not limited to areas for the parking, display, and traverse of any and all types of Vehicles - Also included are areas paved for other purposes such as outdoor storage, service, and delivery, which are similar in nature to areas paved for vehicular use.

**Wall** -A decorative masonry structure which is not less than twenty-five (25) percent opaque and forms a solid visual screen