

PROJECT STANDARDS

Master Plan

3

Setbacks

15

Revised - December 2010

PART I. INTRODUCTION

A. Purpose:

The Moorings/Safety Harbor of Jupiter have been conceived and designed with the overall appeal of the projects in mind. Although each neighborhood has been developed to have its own unique personality, the objective is to compliment the integrity of both projects.

The purpose of these Project Standards is to provide a comprehensive description of specific guidelines for builders, architects, landscape architects, engineers, homeowners and others involved with the development and ownership of single family homes. The guidelines provide the flexibility to maximize individual character while assuring aesthetic integrity for the entire community.

The design guidelines will be used by the Architectural Review Committee, (ARC), to review each proposal for conformance with the overall community design objectives and to protect the health, safety and general welfare of all residents. They are intended as a supplement to the requirements of applicable Federal, State, County and Municipal codes. It is assumed that home site owners and builders are familiar with both the codes and Project Standards. It is not intended that these Standards supplant any or supersede any Federal, State, County or Municipal requirements, or the requirements of the Restrictive Covenants, except in a more restrictive and beneficial manner.

This manual is divided into several sections. Part I explains the purpose; Part II in the Architectural Review Committee's role and submittal procedures; Part III the design guidelines; Part IV a glossary of terms.

The graphic representations in this manual are intended to be visual aids in understanding the basic intent of the Project Standards. They do not depict actual design choices or requirements.

B. Master Plan:

PART II. REVIEW PROCESS

A. The Architectural Review Committee:

As the mainstay of the design guidelines process, an Architectural Review Committee (ARC) has been established. The ARC oversees all development within the entire community. The ARC shall consist of a minimum of three (3) members.

The ARC shall approve all plans for initial development, subsequent development, additions, restoration and exterior renovation. Approval of the ARC will be necessary prior to commencement of any site clearing or primary construction. These duties are pursuant to the powers and authority in the restrictive Covenants.

The ARC does not review and shall assume no responsibility for the following:

1. The structural adequacy, capacity or safety features of the proposed improvement or structure.
2. 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 of the property.
3. Soil erosion, uncompactable or unstable soil concisions.
4. Mechanical, electrical or any other technical design requirement:
5. Compliance with any and all building codes, safety requirements, governmental laws, regulations, codes or ordinances.
6. Performance or quality of work of any contractor.
7. Title defects on any portion of the property.

B. Submittal Procedure

1. Application:

Owner/Applicant submits plans and specifications to the ARC. Projects that require a plan review by an Architect must be paid for by the homeowner who is making the request for such projects. This review would be to ensure that the community and/or neighbors are protected in the building/planning process.

These fees are to be made payable to the Moorings/Safety Harbor Property Owner's Association, herein after referred to as the MSHPOA. All drawings submitted shall be final construction drawings, ready for permitting by Martin County, with all appropriate details.

2. ARC Review:

Plans will be reviewed for compliance with the Project Standards. Within twenty-one (21) business days, the ARC shall respond in writing to the applicant indicating their approval or rejection. Failure to respond within this time frame will deem the submittal approved.

If plans are incomplete, or rejected for whatever reason, they will be returned to the applicant who will add or revise any items required and resubmit the complete package.

A new fourteen (14) business day review period will commence when this package is received.

No site clearing, construction or installation shall begin without prior written approval of the ARC and appropriate permits issued by Martin County.

3. Post Construction Approval:

Upon completion of construction, owner/applicant will advise the ARC, who will then inspect the site for compliance to the plans and specifications. Final approval by the ARC is a requirement of these Standards and will be given only upon presentation of final Martin Count certificate of approval.

If there is a point of contention during inspection, the owner/applicant will supply as-builts as needed.

Should the ARC overlook a discrepancy/error at the completed site, the builder is not excused from fulfilling the requirements of the Project Standards.

C. Submittal Requirements:

Provide three (3) sets of all information required.

a. Site Plan:

1" = 10' or larger scale to contain the following:

Survey signed and sealed by licensed surveyor showing dimensions of easements, adjacent streets, property lines, drainage and utility lines, water bodies and catch basins, street names and adjacent home site numbers, building setbacks, building dimensions and square footage of living and garage area, pool deck, screen enclosure, driveway, ancillary structures and shoreline protection zone.

Proposed topography, spot elevations, drainage plans, run off flow arrows.

Existing vegetation to be preserved and method of protection during construction.

Existing vegetation to be removed.

Location and preservation techniques for mangroves and any embankment stabilization.

Larger, more detailed plans may be required, in addition to the site plan for design clarification.

b. Architectural Plans:

Dimensioned floor plans to be submitted in 1/4" = 1' scale.

Exterior elevations shall illustrate materials and colors to be used with actual color samples attached. Such elevations shall be at a scale of 1/4" = 1'.

c. Landscape, Paving and Miscellaneous Plans:

1"- 10' scale.

Must be prepared, signed and sealed by a Florida Registered Landscape Architect or an ARC approved Landscape Designer.

Shall contain overall planting plan showing existing trees, palms, shrubs, ground cover, vines and grasses to be used.

Provide a note on the plans indicating that the property, including swell areas adjacent to property boundaries, up to the edge of street paving and waterfront areas, will be irrigated by a rain censored automatic underground system with chemical filtering capability, (if irrigated by well).

Provide a labor and material estimated showing individual plant cost, (including material and labor itemization per plant type), as well as a total landscape cost that meets or exceeds the required minimum budget. Total should be for plants, trees and mulch only and shall not include sod, irrigation, soils for ornamental berms or landscape Architect fees.

Paving plans shall indicate materials and colors selected as well as construction methods for all paved areas including driveways, sidewalks and walkways.

Yard light posts and mailboxes shall be black and consistent with the majority of homes in the development.

D. Application Forms:

Forms can be found on the website at www.bristolmanagement.com

2. Building Rear Side Views:

In an effort to adequately screen views, special consideration should be given to landscaping in the rear/side of homes that are viewed from across water or roadways. The building and roof mass should be buffered with clustered, vertical plant elements (palms, trees, etc.) with gaps of no more than 40' between clusters. Views from homes to water bodies can be preserved by planting trees with 6'-8' minimum clear trunk height. Shoreline mangroves shall be preserved and supplemented wherever possible and in all cases will count as credit toward landscape requirements (as determined by the ARC on a case by case basis.)

3. Budget:

All lots shall have a minimum landscape budget of \$2 per square foot of home site pervious area. An exception has been made for lots within Safety Harbor. Because of their large size and existing vegetation, Safety harbor lots may have a reduced budget and will be considered on a case by case basis by the ARC. All other home sites that preserve existing trees and understory plantings on site, (as required by the ARC, Martin County Forester and County Environmental Specialist), will receive a credit of \$150 for each tree preserved in place, toward the minimum tree requirement for the landscape budget, however the minimum vocational requirement must be adhered to and complied with under all circumstances.

A copy of a landscape and materials estimated from the landscape Architect or Designer shall be submitted with the Architectural plans for approval. The ARC reserves the right to require additional plant material if it deems then appropriate in its sole discretion, notwithstanding the fact that the builder may have expended sums equal to, or in excess of, the minimum set for in this document. The minimum budget reflects solely the cost for materials and installation. Landscape Architect fees, sod, irrigation and soil for ornamental berms are not included.

4. Minimum Planting:

Trees: All lots shall have a minimum of ten (10) trees, with a minimum of four (4) in the front yard and three (3) in the rear. Palms will count as 1/3 tree, with Sable/Palmetto Palms counting as 1/3 of a tree. Palm clusters are encouraged and shall include a minimum 4' vertical stagger. The total number of palms shall not exceed 50% of the trees required on the site.

Large lots or corner lots may require a greater number of trees at the discretion of the ARC.

5. Quality:

Plant material shall equal or exceed the standards for Florida No. I as given in the latest edition of Grades and Standards for Nursery Plants, State of Florida, Dept. of Agriculture and Consumer Services, Tallahassee, Florida.

6. Native Plants:

The use of native plant material is highly encouraged and a minimum of 25% of tree and plant species must be native. In addition, no more than 50% of the required shrub material may be of the same species.

Minimum Heights and Widths Required at Planting:

	Height	Spread	
Trees	14' overall	8'	4" caliper V
Palms	12' overall		4" clear trunk
Shrubs "Spreading"	15"	18"	
Shrubs (upright)	24"	18"	
Hedges	30"	24"	
Vines	36" staked		

7. Trees:

Palms will count as 1/3 tree, with Sabal/Palmetto Palms counting for 1/3 of a tree. Palm clusters are encouraged and shall be a minimum of four foot (4') vertical stagger. The total number of palms shall not exceed 50% 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.

8. Hedges:

Shall be maintained to form an opaque visual screen and be maintained at a height between 3' and 6'.

9. Vines:

May be used in conjunction with fences or screens to meet physical barrier requirements.

10. Grass:

Lawn areas shall be planted with Floritam. Grass areas shall be solid sodded and must be free of weeds and capable of growth and development. Sod shall continue to meet high water line and edge of pavement in all cases.

11. Installation:

All landscaping shall be installed according to accepted commercial planting procedures with the quality of plant material as described herein.

12. Maintenance:

The Owner shall be responsible for maintenance of all landscaping in a good living condition so as to present a 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/debris and replacement of damaged or inoperative irrigation components. Unnatural pruning techniques such as hat racking, lollipop ping or other extreme measures that constitute "tree abuse" shall not be permitted.

13. Location:

No trees, shrubs or ground cover shall be planted within the swale area, drainage easement or utility easement. Landscape material must not block drainage. No street trees will be allowed in the right of way without County approval except in the northeast side of SE Coral Reef Lane.

14. Prohibited Plant Species:

ACACIA AURICULAEFORNIS (Earleaf Acacia)
ARAUCARIA EXCELSA (Norfolk Pine)
BISCHOFIA
CASUARINA SPECIES (Australian Pine)
EUCALYPTUS SPECIES (Except Eucalyptus Torelliana and
Eucalyptus Carnavaldulausis)
GREVILLEA ROBUSTA (Silk Oak)
MELALEUCA LEUCADENDRA (Punk Tree/Cajeput/Paper Bark Tree)
ROSEWOOD
SCHINUS TEREBINTH (Brazilian Pepper/Florida Holly)
WEDELIA TRILOBATA (Wedelia)

NOTE: Where applicable, each landscape plan shall include a program to eradicate and prevent the re-establishment of prohibited plant species, and this list of Prohibited Plant Species shall be automatically expanded at any time to include any and all exotic species prohibited by Martin County or other governmental authorities having jurisdiction.

15. 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.

FICUS SPECIES: Ficus species shall not be planted in any public right-of-way and shall not be planted closer than twenty (20) feet from the edge of payment of any public road. They may be planted as follows:

- Contained in a planter approved by the ARC. Maintained as hedge which is constantly cultivated and does not exceed ten (10) feet in height.

16. Mangrove Protection and Preservation:

Mangrove vegetation borders much of the shoreline of the Islands of Jupiter and surrounding waterways of Martin County. Mangroves serve an important role in reduction of shore erosion, preservation of wildlife, reduction of pollutants through mineral uptake and air filtration. As such, mangroves have become regulated and protected by the new Comprehensive Growth Management Plan of Martin County, as well as other state and

federal agencies. Protected species of this plant include the red mangrove, white mangrove, black mangrove and buttonwood mangrove.

Regulations and Permits

The majority of remaining plants on the shoreline of the Moorings/Safety Harbor of Jupiter are mangrove and shall not be **removed or altered in any way** without prior approval and permits from **all regulating agencies**.

Pruning of mangroves to allow views of the water will be governed by the rules and regulations in force at the time that a request to prune mangroves is made. Illegal pruning or removal of any mangrove without permits will result in substantial fines and penalties for each mangrove that has been pruned or altered.

Provisions for pruning and limited removal of mangroves for the construction of docks is permitted. In order to build a dock, lot owners will have to acquire the required mangrove permits as well as a dock permit from Martin County and the US Army Corps of Engineers. All plans for docks shall be approved by the ARC **prior to construction**.

As of the date of issuance of these guidelines, permits from the following agencies will be required for pruning, removal or alteration of mangroves:

- Martin County Growth Management
- Department of Environmental Regulation (DER)
- Department of National Resources (DNR)

17. Existing Plant Material:

It is expected that every possible effort will be made to preserve existing vegetation. 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 ARC) as credit toward meeting the minimum landscape tree planting requirements. Credit shall be granted only for those trees not listed in "Prohibited Plant Species" or "Controlled Plant Species" in this manual. To receive credit canopy trees must be a minimum overall height of 14' with a minimum 4" diameter at breast height (DBH) spread, and pine trees must be a minimum overall height of 20' with a minimum of 20' with a minimum of 8" diameter at breast height. Palms must have a minimum trunk grey wood height of 4 feet. Palms will count as 1/2 of a tree (\$75.00), with Sabal/Palmetto Palms counting as 1/3 of a tree (\$50.00).

Preserving Existing Plant Materials: Plant materials that are to be saved shall be provided with protective barriers disallowing all activity within these areas during construction.

18. Synthetic Plant Materials:

Synthetic plant material is not permitted.

19. Understory Material:

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

20. Safe Corner View:

No shrubs or ground covers exceeding 23" in height, or trees with less than 10' of clear trunk shall be planted on street corners of corner lots (within area formed by a triangle at 30' on each right-of way line and connecting diagonally).

21. Streetscape Planting:

When landscaping individual units, the over all appearance of the streetscape shall be kept in mind. The view down a right-of-way corridor should be dominated by plants rather than structures.

22. Irrigation:

Automatic rain censored underground irrigation systems shall be installed to provide one hundred (100%) percent coverage. Wells are allowed for irrigation purposes but must include a filter system to prevent discoloration of structures. Owner is responsible for removal of any discoloration that may result. The, use of controlled timing devices is allowed if timing is adjusted to meet seasonal variation in watering requirements and drought restrictions are observed as determined by the ARC from time to time. Irrigation controllers shall be selected to minimize the amount and frequency of water application. They shall be capable of applications required for the "soak," allowing the soil to dry out between soakings. Deep and infrequent watering encourages deep root growth so plants will better survive in drought conditions. Irrigation systems shall irrigate an area not less than 25' into any

common area that abuts a lot and any area between a perimeter of a lot and the edge of pavement on any road or land that runs along a lot.

23. Water Efficient Landscaping (Xeriscape Planting):

Well-planned sprinkler systems can save water. For efficient water use, irrigate turf areas separately from other plantings. Planting should be grouped according to similar water needs. Turf is best watered with sprinklers. Other plant materials can be watered efficiently with low volume drip, spray or bubble emitters. Drought tolerant plant materials are recommended. The use of moisture sensors to control irrigation operations is highly recommended.

24. 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 screened with a dense/opaque buffer planting.

25. Common Area Space:

Incorporating common area space into private yards is prohibited.

B. Setbacks:

Front Yard setback shall be twenty-five (25) foot setback but where the lot size and/or shape will not permit a twenty-five (25) foot setback, then a variance to a minimum twenty (20) foot setback will be permitted.

Side Yard setback shall be ten (10) foot setback, but where the lot size and/or the lot shape will not permit a ten (10) foot setback, then a variance to a minimum six (6) foot setback will be permitted.

C. Roadways and Paving:

1. Driveway Width:

The minimum driveway width shall be 12'-0".

2. Driveway Materials:

No asphalt or plain concrete driveways shall be permitted. Within Safety Harbor and The Moorings, driveways may consist of concrete, but paver accents/decorative textures (as approved by the ARC) shall be incorporated. Stamped concrete is prohibited. The driveway must conform to the contour of sidewalk. All driveways shall be constructed of a hard, impervious material and shall be continuous from street to the house/garage. Driveways shall meet the same grade at the edge of all roadway pavements.

3. Curbside Parking:

No curbside parking areas may be created by extending any portion of the street pavement.

4. Sidewalks:

Within The Moorings, the builder/owner shall provide a 4'-0" sidewalk along all property lines adjacent to roadways except lots M-22 through M-41 which shall be six (6') feet. Sidewalks shall maintain the same grade as the adjacent driveway, run from homesite line to homesite line and shall stop at the edge of and not run continuous through any driveway. This does not include lots S-I through S-9, lots H-I through H-I 1, or areas the ARC specifically excludes. Sidewalks are not required on lots M-47 and M77.

D. Architecture:

1. Theme:

Architectural style shall be compatible with the project's South Florida and Caribbean Island theme. Colors shall be light shades of pastels and special stucco or decorative molding detail is encouraged. Special consideration shall also be given to window, shutter, facia details, etc.

2. Minimum Square Footage:

The Moorings - homes shall have a minimum 2300 square feet of "air conditioned living area" (see glossary).

Safety Harbor - homes shall have a minimum 2700 square feet of "air conditioned living area"

3. Floor Elevations:

Floor elevations will be set at a minimum of 18" above the crown of the road, and a maximum of 42". Builders are encouraged to use foundation lattice work, pier supports, etc., to enhance the community theme.

4. Architectural Duplication:

Homes with similar elevations/facades may be duplicated up to a total of three times per street side. In the event a similar elevation/façade is duplicated next to an existing or planned, home, the floor plan of that house must be flipped, and a distinctly different color theme and landscaping plan must be created so as to vie a dissimilar appearance to the home.

5. Building Height:

A maximum height of 35' is allowed for all structures.

6. Ancillary Structures:

Ancillary structures shall be integrated with the architectural style of the home, both in location and material selection. Special attention should be given to structures such as basketball hoops, play equipment, etc., and their effect on adjoining properties. Ancillary structures include:

storage shed	play equipment	green house
gazebo	basketball hoop	BBQ/outdoor fireplace
hot tub/Jacuzzi	deck	trellis/arbor
detached garage	RV/boat	screening

These structures will be approved on an individual basis at the discretion of the ARC.

7. Screen Enclosures:

The screen frames must be factory painted (white, black or bronze) aluminum material. Screen enclosures should not protrude beyond the sides of the home.

8. Construction Trailers:

Construction trailers are not allowed unless specifically approved by the ARC in writing.

9. Fences:

All proposed fencing shall be clearly shown on site plans and landscape plans submitted in the preliminary review. The type of fence (elevation or photograph) and color shall also be submitted and no chain link fences shall be permitted. All fences shall be limited to a height of six (6') feet; the color and styles shall be compatible and complimentary to the home design and subject to approval by the ARC.

10. Privacy Screening:

Plant materials or fencing shall be used whenever V possible rather than walls for yard privacy.

11. Mechanical Equipment:

All a/c units, pumps, and pool equipment must be screened with fencing or shrubbery at a minimum height of the equipment. Total screening must be complete at installation. Mechanical equipment shall be insulated to buffer sound.

12. Roofs:

Long, unbroken expanses of roof surfaces visible from the street should be avoided. Skylights shall be designed as an integral part of the roof and are not permitted on streetside elevations. A minimum pitch of 6:12 shall be used for the majority of the roof structure. Asphalt, Fiberglass or Wood Shake shingles are prohibited. Roof overhang shall be a minimum of 18" on all front and side elevations for hip style roof elevations and 12" for all front and side elevations for gable roof designs.

13. Gutter/Downspouts:

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

14. Pools/Game Courts:

Pools and game courts shall be designed so that they do not impact adjoining properties with light or sound.

15. Roof Vents/Plumbing Stacks:

Roof vents and plumbing stacks shall be kept to the side and rear of the home and shall be painted the same color as the roof material.

E. Site Conditions:

1. Construction Site:

Each owner or builder may be required to deliver to the ARC all construction and building permits as and when received by the owners. Each construction and job site in the project shall be maintained in a neat and orderly condition throughout construction. Roadways, easements, swells, common areas and other such areas in the project shall be kept clear from construction vehicles, construction materials and debris at all times. No construction office or trailer shall be kept in the project and no construction materials shall be stored in the project except subject to such conditions and requirements as may be approved and promulgated by the ARC. All refuse and debris shall be removed or deposited in a dumpster on a daily basis. A sufficient number of trash receptacles and dumpsters for dwellings under construction shall be provided and located as required by the ARC. No materials shall be deposited or permitted to be deposited in any canal or waterway or common area or other parcels in the project. No trash or debris from construction activities shall be placed anywhere outside of the parcel upon which the construction is taking place. Should the trash, refuse or debris not be removed, the ARC shall have the right, in addition to the other rights of ARC hereunder, to assess a special assessment on the lot owner toward reimbursement for such costs and expenses. No hazardous waste or toxic materials shall be stored, handled and used, including, without limitation, gasoline and petroleum products, except in compliance with all applicable federal, state and local statues, regulations and ordinances, and shall not be deposited in any manner on, in or within the project or adjacent property or waterways. All construction activities shall comply with such additional rules and regulations relating to the construction site as promulgated by the ARC from tim to time.

2. Subcontractors:

Identity – There shall be provided to the ARC a list of all contractors, subcontractors, material men and suppliers (collectively, “contractors”) and changes to the list as they occur relating to construction if so requested. The ARC shall have the right to require that each builder’s employees and contractor’s employees check in at designated construction entrances and to refuse entrance to persons and parties whose names are not registered with the ARC.

Monitoring - Each owner is responsible for ensuring compliance with all terms and conditions of these Project Standards by all of its employees and contractors. In the event of any violation of any such terms or conditions by any employee or contractor, or, in the opinion of the ARC, the continued refusal of any employee or contractor to comply with such terms and conditions, after five (5) days notice and right to cure, the ARC shall have, in addition to the other rights hereunder, the right to prohibit the violating employee or contractor from performing any further services in The Moorings/Safety Harbor of Jupiter. Each Owner does hereby indemnify the hold MSHPOA and the ARC and its members free and harmless of, from and against, any and all claims, demands, actions and causes of action by any party (whether or not meritorious), and all costs and expenses (including, without limitation, reasonable attorneys’ fees whether suit is instituted or not, and at trial and appellate levels,) and all losses, damages and liabilities that may be incurred or suffered or are incurred or suffered or arising from or in connection with any of the actions of its contractors or employees, or the ARC pursuant to the provisions of this paragraph.

3. Standards:

The ARC may, from time to time, adopt standards governing the performance or conduct of contractors and their employees within the project. Each contractor shall comply with such standards and cause its employees to also comply with same. The ARC may also promulgate requirements to be inserted in all contracts relating to contractors and each owner shall include the same therein and be responsible for the actions of their Contractors.

4. Insurance:

Prior to commencement of construction, each contractor shall obtain and thereafter continuously maintain, comprehensive general liability insurance, having the limit of not less than One Million Dollars (\$1,000,000.00), and such other insurance (in such amounts and with such coverage) as may be required by the ARC covering all losses, damages and claims arising out of contractor's ownership, possession, occupation, use, construction or other activities within the project. The policy shall (i) name contractor as the insured party and, its lenders, the Association and the ARC, and their respective successors and assigns, as additional insured; and (ii) provide that the additional insureds be given at least Thirty (30) days notice prior to cancellation or any change in coverage. A certificate evidencing compliance with the foregoing insurance requirements shall be provided to the ARC at least Ten (10) days prior to construction. Such insurance shall be maintained as long as builder is engaging in any construction activity or any part of the project. Each owner is responsible for the failure of its contractors to carry the required insurance.

5. Drainage:

Each parcel shall be graded according to the drainage requirements of Martin County. Driveways shall have drainage provisions to accommodate the drainage flow as determined by Martin County.

6. Sidewalks:

At such time as notified by the ARC, or after the completion of any heavy construction where vehicles could break sidewalks, each builder/owner will install front and side yard sidewalks (whether in the Parcel or right-of-way) as designated by the ARC. ARC failure to notify homeowner prior to the completion of construction does not waive homeowner's requirement to construct required sidewalks. In the event sidewalks are constructed and later damaged by construction traffic, homeowner is responsible for replacement of the damaged section(s). Does not include SH1 through SHI6 and M47 and M77.

7. Repairs to Subdivision Improvements:

No owner or contractor and their respective employees shall damage, cause to be damaged, or permit to be damaged any property or improvements within the Project, which improvements may include, but are not limited to, common area paved streets, drainage lines, central water lines, central sewer lines, cables, electric or gas lines, signage, landscaping, entry features or irrigation systems, or gutters. Each owner and contractor is fully responsible and liable for any reconstruction, maintenance, or repair of any such improvements arising from its activities or the activities of any of its contractors or their respective employees. Should any contractor fail to reconstruct, maintain or repair any such damaged improvements, the ARC shall have the right to charge the owner as a Special Assessment and, in addition to the other rights of Seller hereunder, to apply any funds in the Construction Fees, as hereinafter defined, toward reimbursement for such costs and expenses.

8. Cooperation:

General - Each applicant/owner will cooperate and cause its contractors to cooperate fully with the ARC in all matters contemplated to be undertaken under these Project Standards. Each owner and its contractors shall make bona fide, diligent and good faith efforts to comply with all of the ARC's reasonable requests. Each owner and its contractors will not do or cause to be done, anything to delay or frustrate the construction of improvements upon, or the development of the Project or any part thereof.

10. Other Builders:

Each owner and its contractors acknowledges that there are and will be other contractors building and/or developing other parts of the Project(s) and constructing a dwelling or improvements therein. Each owner and its contractors agree not to do or permit to be done, anything that adversely interferes with or hinders the construction, development or other activities of any other developers, builders or sales persons at the Project.

F. Miscellaneous:

1. Casualty to a Dwelling:

In case of any casualty to a dwelling, natural or otherwise, the owner shall reconstruct the dwelling and appurtenances thereto substantially in accordance with the plans and specifications of the original dwelling and improvements, or as same were last constructed, subject to modifications to conform to the then current governmental regulation. Such reconstruction shall be subject to all provisions hereof and the Declaration and related documents with regard to approval of all aspects of such reconstruction.

2. Drainage:

All drainage from individual lots shall meet the standards of the South Florida Water Management District and shall conform to the master drainage plan for The Moorings/Safety Harbor.

3. Lot Lighting:

All post lights will be approved by the ARC, and shall include photocell equipment. Post lamps shall be black in color.

4. Radio:

No radio or sound equipment is permitted to pay on-site while construction is taking place where it can be heard on the adjacent home sites.

5. Hours of Work:

7 AM to 5 PM. No work on Sunday and the following holidays: New Year's Day, Thanksgiving, Christmas, Easter Sunday, 4th of July, Yom Kipper, and Rosh Hashanah.

6. Boat and RV Storage/Parking:

Boat and RV storage/parking is prohibited in front or rear setbacks for more than 48 hours; Side yard parking and/or storage shall be screened from the street and neighbor's views with fencing and landscaping.

7. Mailboxes:

All mailboxes on the street in front of each residence shall be located on the preliminary site plan for approval. The style shall be a decorative black wrought iron post with black mailbox as exists on the homes on Coral Reef Lane. They are Order information is available on the website from the Beautiful Mailbox Company, Retail Department, 1-800-856-6983.

8. Solar Equipment:

Solar equipment may not be visible from the front view of the house and from the main road if the house is on a corner lot.

9. Signs:

During construction/renovation and sale of property, only one (1) sign will be permitted. The specification for the builder's sign shall be as per ARC committee.

PART IV. GLOSSARY OF TERMS:

Ancillary Structure: a supplemental structure to a residential unit that serves a recreational, storage, and screening element.

Architectural Review Committee (ARC): the entity created by the Restrictive Covenants to review development.

Berm: a linear mound of earth planted with sod, ground cover, 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: In the Islands of Jupiter builders will be selected, "preferred builder", by the Developer, with exclusive rights to build within the Islands of Jupiter. In The Moorings of Jupiter all licensed contractors are eligible to build.

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

Caliper: diameter of a tree trunk measure four and one-half (4 ½) feet above the ground.

Debris: scattered and broken pieces.

Decorative Paving: interlocking pavers, brick, etc. that are different from monolithic surfaces and call attention to a certain element (driveway entry, intersection, crosswalk, etc. . .).

Dense/Opaque Buffer Planting: a buffer that screens 100% of the view.

Desirable Tree: any tree except those described as "prohibited" in this manual.

Encroachment: the protrusion into another lot, a vehicular accessway, dedicated easement, pedestrian way, or landscape area.

Façade: the front or main face of a building.

Fence: a continuous barrier which encloses or shields a particular use.

Ground Cover: low growing plants other than turf (up to 24" ht. 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 Designer: an ARC-approved landscape professional.

Landscape Easement (L.E.): limited use of a portion of another's property for landscaping.

Landscaped Open Space: areas designed to enhance the privacy and aesthetics of the development by providing landscaping materials and screening for the benefit of the occupants or other neighboring areas. Landscaped open space may include but is not limited to: (1) usable open space; (b) all screening, buffering, or vehicular use area landscaping and yards; (c) natural or artificial water bodies, retention areas, and grassed drainage swells; and (d) undisturbed natural areas.

Landscaping: consisting of any of the following or combination thereof: material such as but not limited to grass, ground covers, shrubs, trees or palms; and non-living durable material 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.

Living Area: air conditioned space as measured from interior of one wall to interior of other wall.

Lollipopping: shearing or trimming a tree into an unnatural shape, such as round like a lollipop.

Master Plan: the overall design of the Islands of Jupiter and The Moorings of Jupiter communities in a plan view, conceptual format.

Mulch: an organic soil additive or topping such as compost, wood chips, 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.

Non-Living Area: a screening/buffering element not composed of plant materials, including walls and screens.

Nurseryman: one who grows plant materials in the State of Florida, has appropriate and current occupational license to do so, has a certificate of nursery inspection granted by the Florida Department of Agriculture, and is a member of the Florida Nurseryman and Growers Association or other professional association recognized by the Florida Department of Professional Regulation.

Project Standards: a series of detailed guidelines that provide the flexibility to maximize individual character for each neighborhood while assuring esthetics integrity for the entire community.

Protected Tree: a tree which due to its size, character, age, historical significance and/or aesthetic value is a locally unique example of a particular species and practically irreplaceable as declared by Martin County.

Prune: to cut away, remove, cut off, shape, or cut back parts of the tree or plant to promote healthy growth. To control growth or remove dead or decayed branches without destroying natural growth characteristics of the tree or plant with the exception of hedges.

Restrictive Covenants: the legal document pertaining to The Islands of Jupiter community. The Project Standards are a supplement to this document.

Right of Way: (r.o.w.): public land 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.

Shoreline Protection Zone: established at a line extending twenty-five (25) feet laterally upland from the main high water line or from the landward limit of shoreline mangroves. No construction shall occur in this area in order to abate adverse environmental impacts and damage to adjacent properties.

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.

Single-Family Residence: a building and its surrounding lot occupied or intended to be occupied by one family only.

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

Storage Area: any exterior area used for the keeping of garbage or trash cans, dumpsters, newspaper containers, swimming pool equipment, air conditioners and similar objects or equipment.

Stubbing: a method of severely pruning a tree or portion of a tree back to its major limbs.

Textured Paving: paving materials placed on the ground with various textural qualities – score lines, rough surfaces, 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.

Tree Abuse: any action or inaction to any part of a tree which will cause a tree to die or become so undesirable as to warrant the total removal of the tree. Such abuse may include, but not be limited to, damage inflicted upon the roots by heavy machinery, changing the natural grade, cutting or filling around root area, damage inflicted on the tree permitting infection or pest infestation, improper pruning so as to destroy the natural shape or which causes infection, infestation, or decay.

Tree Canopy: that area by the foliage of a tree.

Turf: the upper layer of soil bound by grassy plant roots (sod).

Vegetation: any plant species with a geographic distribution indigenous to our introduced to all or part of the State of Florida.

Vegetation, Native: any plant species with a geographic distribution indigenous to or introduced to all or part of the State of Florida. Plant species which have been introduced by man are not native vegetation.

Vegetation required to be preserved by law: areas of vegetation which are clearly delineated on valid master land use plans, site development plans, or in some other legally binding manner based upon which the lot area being preserved can be accurately measured.

Vine: any of a group of woody or herbaceous plants which may climb by twining, by means of aerial rootlets or by means of tendrils, or which may simply sprawl over the ground or other plants.

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

Zeriscape: water conserving, drought tolerant landscaping.

END: