

NORTHFORK HOMEOWNER'S ASSOCIATION, INC  
POLICY RESOLUTION 1: Policy Resolution Regarding:  
Board Approved ARB Additions and Amendments  
ENACTED: November 25, 2003  
EFFECTIVE: November 25, 2003

**WHEREAS**, the Board of Directors of the Northfork Homeowners Association, Inc., is empowered to govern the affairs of the Association, including the interpretation and enforcement of the governing documents and the development and approval of rules...

**AND, WHEREAS**, there is a need to clarify and expand Article IX, Architectural Controls, Sections 1 through 4, which is subject to interpretations and the Architectural Design Guidelines, "Appendix A"...

**AND, WHEREAS**, it is the intent that the interpretation of Article IX, Sections 1 through 4 of the Declaration of Covenants and the Architectural Design Guidelines, "Appendix A" be expanded to include the following provisions which shall remain in effect until otherwise rescinded, modified, or amended by a majority of the Board of Directors...

**NOW, THEREFORE, BE IT RESOLVED THAT** the following be additional guidelines to the Declaration of Covenants and to the Architectural Design Guidelines, "Appendix A":

**Lawn Sign Restrictions** – Signs that in any way advertise the sale of products or services shall be prohibited. Signs indicating the use of home security systems by property owners shall be permitted so long as they are less than six inches in diameter.

**Delinquent Property Project Approval Request Submission:** In the event a property owner begins or completes a project without prior approval by the Architectural Review Board the property owner will be required to submit the proposal in person to the Board of Directors. Following this process the Architectural Review Board will then consider the project for approval based on its merits.

**House Colors:** Colors to be used on the exterior of homes in Northfork shall be limited to muted pastel shades of earth tone colors. The use of dark or bold colors such as brown is prohibited. The use of white, except when used as house trim, shall also be prohibited. The garage door shall be the same color as that of the house trim, base house color or white.

**Property Owner Noncompliance Process:** Property owners found to be in violation of Northfork Architectural Standards, visible to other property owners and resulting in two or more complaints shall be notified in writing. In the event the property owner fails to correct the violation within 30 days following the date of the notification, a registered letter shall be sent to the report owner advising the following:

In the event the property violation is not corrected within 30 days of the second letter, the Association will file a letter, designating the property noncompliant with Association Standards, with the County Clerks Office. In order to have the Association notification of noncompliance removed, the property owner will be required to correct the violation and pay all Association legal and filing costs incurred in this process.

**Accepted by the Northfork Board of Directors**

\_\_\_\_\_  
President, Board of Directors

\_\_\_\_\_  
Date

\_\_\_\_\_  
Secretary, Board of Directors

\_\_\_\_\_  
Date

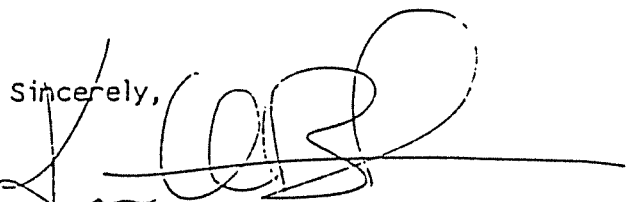
NORTHFORK PROPERTY OWNERS ASSOCIATION  
ARCHITECTURAL REVIEW BOARD  
140 Intracoastal Pointe Drive, Suite 212  
Jupiter, Florida 33477  
(407) 747-8602 fax (407) 747-8603

May 28, 1993

Dear Resident:

Attached find a copy of revised Architectural Design Guidelines for our community. These revised guidelines were developed by the ARB over the last several months to clarify certain aspects of the Guidelines that seemed unclear, to correct internal contradictions, and to react to real world conditions relative to submission requirements. These Guidelines supersede those currently in your possession and are immediately effective.

Should you have any questions, please feel free to contact to any of the ARB members.

Sincerely,  
  
Kenneth A. Blair, Secretary  
Architectural Review Board  
Northfork Property Owners Association

**APPENDIX A**

**NORTH FORK DEVELOPMENT REVIEW MANUAL  
POLICIES, GUIDELINES, PROCEDURES  
FOR NORTH FORK  
A PLANNED COMMUNITY**

THE NORTH FORK ARCHITECTURAL REVIEW BOARD, A STANDING COMMITTEE OF THE NORTH FORK PROPERTY OWNERS ASSOCIATION, INC. HAS ADOPTED AND APPROVED THESE DESIGN REVIEW POLICIES, GUIDELINES AND PROCEDURES IN ORDER TO INSURE THE ORDERLY GROWTH OF NORTH FORK.

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**EXHIBITS**

- Typical Lot Requirements
- Typical Lot Requirements - Cul-de-Sac
- Typical Lot Requirements - Corner Lot
- Landscape and Design Criteria for Single-Family Homes
- Typical Mailbox, House Number, Exterior Light Fixture
- Fence Screening

## I. AN INTRODUCTION TO NORTH FORK

The best word to describe the philosophy of the developers of North Fork is a commitment to excellence... a strong determination and desire to create a superior living environment for generations to come through the preservation of the natural character of the site.

Our planners are committed to creating a community concept with careful attention to details such as roadways and pedestrian net words with high standards for architectural design and landscaping.

Each state of activity will be carefully monitored to assure compatibility with the master plan, the Declaration of Covenants Conditions and Restrictions for North Fork and this Design Review Manual. The Architectural Review Board (ARB) is a standing committee of the North Fork Property Owners Association, Inc. and is committed to specific principles and standards to be observed by all builders and homeowners. The Architectural Review Board of the North Fork Property Owners Association, Inc. will control all Design Review functions within North Fork. We are dedicated to the protection of enduring property values and future improvements. Each detail has been carefully formulated to assure an attractive environment for all residents.

Our commitment to you and North Fork is the reason behind this manual and the spirit in which all of the professionals associated with creating our community have approached their roles and responsibilities. As members of the North Fork Property Owners Associations, Inc., we encourage you to embrace our commitment to excellence and the standards established herein.

## II. INTRODUCTION TO THE ARCHITECTURAL REVIEW BOARD

### A. PURPOSE

One of the most effective methods of assuring the protection of the master land concept, community lifestyle environment and individual property values is through the establishment of high standards of design review. In order to accomplish this objective, the Architectural Review Board (ARB) reviews Application and Design documents (as defined in this Design Review Manual) for all new construction and alterations, modifications or changes to existing properties, including landscaping. Each application is evaluated on its own merits with reasonable flexibility for design function and creativity. Notwithstanding the merits of any individual application, ARB approval shall be in compliance with all conditions of any applicable government approval for the North Fork development.

### B. AUTHORITY

The authority for the ARB is set forth in the By-Laws of the North Fork Property Owners Associations and the Declaration of Covenants, Conditions and Restrictions for North Fork, which encumber every lot or parcel. The ARB is responsible for carrying out its duties on behalf of all members of the Association for the benefit of the total community.

### C. MEMBERS

The ARB shall include four members appointed by the developer. Members will be selected to create a balance of lay people and professionals with experience in architecture, construction and landscaping.

### D. MAJORITY VOTE

Each member of the ARB shall have an equal vote and the majority of all members of the ARB shall constitute a decision for approval or denial of an Application. In all cases, however, the Board of Directors of the Association shall have review powers of denied Applications that are properly appealed.

### E. MEETINGS

The ARB shall meet as necessary to review Applications received within 30 days of receipt.

## **F. RESPONSIBILITIES**

On behalf of the Association, the Architectural Review Board is empowered to perform the following services:

1. Establish architectural motifs and exterior design themes for the community.
2. Establish design review criteria for the protection of enduring property values and to provide the best possible safeguards for continuing appreciation.
3. Review all Design Review Applications for compliance with design review criteria and with the Declaration of Covenants, Conditions and Restrictions.
4. Assure compatible architectural designs and harmonious relationships with neighboring properties and land uses.
5. Require high standards of design and quality construction.
6. Establish fees for the review of Applications as may be required.
7. Assure that all properties are properly maintained as prescribed by the Declaration.
8. Monitor violations of design review criteria and notify the Board of Directors of the Association for appropriate action.
9. Amend design review criteria as may be required from time to time.
10. Contact Applicants whose plans and specifications have been disapproved and to provide reasonable assistance and recommendations for adjustments to bring Applications into compliance with criteria and covenants.
11. Maintain copies of applications, design documents and related records.
12. Inform members of the Association regarding activities of the ARB and changes in criteria as they may occur.
13. ARB has final decision on all designs and may vary from any or all requirements at its own discretion.

### III. ARCHITECTURAL REVIEW BOARD POLICIES

#### A. POLICY STATEMENT:

Property in North Fork is subject to certain restrictions as further defined in the Declaration of Covenants, Conditions and Restrictions for North Fork and conditions contained in this Design Review Manual and certain conditions of governmental approvals for the development of North Fork.

The Architectural Review Board does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh contrasts in the landscape and architectural themes, and to foster thoughtful design so that there is harmony between the residences and their neighboring residences. The ARB intends to be completely fair and objective in the design review process and maintain a sensitivity to the individual aspects of design.

#### B. LIMITATION OF RESPONSIBILITIES:

The primary goal of the ARB is to review the applications, plans, specifications, materials, and samples submitted, to determine if the proposed structure conforms in appearance and design criteria with the standards and policy as set forth by the ARB. The ARB does not assume responsibility for the following:

1. The structural adequacy, capacity or safety features of the proposed improvement or structure.
2. Soil erosion, incompatible or unstable soil conditions.
3. Compliance with any or all building codes, safety requirements, governmental laws, regulations, or ordinances.
4. Performance or quality of work of any contractor.
5. Floor plan, interior design plan and specifications.
6. Any and all construction costs.

#### C. TIME LIMITATIONS:

After the initial and major review and approval by the ARB, the applicant must begin construction within one hundred twenty (120) days from the date of approval, or forfeit all approvals. In that event, a new application must be submitted and approval obtained before commencement of construction (extensions may be granted due to mitigating circumstances).

#### D. APPLICATION WITHDRAWAL:

An application for withdrawal may be made without prejudice; provided the request for withdrawal is made in writing and filed with the ARB prior to the review and/or action on the application.

**E. APPEAL:**

If an application has been denied, or the approval is subject to conditions which the applicant feels are harsh, the applicant may request a hearing before the full ARB to justify his position. After the hearing the ARB will review their decision and notify the applicant of their final decision within ten (10) days of the hearing.

**F. VARIANCES:**

All variance requests shall be made in writing. Any variance grants shall be considered unique and will not set any precedent for future decisions.

**G. CONSTRUCTION INSPECTIONS:**

Periodic inspections may be made by the ARB while construction is in progress to determine compliance with the approved design documents. The ARB is empowered to enforce its policy, as set forth in the Declaration and this manual, by any action, including an action in a court of law, to insure compliance.

**H. JOB SITE CONDITIONS:**

1. All job sites will be kept in a neat and orderly condition.
2. All construction traffic shall enter North Fork through the construction entrances, as established by the developer from time to time.
3. For security purposes, the applicant may be required to furnish a list of all contractors, subcontractors and employees who are permitted entry into North Fork.
4. Infractions of the published construction rules may be cause of a \$500 fine per infraction and/or the suspensions of a builder's sub-contractor from the project.
5. Construction hours are subject to rules and regulations as published by the ARB from time to time.
6. All builders are required to post and keep on record with the developer a 24 hour emergency phone number.
7. All builders are required to provide portable toilet facilities on all job sites.
8. All builders are required to provide a trash dumpster for every home under construction.

9. No flags, banners, or signs will be permitted unless approved by the developer.
10. No Sunday construction work is permitted, whatsoever.
11. No Radios are permitted by contractors or subcontractors.
12. Posted speed limits are to be obeyed at all times.

**I. MINIMUM SETBACKS REQUIRED:**

1. Front: Twenty-five feet (25') feet  
It is encouraged that front set backs of adjacent lots vary as much as possible.
2. Rear: Fifteen feet (15') feet
3. Side: Ten feet (10') or total of twenty feet (20') feet
4. Corner: Twenty five feet (25') feet each side
5. Setbacks are measured from property lines to the face of the wall of the residence.
6. Soffits may encroach into a setback a maximum of 2' - 6".

**J. HEIGHT LIMITATIONS:**

Single family structures shall not exceed 30 FEET in Height from finish floor to ridge.

Fences and walls: Privacy fences or walls shall not intrude more than 5' into any setback and shall not be higher than 5'-6" above finish floor. Fences and walls around equipment shall be 12" higher than the highest point of the equipment. All walls and fences shall be approved by the ARB.

**K. ROOFS: (No white roofs permitted)**

1. Minimum requirements:
  - A. Minimum pitch: 6/12
  - B. Overhangs: Minimum 2'-6" overhang (encouraged)  
12" rake
  - C. Fascia: 8" wood minimum
  - D. Materials: Tile roof  
Concrete shake  
Barrel tile

(No wood shakes or asphalt shingles are allowed)

#### **IV. DESIGN REVIEW PROCEDURES: SINGLE-FAMILY HOMES**

The following is an outline of the procedures for plan submissions.

Refer to Instruction Sheet/Design Documents in this manual for details on criteria and specifications.

##### **A. Step One: INITIAL REVIEW (OPTIONAL)**

Participating builder may submit the North Fork Design Review Application and preliminary plans (two sets) consisting of the following:

1. Letter of Application, plus fee
2. Preliminary Site Plans: 1/8"
3. Preliminary Floor Plans: 1/4"
4. Preliminary Exterior Elevations (all sides): 1/4"

The ARB will review the application and design document within thirty (30) days and return one set of plans to the Participating builder with the appropriate comments.

##### **B. STEP TWO: MAJOR REVIEW (MANDATORY)**

1. The participating Builder must submit the final construction plans: letter application plus fee (if not submitted with initial review); three (3) sets, material samples, and color chips, as follows:

NOTE: See allowance at end of section on color submission.

- A. Letter of Application and Construction Deposit?
- B. Final Site Plan: 1/8"
- C. Final Floor Plan: 1/4"
- D. Final Exterior Elevations: 1/4"  
specification, materials, color chips\*
- E. Roofs: Color\* and materials
- F. Facia and Trim: section details, materials, color chips\*
- G. Tree Survey and Conceptual Landscape Plan: 1/8" scale
- H. Patios, Decks, Balconies, Porches: specifications, materials, color chips\*

- I. Fences/Walls: design details, material, color chips\*
- J. Screen Enclosures: structure, materials, colors\*
- K. Exterior Lighting Details
- L. Driveways: materials, finish, sample\*
- M. Rough Stake-Out

\* The submission of color sections and samples will have to be accomplished on Pre-Sale submissions only, not later than 30 days after start of permitting.

- 2. The ARB will review all design documents and return two (2) sets of plans to the Participating Builder within thirty (30) days with the appropriate comments.
- 3. The ARB may require a field inspection of the builder's rough stake-out of building corners prior to granting approval.

**C. STEP THREE: SUBMISSION OF PLANS TO BUILDING DEPARTMENT**

Following Major Review, Participating builder may submit approved plans to the Building Department, or other such agencies, having jurisdiction for required permits. The Town of Jupiter Building Department will not issue a building permit without an ARB approved stamp on a set of plans.

**D. STEP FOUR: CONSTRUCTION COMMENCEMENT**

Upon receipt of Major Review approval and building permits, the builder can commence construction.

**E. STEP FIVE: LANDSCAPE REVIEW**

- 1. The Participating Builder must submit three (3) sets of the following items for final Review no later than thirty (30) days prior to the start of installation of landscaping and irrigation:
  - A. Final Landscape Plan
  - B. Irrigation Plan
  - C. Price Estimate
- 2. ARB will review all design documents and return one (1) set of plans to the Participating Builder with thirty (30) days with the appropriate comments.

**F. DESIGN DOCUMENT CHANGES**

The Participating builder must notify the ARB prior to making any changes to the approved plans. A letter with applicable support data (as required) must be submitted to the ARB for the file. Any major deviations (as solely determined by the ARB) may require full ARB approval prior to commencement of changes.

**G. PERIODIC INSPECTIONS**

The ARB reserves the right to inspect construction in progress for conformance with approved design documents and applications. The builder agrees to cooperate fully with members of the ARB.

## V. INSTRUCTION SHEET/DESIGN DOCUMENTS

In order to provide a systematic and uniform review of the proposed construction, specific design documents are required. Please refer to Design Review Procedures: Single-Family Homes in this manual to determine whether the design documents, as outlined below, are required for Initial Review, Major Review or Final Review.

### A. PLOT PLAN

1. Scale 1/8" = 1'0"
2. Property lines
3. Easements and rights-of-way
4. Driveways, walkways
5. Culverts
6. Drainage Plan
7. Foundation outline
8. Pools, decks, patios
9. Roadways
10. Existing grade/finished floor elevations
11. Post lights

### B. FLOOR PLANS

1. Scale 1/4" = 1'0"

### C. EXTERIOR ELEVATIONS

1. Scale 1/4" = 1'0"
2. Existing grade-fill, finished elevation
3. Doors, windows, fences, mechanical equipment
4. Height from finish floor to highest point of roof

### D. BUILDING SECTIONS

1. Scale 1/4" = 1'0"
2. Detail wall sections
3. Detail roof section, pitch, type

### E. EXTERIOR COLORS/FINISHES/MATERIALS

1. Specifications
2. Manufacturers/models (if applicable)
3. Product samples/photos

**F. LANDSCAPE PLANS**

1. Scale 1/8" = 1'0"
2. Topography
3. Drainage Patterns
4. Easements and rights-of-way
5. Driveways, walkways
6. Existing trees (4" diameter)
7. Plant material
8. Surface material
9. Irrigation system
10. Street trees
11. Exterior lighting
12. Price estimate of landscaping (excluding irrigation and sod)

## VI. KEY DESIGN GUIDELINES

- A. The following list summarizes those design elements which the ARB requires, recommends and/or encourages:
1. Preservation of the natural character of the site.
  2. Use of certified professional qualified in the fields of planning, architecture, landscape design, engineering and surveying.
  3. Emphasis on the aesthetics of exterior architectural theme/detailing and landscape design.
  4. Overall, high-grade, superior quality construction with the use of accents of natural materials, such as stone, wood and brick.
  5. Compliance with all deed restrictions as found in the Declaration of Covenants, Conditions and Restrictions for North Fork.
  6. Landscaping of lots that meet or exceed the minimum requirements of the "Landscape Plan" with the use of plant materials per a "Landscape Palette".
  7. Minimum of 2,600 air-conditioned square feet for single story family estate homes (3,200 air-conditioned square feet for a two story home) on the westside. Minimum of 2400 air conditioned square feet (3000 air conditioned square feet for a two story home) on the eastside.
  8. Strict signage control.
  9. Conformance with the standard mailbox/house number/light fixture design.
  10. Requirement for each home to be pre-wired for security alarm and connections for main security monitoring.
  11. Requirements for each home to be pre-wired for cable TV and telephone.
  12. Side entry garage is strongly encouraged and preferred, front loading will be accepted, provided the driveway is not a straight access. Minimum of 20'X20' driveway apron at the garage and a two-car garage with automatic door openers. Circular driveways are permitted where approved by the ARB. Use double garage doors to add variety.
  13. The use of asphalt for driveways is prohibited.

14. Roof material shall be integral color cement tile, clay tile or other materials as approved by the ARB. No white roofs are permitted. No cedar shakes or asphalt shingles are permitted.
  15. Conformance with required setbacks.
  16. Bright colors (including white) are prohibited as the dominate color. All colors must be approved by the ARB.
  17. Fences must conform to design requirements and to specific materials as pre-determined by the ARB and set forth in the exhibits in this Design Review Manual.
- B. For specific details and additional information, the participating builders should refer to specific sections on this Design Review Manual under Design Standards and Criteria.

**VII. DESIGN STANDARDS AND CRITERIA**  
**SINGLE FAMILY HOMES**

**A. GRADING AND DRAINAGE**

1. No bulldozing or clearing of trees shall be commenced until plans and specifications showing the nature, kind, shape and location of work have been submitted and approved by the ARB. Fill shall not be deposited at any location without prior ARB approval. Cut or fill shall be replanted with plant materials which shall blend with native vegetation. Cuts and fills should be designed to compliment the natural topography of the site.
2. Paved areas shall be designed so that surface waters shall be collected at intervals in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding in paved and swale areas.
3. 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 ARB. 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.

**B. SIZE OF RESIDENCE AND SETBACK CRITERIA**

1. The living area of each residence on the west side shall contain a minimum of two thousand six hundred (2,600) air conditioned square feet for a one story and three thousand two hundred (3,200) square feet for two story, exclusive of garages, porches, patios and terraces.
2. The living area of each residence on the east side shall contain a minimum of two thousand four hundred (2400) air conditioned square feet for a one story, and three thousand (3000) square feet for two story, exclusive of garages, porches, patios and terraces.
3. All buildings shall have a finished floor elevation as a minimum of 18.5' NGVD and the slab shall be a minimum of 18" and a maximum of 30" above the crown of the road in front of the residence.
4. Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. The overall intent is to maintain a feeling of open green space between units.
5. Minimum setbacks are to be determined by the developer and the ARB on a lot by lot basis.
6. Minimum driveway Apron: 20'X20'

### **C. ELEVATIONS**

North Fork Development is a community designed for contemporary living in a country estate setting. Natural flowing streets, trees, and landscaping will blend with residences of rich nature and fine detailing. Each lots' landscaping shall blend and flow naturally with its adjacent lot.

The community architecture and ambience puts together such natural materials as brick and colorful smooth stucco with touches of rich metal work and fine sculptured walls.

### **D. EXTERIOR MATERIALS AND COLORS**

1. Exterior artificial, simulated or imitation materials shall not be permitted without the approval of the ARB.
2. The use of the following items are appropriate:
  - a. Stucco
  - b. Masonry -- stone, brick, split rock, ceramic
3. Exterior colors that, in the opinion of the ARB, would be inharmonious, discordant and/or incongruous to North Fork shall not be permitted. Bright colors (including white) as the dominant colors are prohibited. Earth colors are encouraged.
4. The ARB shall have the final approval for all exterior color plans and each owner must submit to the ARB prior to initial construction and development on any lot, a color plan showing color of the roof, exterior walls, shutters, trims, etc. If a color selection is not available at this time the minimum requirement is submission within 30 days after permitting. The ARB shall consider the extent to which the color plan conforms with the natural scheme of and for North Fork Development.

### **E. ROOFS**

1. All roof stacks, flashings and metal chimney caps shall be painted to match the approved roof colors. Roof stacks and plumbing vents shall be placed on rear slopes of the roofs where possible.
2. Roof tiles shall be clay tile or pre-colored concrete tile. Asphalt shingles and wood shingles or shakes are not permitted.
3. Roof colors shall be an integral part of the exterior color scheme of the building.
4. Solar water heating panels shall be reviewed on an individual basis, and if approved by the ARB, must be placed, when possible, in the least obtrusive

location, never on the front of the house. Additional landscaping may be required by the ARB to buffer the view of the panels.

5. Skylights shall not be permitted on the front of the home.

**F. TWO STORY BUILDING RESTRICTIONS**

1. There are certain lots where two story residences will be disallowed. Consult the developer on these lot locations before submitting plans.

**G. WINDOWS, DOORS, SCREENED PORCHES AND PATIOS**

1. Bright-finished or bright plated metal exterior doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted.
2. All screening and screen enclosures shall be construed utilizing anodized aluminum of bronze, black or white.
3. The use of reflective tinting or mirror finishes on windows is prohibited.

**H. GARAGES, DRIVEWAYS, WALKWAYS AND EXTERIOR LIGHTING**

1. All buildings shall have a minimum of a two car garage 22'X22'. Automatic garage door openers are required. Carports are not permitted. Circular driveways are permitted where drive enters and exits on same street (secondary) and with prior approval of ARB. Side entering garages are preferred.
2. No curb side parking areas may be created extending any portion of the street pavement.
3. All proposed exterior lighting shall be detailed on the Final Plans. No exterior lighting shall be permitted which in the opinion of the ARB, would create a nuisance to the adjoining property owners.
4. All driveways on the west side must be constructed of a paver block type product, the design and color tone must be approved by the ARB. All driveways on the east side must be constructed of at least scored concrete driveways with paver border enhancement.
5. Where possible, access to corner lots shall be from the least traveled street (secondary).
6. Driveway aprons must be patterns in the same manner as the driveway.

**I. AWNING, SHUTTERS, FENCES AND WALLS**

1. Bahama shutters shall be permitted with prior approval of the ARB.
2. Hurricane storm shutters shall not be stored on the exterior of the residence unless approved by the ARB.
3. All proposed fences or privacy fences must be approved by the ARB prior to installation. The Exhibits entitled "Typical Lot Requirements" must be adhered to.
4. Where walls are requested, they shall be designed so as to be an integral part of the residential design.
5. Water softeners, trash containers, sprinkler controls and other similar utilitarian devices shall be fenced or walled. They shall be properly screened from view in a manner approved by the ARB.
6. No chain link fences will be permitted.
7. All fencing must be approved by the ARB.

**J. LANDSCAPE AND IRRIGATION**

1. The minimum landscape requirement for a lot shall be as based on the exhibit "Landscape and Design Criteria". Each lot should be sodded with St. Augustine "Floratan" sod. All easements and areas adjacent to the canals, lakes and street frontage shall be irrigated and sodded, in accordance with the ARB specifications, and maintained by said residence owner.
2. A recommended plant palette is provided in the Exhibit "Landscape and Design Criteria".
3. All landscaping shall be completed according to the approved Landscaping Plan. Any additional landscaping or changes to the approved plan must be subject to the approval of the ARB prior to installation.
4. An automatic underground irrigation system of sufficient size and capacity to irrigate all sodded and landscaped areas must be installed and used to maintain the areas in good and living conditions at all times. An automatic time clock must be used to regulate time intervals.

5. Irrigation from wells will be permitted if chemically treated and filtered. The lakes may not be used as a source for irrigation water. Wells shall be minimum 150' depth.
6. The builder shall provide and place trees, shrubs, flowers and ground cover in accordance with landscape guidelines.
7. Trees with 4" caliper can not be removed without approval of ARB.

**K. AIR CONDITIONERS, GARBAGE AND TRASH CONTAINERS**

1. All air conditioning units shall be shielded and hidden so that they shall not be visible from any street or adjacent property.
2. Window and/or wall air conditioning units shall not be permitted.
3. All garbage and trash containers shall be kept in the garage.

**L. MAILBOXES, SIGNS, ANTENNAE AND FLAGPOLES**

1. All mailboxes, house address numbers and exterior light fixtures will be designed by the ARB. Each builder shall provide these features as designated by the ARB.
2. Outside antennae and satellite dishes shall not be permitted.
3. A flagpole for display of the American Flag only shall be permitted, subject to ARB approval of placement and design. No flagpole shall be used as an antenna.
4. All signs, billboards, and advertising structures are prohibited on any lot except with the written permission of the ARB. The ARB shall determine size, color, and content and location of any sign. No sign shall be nailed or attached to a tree.

**M. SWIMMING POOLS, TENNIS COURTS, ACCESSORY STRUCTURES, PLAY EQUIPMENT AND DECORATIVE OBJECT.**

1. Above ground swimming pools shall not be permitted. Swimming pools shall not be permitted on the street side of their residence. Pool screening and decks must conform with municipal rules, regulations and requirements.
2. Accessory structures, such as playhouses, tool sheds, or dog houses, may be permitted, but must receive specific written approval of the ARB before installation.

3. All playground equipment shall be placed to the rear of the residence and only with the approval of the ARB.
4. No decorative objects such as sculpture, birdbaths, fountains and the like shall be placed or installed on the street side of any lot without the approval of the ARB.
5. Clotheslines shall not be permitted.
6. Tennis courts are permitted when a double lot is purchased or when in the opinion of the ARB the lot can accommodate same. Placement of a tennis court must be approved by the ARB.
7. Basketball equipment shall be approved by the ARB. Pole shall be black, blackboard shall be clear.

N. CABLE T.V./SECURITY/TELEPHONE

Every home must be pre-wired for Cable T.V., Security Alarm and Telephone.

**VIII. NORTH FORK DESIGN REVIEW APPLICATION**

TO: \_\_\_\_\_

FROM: \_\_\_\_\_

BUYER: \_\_\_\_\_

LOT: \_\_\_\_\_ BLOCK: \_\_\_\_\_

ADDRESS: \_\_\_\_\_

DATE: \_\_\_\_\_

New Construction Model \_\_\_\_\_

New Construction Pre-Sale \_\_\_\_\_

New Construction Speculative \_\_\_\_\_

This application is being submitted for:

Preliminary Review \_\_\_\_\_

Final Architectural Plan Review \_\_\_\_\_

Has floor plan been previously approved for another lot? \_\_\_\_\_

If yes, for which lot? \_\_\_\_\_

Is elevation style substantially different: \_\_\_\_\_

Air Conditioned Space (1st Floor) \_\_\_\_\_

Air Conditioned Space (2nd Floor) \_\_\_\_\_

Total Net Square Ft. \_\_\_\_\_

Covered Porches/Entries/Etc. \_\_\_\_\_

Garage \_\_\_\_\_

Other: \_\_\_\_\_

Total Gross Square Ft. \_\_\_\_\_

**BUYER:**

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Street  
\_\_\_\_\_  
City State Zip Code

**BUILDER:**

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Street  
\_\_\_\_\_  
City State Zip Code

**ARCHITECT:**

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Street  
\_\_\_\_\_  
City State Zip Code

**LANDSCAPE DESIGNER:**

\_\_\_\_\_  
Name  
\_\_\_\_\_  
Street  
\_\_\_\_\_  
City State Zip Code

General Information

Lot Dimensions: \_\_\_\_\_  
Lot Sq. Ft.: \_\_\_\_\_ Stories: \_\_\_\_\_  
Bedrooms: \_\_\_\_\_ Baths: \_\_\_\_\_  
Height from Slab: \_\_\_\_\_  
Height from crown of road to roof ridge: \_\_\_\_\_

**EXTERIOR FEATURES**

**COLOR/FINISH**

**DESCRIPTION**

Driveway

\_\_\_\_\_

\_\_\_\_\_

Entry Walk

\_\_\_\_\_

\_\_\_\_\_

Stoop

\_\_\_\_\_

\_\_\_\_\_

Siding

\_\_\_\_\_

\_\_\_\_\_

Stone

\_\_\_\_\_

\_\_\_\_\_

Brick

\_\_\_\_\_

\_\_\_\_\_

Stucco

\_\_\_\_\_

\_\_\_\_\_

Shutters

\_\_\_\_\_

\_\_\_\_\_

Windows

\_\_\_\_\_

\_\_\_\_\_

Window Trim

\_\_\_\_\_

\_\_\_\_\_

Entry Door

\_\_\_\_\_

\_\_\_\_\_

Glass Sliding Doors

\_\_\_\_\_

\_\_\_\_\_

French Doors

\_\_\_\_\_

\_\_\_\_\_

Garage Door

\_\_\_\_\_

\_\_\_\_\_

Roofing

\_\_\_\_\_

\_\_\_\_\_

Facia

\_\_\_\_\_

\_\_\_\_\_

Soffit

\_\_\_\_\_

\_\_\_\_\_

Gutters

\_\_\_\_\_

\_\_\_\_\_

Chimney

\_\_\_\_\_

\_\_\_\_\_

Screening

\_\_\_\_\_

\_\_\_\_\_

Porch/Patio Deck

\_\_\_\_\_

\_\_\_\_\_

Pool Deck

\_\_\_\_\_

\_\_\_\_\_

Fencing/Walls

\_\_\_\_\_

\_\_\_\_\_

Planters

\_\_\_\_\_

\_\_\_\_\_

Post Lamp

\_\_\_\_\_

\_\_\_\_\_

Note: Include color chips, materials, samples of color product, photos, etc., with application.

The preceding application is submitted for review by the new construction committee of the North Fork Property Owners Association. Required design documents are attached.

Submitted by:

\_\_\_\_\_  
Signature

Title: \_\_\_\_\_

Firm: \_\_\_\_\_

Date: \_\_\_\_\_

\*\*\*COMMITTEE USE\*\*\*

Date Received: \_\_\_\_\_

The new construction committee has reviewed the foregoing application and rendered the following decision:

\_\_\_\_\_

Approved

\_\_\_\_\_

Approved with limited conditions.

\_\_\_\_\_

Denied

Comments (recommendations):

\_\_\_\_\_  
Chairman/Architectural Review Board

Date: \_\_\_\_\_

**IX**

**NORTH FORK**

**LANDSCAPE GUIDELINES**

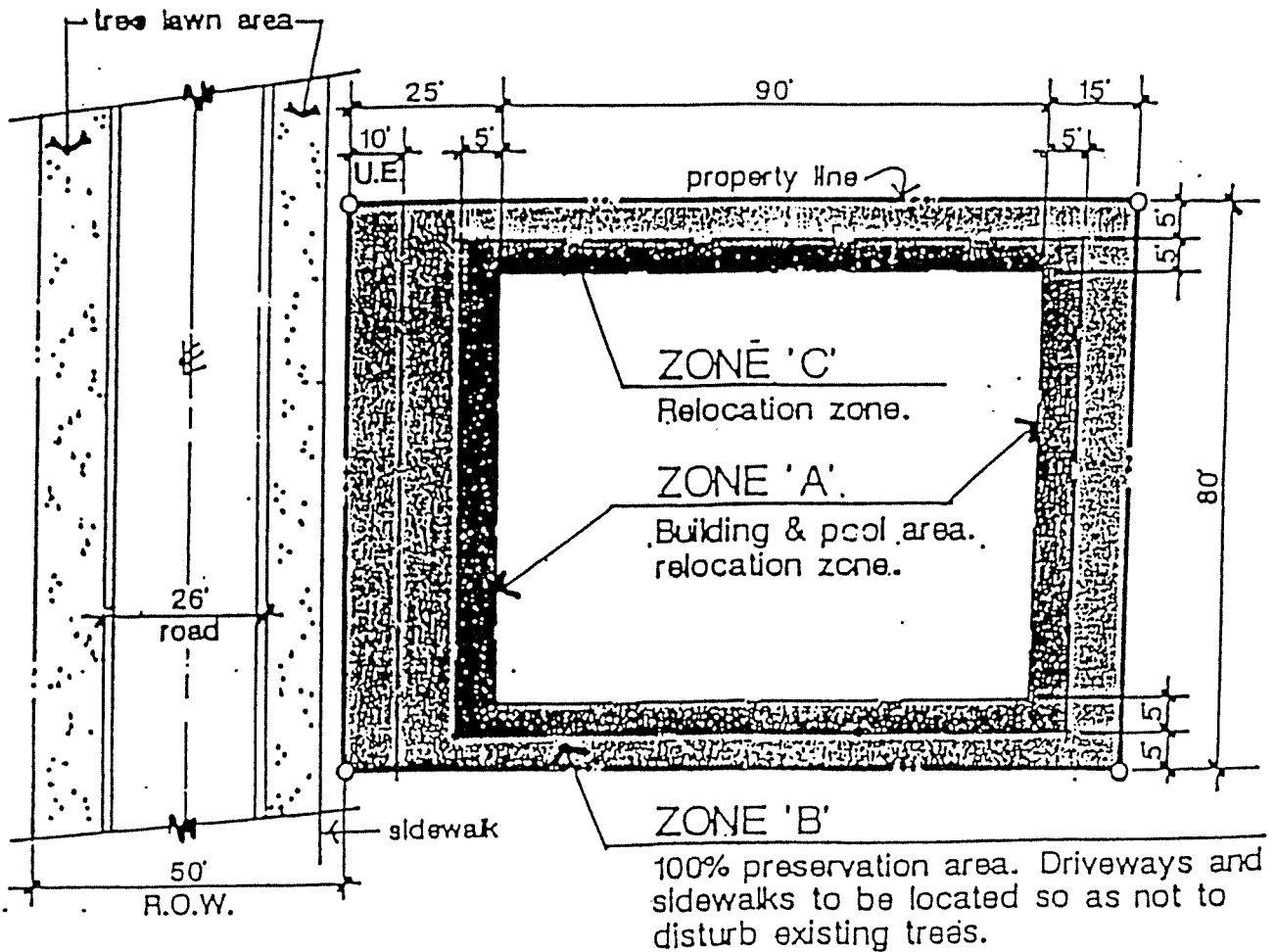
## A. OBJECTIVES

The overall pattern of trees usually becomes the single most important visual element in a community. Comparison of any new tract of raw land with an older community full of trees is enough to prove this point.

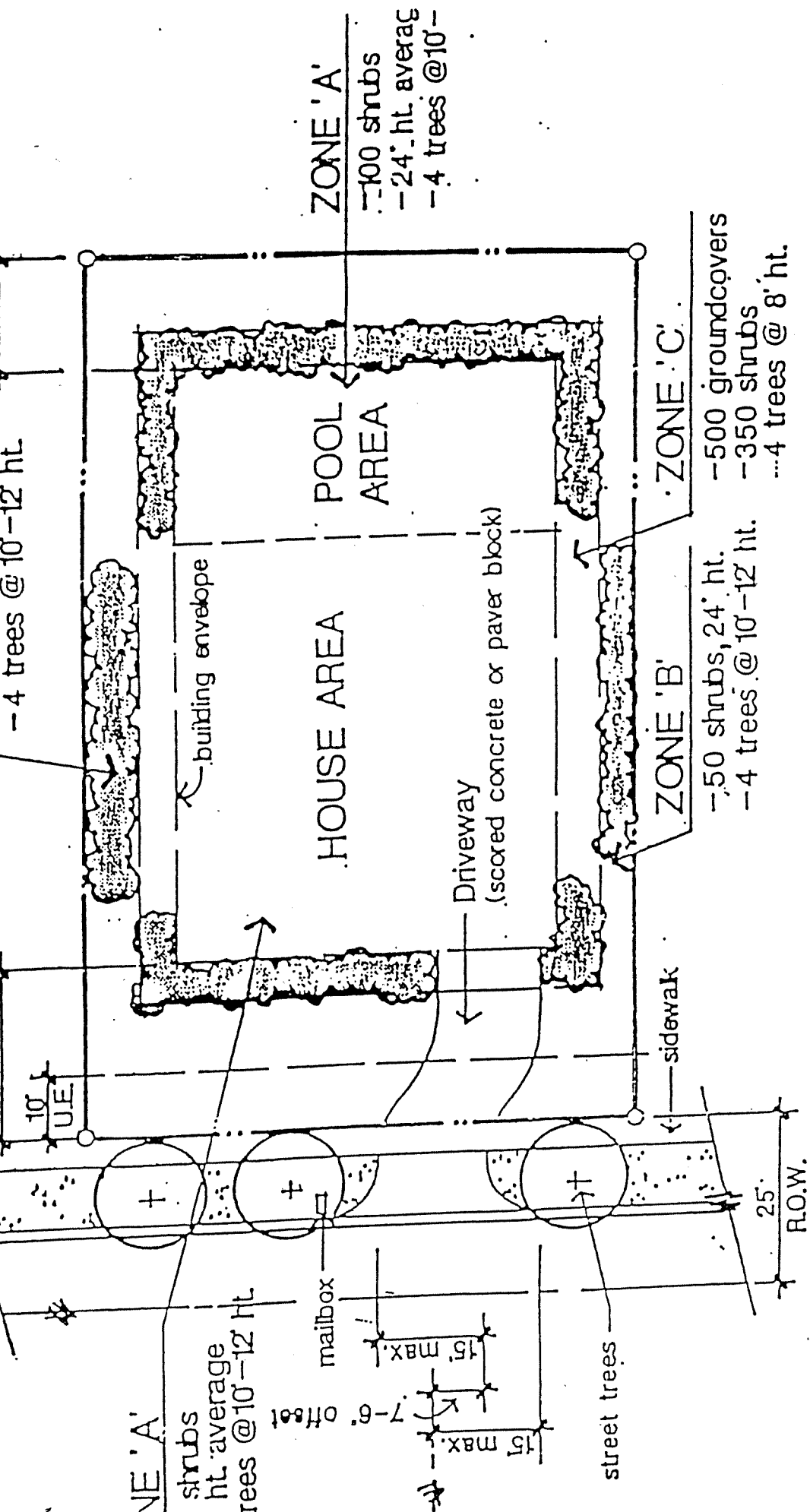
Preservation of existing plant material is an important objective of Northfork. Lot owners that preserve existing trees shall receive credit towards the number of required trees on their lot.

Based on previous experience, it can be shown that there are essential landscape elements needed on each homesite. The amount of planting needed varies with the size of the lot and the retained vegetation.

The Architectural Review Board has adopted the following minimum landscape requirements. To facilitate design control, each lot has been divided into three "zones" as illustrated below.

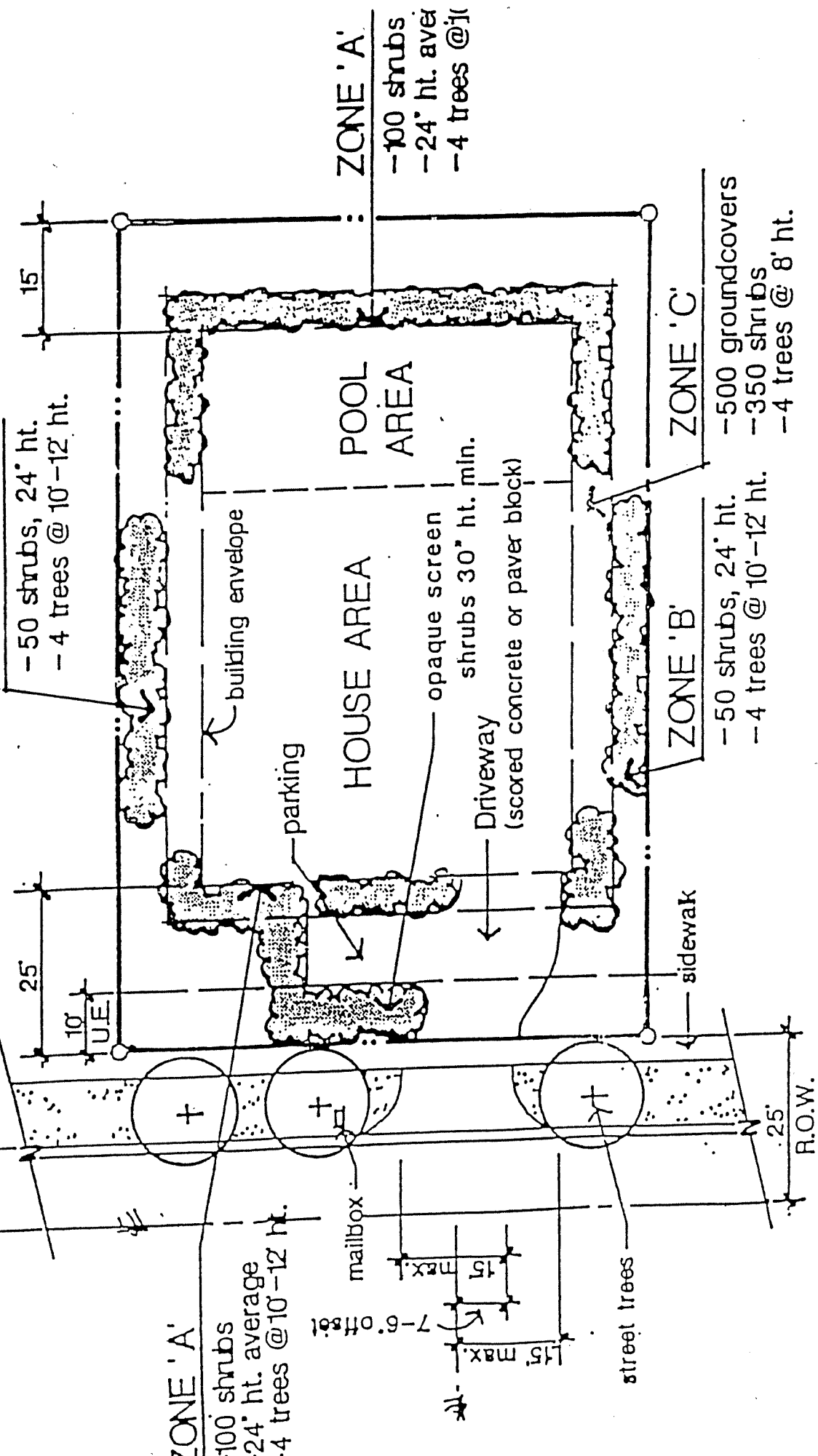


THREE LOT ZONES



**ALTERNATE ONE:  
TYPICAL LOT SCHEMATIC DESIGN**

Scale: N.T.S.



**ALTERNATE TWO:  
TYPICAL LOT SCHEMATIC DESIGN**

Scale: N.T.S.

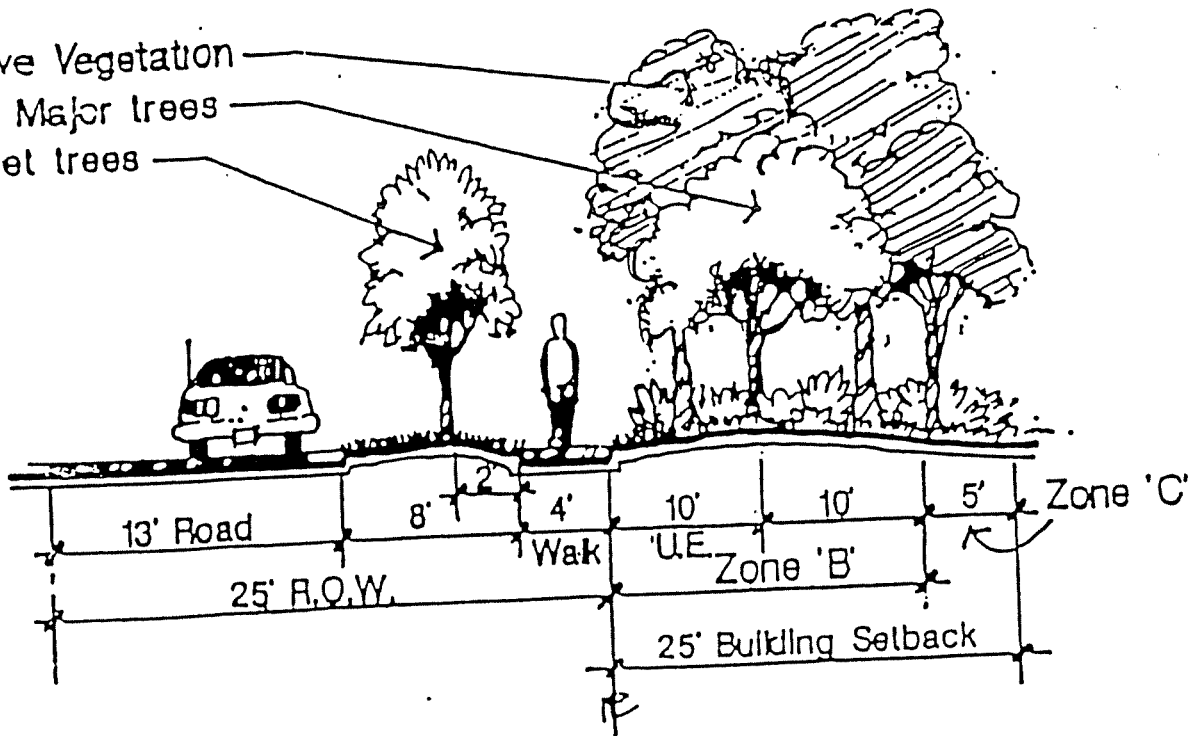
## B. ZONE B & C

1. Zone B refers to that portion of the lot which is contiguous with the property line and right-of-way. Zone C refers to that portion of the lot 5' outside of the house and pool area.
2. The character of the Zone B landscaping should reflect plant material which is harmonious with the existing site vegetation and streetscape planting.
3. Major trees will be planted by the lot owner using patterns that vary with the site situation.

Relocation Programs are as follows:

- a. slash pines 1" - 4" cal.
  - b. sabal palms all existing.
  - c. oaks, flex, myrtles, maples and red bay trees, all to be relocated.
- i. Within the twenty foot landscape control zone (Zone B), lot owners are required to have a total of four (4) major trees for the purpose of creating a well defined street. (Preserved trees may be considered toward total).
  - ii. No tree located in Zone B may be removed unless there is not another viable site plan design. If approval is granted the committee may require relocation and/or replacement of the tree. The required replacement is 1" of cal. for each 1" of cal. removed or relocated, if the tree should die then replacement of tree would be required at 1" cal. of tree for 1" cal. of replacement.
  - iii. Cul-de-sac lots will generally require fewer trees and corner lots will need additional trees planted in clusters. The Committee will review cul-de-sac and corner lots on an individual lot basis covered in above specifications.
  - iv. Additional planting beyond the required three (3) street trees by the lot owner should respect the overall street planting program and relate closely to the already established pattern of trees.
  - v. The three (3) required street trees shall be Laural Oaks 12-14' high X 6' spr., 34" cal.
  - vi. Ground covers and hedges in the street tree area are limited to a mature height not to exceed 24".
  - vii. When driveways are expanded for guest parking, the parking area shall be screened by a shrub mass installed at a minimum 30" height.

Native Vegetation  
4-5 Major trees  
Street trees



**C. ZONE A**

Because Zone A represents the private area and will be used by each homeowner in a diverse way the Architectural Review Board shall allow more flexibility in landscape design.

1. The lot owner shall sufficiently screen all pools and decks and ancillary structures with plantings and/or appropriate fencing.

All pool equipment, air conditioners, utility and junction boxes and other mechanical equipment shall be completely screened by a shrub mass installed at a minimum 30" height.

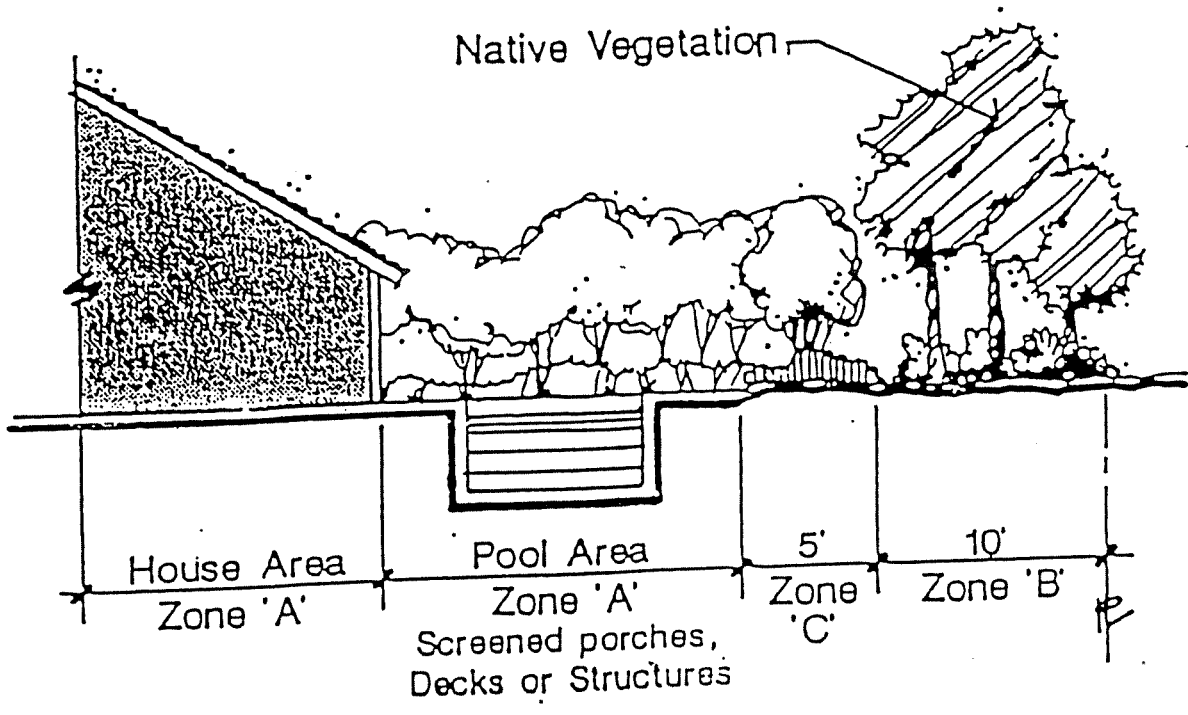
2. No excavation for canals, ponds, etc., shall be permitted.
3. Properly maintained vegetable and ornamental gardens are encouraged; however, commercial cultivation of crops is prohibited.

**D. BUDGET ANALYSIS FOR A TYPICAL LOT**

• Street Trees 3 @ 12' - 14' ht. @ \$175/tree	\$525.00
• Zone B Trees 4 @ 10' - 12' ht. @ \$150/tree	600.00
• Zone B Shrubs 50 @ 24" ht. @ \$7/shrub	350.00
• Zone C Trees 4 @ 8' ht. @ \$75/tree	300.00
• Zone C Shrubs 350 @ 24" ht. @ \$7/shrub	2,450.00
• Zone C Groundcovers (500) @ 6" ht. @ 2.50	1,250.00
• Zone A Trees 4 @ 10' - 12' ht. @ \$150/tree	600.00
• Zone A Shrubs 100 @ 24" ht. @ \$7/shrub	700.00
• Soil Amenity and Fertilizer	<u>250.00</u>
	Total \$7,250.00

**NOTES**

1. Above estimate/analysis is based on the lot having no existing trees.
2. Above program is based on average lot size. Cul-de-sac lots will be analyzed as per total square footage.
3. Refer to section E. Tree Preservation for credits given to preserving existing trees.
4. Shrub and groundcover massing areas can be increased or decreased between zones to accommodate individual design characteristics.
5. All planted areas are to be adequately irrigated and maintained at all times.
6. Three (3) palms (12' - 22' ht., 12" min. caliper) in clusters shall equal one (1) 10 - 12' ht. shade tree.
7. The total budget of \$7250 is for plant material only. Sod and irrigation are extra.



## E. TREE PRESERVATION

1. The lot owner is responsible for preserving as many existing trees as possible. Many factors affect the ability to retain existing trees: existing and proposed grading condition; age; condition and type of trees; location of house driveway, patios and other site improvements; and the required utility connections through the site. Existing trees shall be credited as follows:
  - A. One (1) existing tree with a minimum 10' ht. and 3" caliper - 1 tree credit.
  - B. Three (3) existing palms with a minimum 10' ht. and 12" caliper - 1 tree credit.

## F. SUBMISSION REQUIREMENTS

1. Landscape plans must show:
  - A. Landscape of entire lot drawn to a scale of  $1/8" = 1' 0"$  or  $1" = 10' 0"$ .
  - B. Existing vegetation to remain - size and name.
  - C. Transplant information.
  - D. All plant material to be Florida #1 or better.
  - E. All planted areas to receive 100% automatic irrigation.
  - F. All plant material to receive soil and fertilizer amendments.
  - G. Plant material scaled to size with a plant list indicated height, spread, caliper, and container-size (unless B & B).
2. Three (3) plans signed and sealed by a licensed Florida landscape architect shall be submitted to the Architectural Review Board.
3. A copy of the cost estimate for the plant material and labor shall be submitted with the landscape plans. The minimum dollar amount allocated for landscaping (excluding sod & irrigation) shall be \$7,250.00.
4. A fee of - see Note 1 to cover the cost of plan review and site inspection.

**G. PROHIBITED PLANT MATERIAL**

ACACIA AURICULIFORMIS  
DALBERGIA SISSOO  
MELALEUCA LEUCADENDRON  
SCHINUS TEREBINTHIFOLIUS  
CASUARINA EQUISETIFOLIA  
SENSEVIERIA  
THUJA ORIENTALIS  
FICUS BENJAMINA  
CUPRESSUS SEMPERVIRENS  
ARAUCARIA EXCELSA  
BRASSAIA ACTINOPHYLLA

EARLEAF ACACIA  
INDIAN ROSEWOOD  
PUNK TREE  
BRAZILIAN PEPPER  
AUSTRALIAN PINE  
SNAKE PLANT  
ARBOR-VITAE  
BENJAMIN FIG  
ITALIAN CYPRESS  
NORFORK ISLAND PINE  
SCHEFFLERA

\* Note 1 - Included in ARB fee

**H. APPROVED LIST OF PLANT MATERIAL**

Plant material that is not on either the prohibited list or approved list shall be reviewed on a plant by plant basis and accepted or rejected at the Architectural Review Board's discretion.

**1. PALMS AND ACCENTS**

BUTIA CAPATATA  
CHAMAEROPS HUMILIS  
LANTANIA LODDIGESII  
LIVISTONA CHINENSIS  
PAUROTIS WRIGHTII  
PHOENIX RECLINATA  
PHOENIX ROEBELENI  
SABAL PALMETTO  
SERENOA REPENS  
WASHINGTONIA ROBUSTA  
CYCAS REVOLUTA

PINDO PALM  
EUROPEAN FAN PALM  
BLUE LATAN  
CHINESE FAN PALM  
PAUROTIS PALM  
SENEGAL DATE PALM  
PYGMY DATE PALM  
CABBAGE PALM  
SAW PALMETTO  
WASHINGTON PALM  
SAGO PALM

**2. SHRUBS (24" HEIGHT - 48" HEIGHT)**

CORTADERIA SELLOANA  
ELEAGNUS PUNGENS  
HIBISCUS SPECIES  
IXORA 'NORA GRANT'  
LIGUSTRUM SPECIES

PAMPAS  
SILVERTHORN  
HIBISCUS VARIETY  
PINK IXORA  
GLOSSY PRIVET VARIETY

NICODEMIA SPECIES  
OLEANDER SPECIES  
PHOTINIA FRASERI  
PHILODENDRON SELLOUM  
PITTOSPORUM TOBIRA  
SYZYGIUM PANIGULATA  
VIBURNUM SPECIES  
RHODODENDRON 'FORMOSA'  
'GEORGE L. TABER'  
'DUC DE ROHAN'  
'DUCHESS'

PARLOR OAK  
OLEANDER VARIETY  
RED TIP  
SPLIT LEAF PHILODENDRON  
GREEN PITTOSPORUM  
BUSH CHERRY  
VIBURNUM VARIETY  
AZALEA  
AZALEA  
AZALEA  
AZALEA

3. SHRUBS (12" HEIGHT - 24" HEIGHT)

JASMINIUM PUBESCENS  
LIRIOPE "EVERGREEN GIANT"  
MOREA IRIOIDES  
OLEANDER SALMON  
PITTOSPORUM VARIEGATA  
RHAPHIOLEPIS INDICA  
RHODODENDRON "DWARF"

BUSH JASMINE  
GIANT LIRIOPE  
IRIS VARIETY  
DWARF OLEANDER  
VARIEGATED PITTOSPORUM  
INDIAN HAWTHORN  
AZALEA 'RED RUFFLE'

4. TREES (12' HIGH OR LARGER)

ACER RUBRUM  
ILEX CASSINE  
LIQUIDAMBER STYRACIFLUE  
QUERCUS LAURIFOLIA  
PLATANUS OCCIDENTALIS  
QUERCUS NIGRA  
QUERCUS VIRGINIANA  
QUERCUS SHUMARDII  
TAXODIUM DISTICHUM  
ULMUS PARVIFOLIA

RED MAPLE  
DAHOON HOLLY  
SWEET GUM  
LAUREL OAK  
SYCAMORE  
WATER OAK  
LIVE OAK  
SHUMARD OAK  
BALD CYPRESS  
DRAKE ELM

5. TREES (6' - 10' HEIGHT)

CALLISTEMON RIGIDUS  
CINNAMOMUM CAMPHORA  
CUPANIOPSIS ANACARDIODES  
GORDONIA LASIANTHUS  
LAGERSTROEMIA INDICA  
LIGUSTRUM LUCIDUM

ERECT BOTTLEBRUSH  
CAMPHOR TREE  
CARROT WOOD  
LOBLOLLY BAY  
CRAPE MYRTLE  
GLOSSY PRIVET

MAGNOLIA VIRGINIANA  
MYRICA CERIFERA  
NERIUM OLEANDER  
PINUS ELLIOTTII  
PSIDIUM LITTORALE

SWEET BAY  
NATIVE WAX MYRTLE  
OLEANDER TREE STANDARD  
SLASH PINE  
CATTLEY GUAVA

6. GROUNDCOVERS (6" - 12" HEIGHT)

EVOLVULUS GLOMERATUS  
HEMEROCALLIS SPECIES  
JUNIPERUS SPECIES  
LANTANA SPECIES  
LIRIOPE MUSCARI  
NEPHROLEPIS EXALTATA  
PEPEROMIA OBTOSEFOLIA

BLUE DAZE  
DAY LILIES  
JUNIPER GROUND COVERS  
PURPLE, YELLOW LANTANA  
GREEN AND VARIEGATED LIRIOPE  
BOSTON FERN  
PEPEROMIA

7. VINES (24" - 48" HEIGHT)

BOUGAINVILLEA  
GELSEMIUM SEMPERVIRENS  
PANDOREA RICASOLIANA  
TRACHELOSPERMUM JASMINOIDES

BOUGAINVILLEA VINE  
CAROLINA JESSAMINE  
PANDORA VINE  
CONFEDERATE JASIMINE

8. SODDED AREA

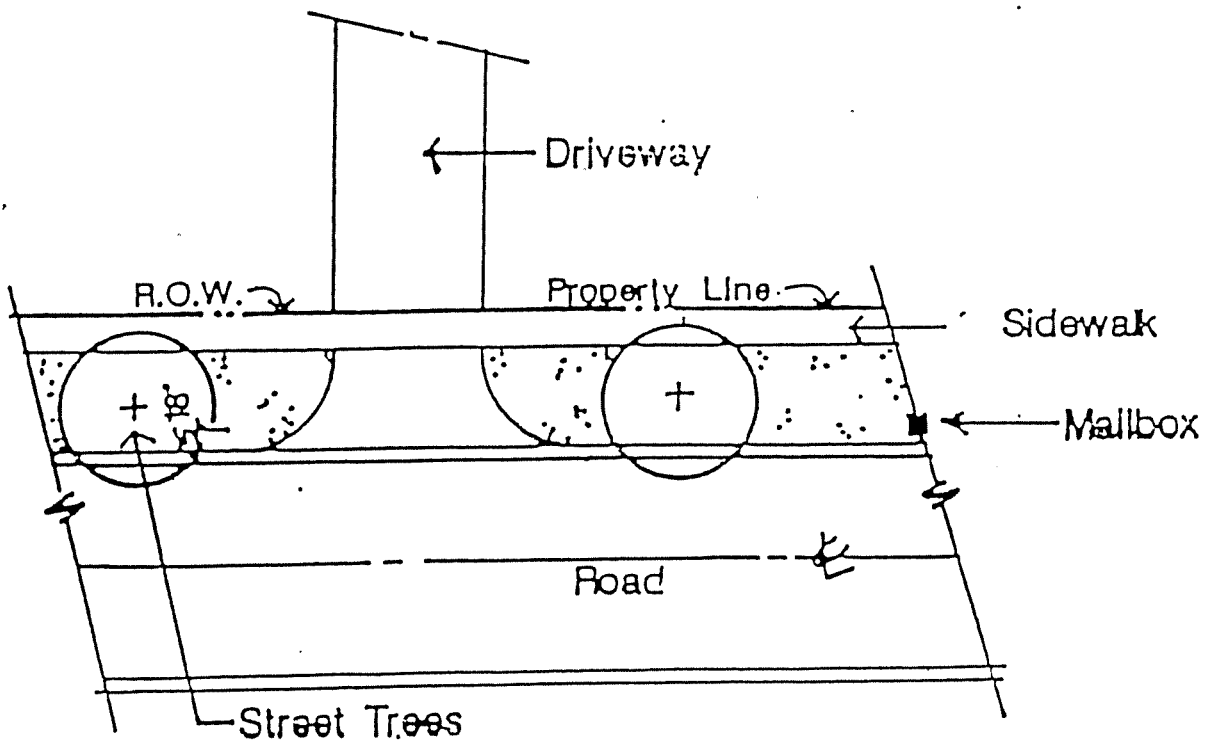
ST. AUGUSTINE "FLORITAM"  
(Solid Sodding)

## **I. FENCES**

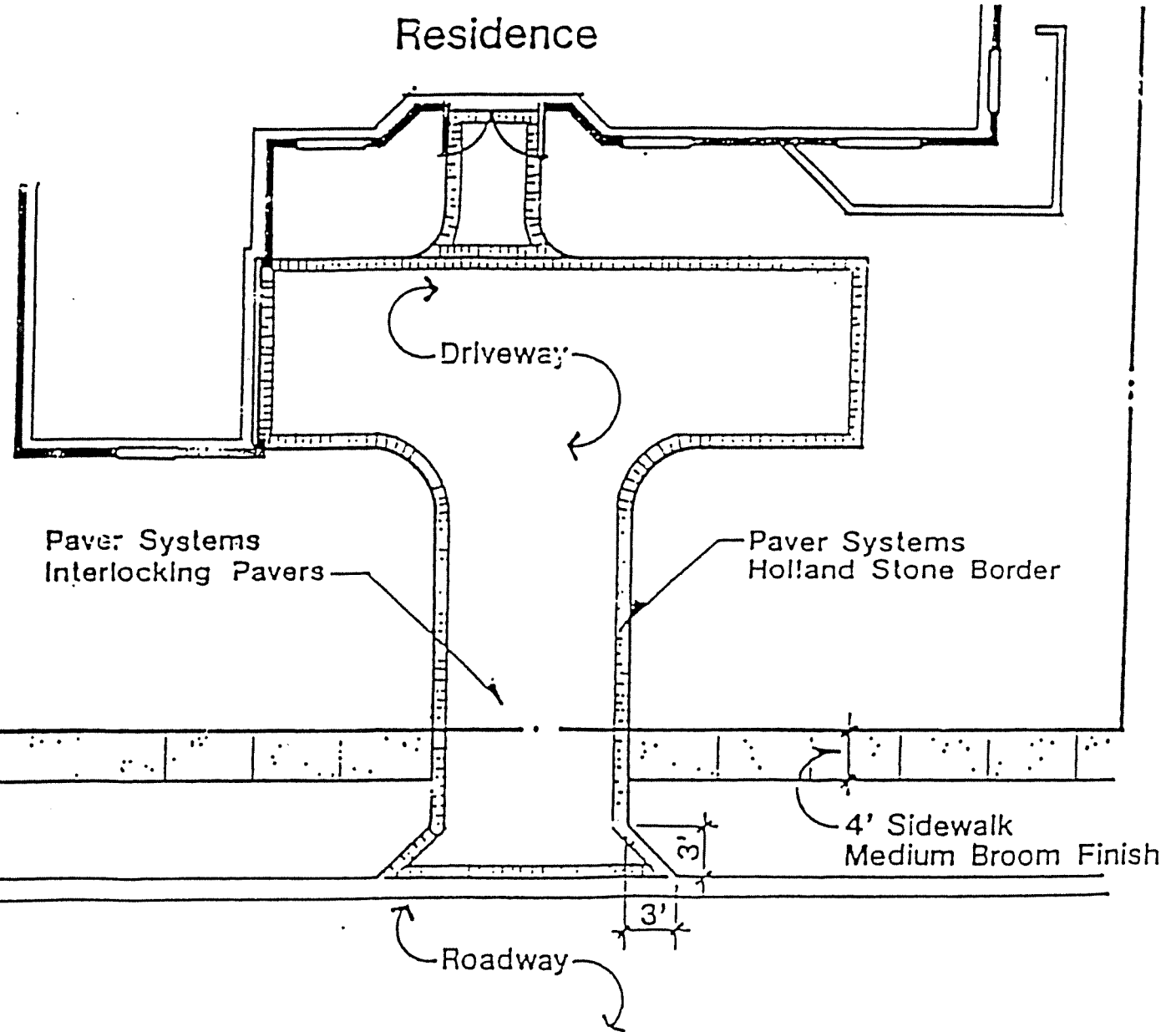
1. Perimeter (property line) fencing if approved by the ARB must be of other than chain link fence.
2. Perimeter (property line) fencing if approved by the ARB, must be landscaped as shown. Fences shall be placed 18" inside the property line with landscape material planted outside the fence.

## J. MAILBOX UNITS

1. By regulating location and style of mailbox units, the Committee hopes to reduce the visual impact created by randomly designed and located units. The Architectural Review Board has, therefore, adopted the following minimum requirements for mailbox units.
  - A. The Architectural Review Board has an approved mailbox for use at all single family residences. Order and payment will be made through the POA after approval of final plans.
  - B. All mailboxes shall be installed at a predetermined location by the POA.
  - C. Each mailbox shall be installed in accordance with the postmaster requirements.
  - D. Dual mailboxes have been designed and will be installed on the lot line by POA.



K. DRIVEWAY & SIDEWALK DETAILS



## 1. DRIVEWAY SPECIFICATION

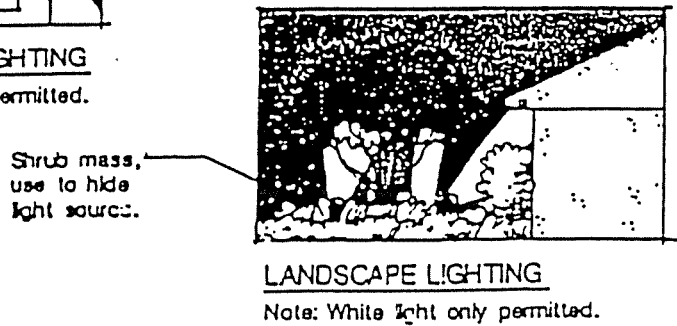
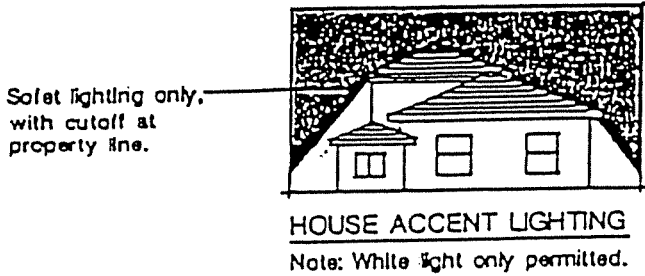
- a. All driveways on the west side shall consist of interlocking pavers manufactured by Paver Systems or an approved equal. All driveways on the east side shall be a minimum of scored concrete with a paver border enhancement.
- b. Driveway colors and patterns shall be harmonious with the overall community. Driveway design must be approved by the ARB.
- c. All driveway colors, patterns, and materials must be approved by the ARB.
- d. No oversized or curculat driveways are permitted without prior approval of the ARB.

## 2. SIDEWALK SPECIFICATIONS

- a. All sidewalks are to be four feet wide.
- b. The suggested Short Form Specifications for Flatwork are as follows:  
All concrete designated as colored in plans or specifications shall contain the proper proportion of CHROMIX Admixture for Color-Conditioned Concrete (C-14 French Grey color) and shall be cured with LITHOCHROME Colorwax and coulked with LITHOCROME Colorcalk in the matching color. The color -conditioning admixture shall be a single component pigmented water-reducing concrete admixture factory formulated and packaged in cubic yard dosage increments, not multiple additives and pigments to be dosed separately into the mix. It shall comply with U.B.C. Standard Nol 26-9. The concrete shall contain five (5) sacks of cement per cubic yard, no reactive aggregate and no calcium chloride. The slump shall not exceed four inches. Surfaces shall be fini8shed uniformly and cured and caulked as specified. Teh concrete shall never be covered wth plastic sheeting. All batching, placing, finishing, curing and caulking shall be in accordance wht the manufacturers instructions.

## L. LIGHTING

1. Other exterior lighting for security, such as flood or other types of high-output lights, should be aimed or shielded to prevent unwanted or excessive intrusion of light from one property to another.
2. Landscape lighting is encouraged. Low voltage lights of 25W are suitable for residential use wattage and cost wise programs.



## M. GARBAGE CONTAINERS

1. Open storage or refuse is prohibited.
2. All garbage containers shall be screened or enclosed from public view except on days of garbage pick-up.

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# ***NORTHFORK PROPERTY OWNERS ASSOCIATION, INC.***

## **Request for Project Approval by the Architectural Review Board**

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New Structure  Addition to Structure  Landscaping  Painting / Refinish / Siding / Other

**INSTRUCTIONS:** Please use this form to submit plans to the Architectural Review Committee for any project that will affect the appearance of your property. This includes but is not limited to:

1. New construction with landscaping.
2. Modifications to structures, addition / removal of fences, pools, patios, enclosures (screen or other).
3. Addition, removal, relocation or modification of existing landscaping, such as trees, shrubs, hedges.
4. Painting, siding or major refinishing.

Describe details including materials, precise locations and dimensions. Include a survey, plot plans, landscape drawings, building elevations, landscape plans and pictures or material samples etc. Allow thirty days for processing and response.

**Do not start any project before written approval is received. Removal of unauthorized projects will be at the owner's expense.**

Contact the Association Manager, Carolynne Casale, at 575-3551 if you have questions about guidelines or wish to track approvals or request copies. The committee meets on the third Monday of each month if there are applications pending.

### **BRIEF DESCRIPTION (ATTACH ADDITIONAL PAGES AS NECESSARY)**

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### **ATTACH PLANS, DRAWINGS OR PAINT SAMPLES:**

**Number Extra Sheets Attached**

Submitted by: \_\_\_\_\_  
(Owner, builder, architect etc.)

Date: \_\_\_\_\_

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

Telephone # \_\_\_\_\_

### **OFFICE USE:**

Approved - \_\_\_\_\_ With Comments \_\_\_\_\_ With Changes \_\_\_\_\_  
(date) (date) (date)

By: \_\_\_\_\_

**Additional A.R.B. Comments**

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