

Oak Vistas

ARCHITECTURAL REVIEW BOARD STANDARDS & GUIDELINES

**Approved By: Oak Vistas Homeowners Association
October 26, 2005**



October 31, 2005

To Whom It May Concern:

We, at Heritage Development, are very excited about our new project, Oak Vistas. We look forward to seeing the construction of your homes.

In order to maintain the harmony and balance of the community, we have put together this handbook with design criteria. This will familiarize Oak Vistas Builders with the objectives, scope, and application of design standards and guidelines, which will be used to maintain the aesthetic appearance and environmental quality of the Oak Vistas community.

The handbook contains specific design standards and guidelines that have been adopted by the Architectural Review Committee at Heritage Development of Central Florida. Builders are reminded that approval by the Architectural Review Committee for a proposed change does not remove the need for the appropriate Sarasota County building permits or other documentation.

This handbook will serve as a valuable reference source and will assist Builders in preparing acceptable applications for review by the Architectural Review Committee. All Builders are encouraged to familiarize themselves with its contents and to retain the handbook for future use.

In order to save time in the process, please provide a copy of your designated plans and elevations. The plans will be kept in a file & returned at the completion of construction

All plans should be complete and on 8.5"x14" (legal) paper. Please allow two (2) weeks for a "Red Line Review". If revisions are requested, re-submittals should be turned in within two (2) weeks, for final approval.

All plans are to be approved by the Architectural Review Committee prior to permit submittal. Any house built without Architectural Review approval will be in violation of deed restrictions and subject to applicable penalties

An Architectural Review fee of not more than \$200, as determined by the Developer, shall be paid by each Builder to Developer at the time such Builder submits plans for review. No submission of plans shall be deemed complete until such fee is paid.

Thank you,

Heritage Development of Central Florida

TABLE OF CONTENTS

PURPOSE OF ARC BOOKLET.....	1
ROLE OF ARCHITECTURAL REVIEW COMMITTEE.....	1
<u>STANDARDS & GUIDELINES</u>	
GENERAL SPECIFICATIONS.....	2
ROOFS.....	2
COSMETICS.....	2
DECKS, GAZEBOS, SCREENED ENCLOSURES.....	2
GARAGES.....	3
PATIOS.....	3
POOLS/SPAS.....	3
DRIVEWAYS.....	3
SIDEWALKS/PATHWAYS.....	4
EXTERIOR LIGHTING.....	4
IRRIGATION SYSTEMS.....	4
LANDSCAPING.....	4
MAILBOXES.....	5
SUBMITTAL FOR NEW HOME CONSTRUCTION (SITE PLAN).....	6
SUBMITTAL FOR NEW HOME CONSTRUCTION (HOUSE PLAN).....	7
SUBMITTAL FOR NEW HOME CONSTRUCTION (LANDSCAPE PLAN).....	8
PACKAGE COMPLETE CERTIFICATE.....	9

PURPOSE of ARC BOOKLET

The Primary purpose of this document is to establish design guidelines for the entire community. The promulgation and enforcement of design guidelines is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community
- Promote harmonious architectural and environmental design qualities and features
- Promote and enhance the visual and aesthetic appearance of the community.

The enforcement of design standards not only enhances the physical appearance of a community but also protects the preserves property values. Builders who construct homes in communities that enforce design covenants are protected from actions that can detract from the physical appearance of the community, and, in some cases, diminish property values.

ROLE OF ARCHITECTURAL REVIEW COMMITTEE

The Oak Vistas Homeowners Association, who, at this time, is Heritage Development, provides the scope and authority of the Architectural Review Committee. The members of this committee are appointed by the Board of Directors of the Homeowners Association. The Architectural Review Committee is responsible for enforcing the design guidelines for new home construction as described in this document.

STANDARDS & GUIDELINES

General:

- Minimum Living Area
*1800 s.f.
*1-2 Story Single Family Residences
- In the event two floor plans are sold side by side a varying elevation design must be submitted.
- The Lot signs have been approved by the Architectural Review Committee. Please reference the picture of approved sign in this booklet. They have a (2"x2"x48") post which is PVC, a .125"PVC sign face with applied HP vinyl. Signs should be removed upon completion of the subdivision.

Roofs:

- All roofs shall have "Barrel" or "S" style tile. Colors to be approved by ARC
- All roofs shall be a minimum of 5 1/2" pitch
- All chimneys shall be finished with material approved, in writing, by the ARC. No exposed sheet metal is permitted.

Cosmetics:

- All Fascia shall be 6" aluminum
- All sides shall have a decorative cementitious finish or veneered with wood, brick, or stone.
- Elevation fronts shall have "Architectural Style" banding around windows, garage doors, entry door and/or entry glass Horizontal banding shall vary in height along front of home & a 24" return along side corners
- Elevations shall have a minimum two column raised style entry
- Exterior Air Conditioning units or heat pumps will be located in the rear yard or at the side of home, screened by plants. The landscape screening must encompass the entire height of the air conditioning unit or heat pump. The Architectural Review Committee must approve location and screening.
- All exterior color selections must be approved. This requirement applies to exterior walls, doors, shutters, trim, roofing, and other appurtenant structures.
- Natural style materials such as a stone like finish are permissible. Selections and placement must be submitted for review. Any natural style element must encompass 20% of the front elevation.
- All windows on front elevations should be colonial in style.
- Front doors should be raised panel (double or single) with a side combination.

Decks, Gazebos and Screened Enclosures:

The Architectural Review Committee must approve all decks, gazebos, and/or Screened enclosures. Please consider the following

- Location. Must be located in rear yards
- Scale & Style. The scale shall be compatible with the scale of the house as sited on the lot. Decks, particularly, if elevated, should be of a scale and style compatible with the home to which attached, adjacent homes and the environmental surroundings.

- Materials. Construction materials for decks and gazebos must be of smooth high-quality pressure treated lumber or comparable material. Screened enclosures must be constructed using aluminum
- Color. Materials for decks and gazebos should be treated with a neutral or wood color stain or sealer.
- Aluminum for screened enclosures must be white or bronze.

Garages

All garages are to be at least two (2) car attached units, with room for no more than four (4) vehicles. They shall be front entry with a raised panel finish. Garage doors must be operated by electric door openers and should have a glass insert with varying window styles which must be approved by the Architectural Review Committee.

Patios

All patio construction requires Architectural Review Committee approval. Patios must be located in the rear yard behind the home. A durable construction material such as stone, brick, pavers, flagstone, concrete or similar material should be used. Any adverse drainage requirements that might result from the construction of a patio should be considered and remedied. The use of a partially porous patio surface or the installation of mulch beds adjacent to the patio are ways to eliminate drainage concerns.

Pools / Spas

- Temporary or above ground pools are not allowed. Only in-ground swimming pools are permitted. Pools must be located in the rear of the property. Design layouts must be approved by the Architectural Review Committee.
- Pool filtration equipment must be screened from adjacent properties or buffered with landscaping such as mature shrubbery of appropriate size and scale to conceal equipment from view. The equipment location must be approved by the Architectural Review committee.
- All pools shall have security fencing or screen enclosures installed in accordance with Sarasota County codes.
- Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which attached or most closely related. All hot tubs and spas must have a hard cover when not in use or incorporate other safety measures. Installation of exterior hot tubs or spas requires approval of the Architectural Review Committee.

Driveways

Architectural Review Committee approval will be required for all driveway construction. The primary consideration will be no adverse aesthetic or drainage impact on adjoining lots or common area.

- All Driveways shall consist of a concrete finish
- Paver driveways are permissible provided design and color are approved by ARC
- Driveways shall be designed in a manner that allows for a sidewalk and landscape area between the entry and driveway.
- Textures or Flow created drives are permissible.

- Stained or painted drives may be permitted with color selections approved by Architectural Review Committee

Sidewalks & Pathways

Sidewalks and pathways require Architectural Review Committee approval. They should be 5' wide and installed, flush to the ground, along the entire front Lot line per Master Site Plan. The sidewalk shall be constructed of concrete in accordance with Sarasota County specifications. Owner must complete installation of the sidewalk on his Lot by the earlier of (a) the issuance of a Certificate of Occupancy from Sarasota County or (b) two years after the date of recording the Plat of subdivision in the Public Records, or a later date as may be approved by Sarasota County.

Exterior Lighting

The Architectural Review Committee shall be responsible for determining what acceptable exterior lighting is. No lamppost shall be erected on any Lot unless and until the size, location, and design of, and type of material used for such lamppost is approved by ARC. ARC may require the use of standard lampposts.

A minimum of two (2) wall mounted lights should be designed into the front elevation, with specifications submitted to ARC. Fixtures must be compatible in style and scale with the home.

No exterior lighting will be directed outside the property of each Lot. Proposed additional lighting will not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

Low-voltage or solar-powered landscape lighting, including low voltage floodlighting, is permitted along walkways, plant beds, or other landscape areas, so long as all wiring is concealed from view, and light fixtures stand no more than 18" above the ground.

Irrigation Systems

Each property shall have an irrigation system designed and installed at Builder/Owner's expense. This lot specific irrigation system shall be connected to an irrigation water supply line installed by the Developer. Water for the irrigation system will be supplied by the Association as part of Oak Vistas Supplemental Expenses. The lot owner will pay the Developer a one-time fee of \$1,850.00 at the time of connection.

Ownership of the Irrigation System will be transferred to the water company, who will maintain the system. The water company will periodically charge the Association for the supply of water. The amount of charges will be determined by the water company. The water company shall have the right to establish rules which the Association and lot owners shall comply with.

Landscaping

All landscape installations must be approved by the Architectural Review Board. Landscaping plan must include a statement outlining the estimated cost of landscaping.

- Sod is to be planted with Floratam St. Augustine grass or plant beds no later than thirty (30) days following the completion of construction.
- All lawns and landscaping shall extend to the pavement line in front or adjacent to any home and to the normal water line for those lots adjacent to lakes.
- Rock, stone, sand, shell, and other hard surfaces shall be used for landscaping only as plant beds and accent areas. Not more than 20% of the yard of any Lot shall be covered with such materials.
- No plant species classified as exotic by the State of Florida or Sarasota County shall be planted on any Lot.
- Landscape packages shall consist of a \$4,500.00 minimum allowance. To include a minimum of three oak trees per lot in the front yard.

Mailboxes

No mailbox, paper box, or receptacle of any kind for use in the delivery of mail, newspapers, magazines, or similar material shall be erected on any Lot unless and until the size, location, and design of, and the type of material for, box or receptacle is approved by the ARC. ARC will determine the standard boxes to be used.

**Submittal for New Home Construction
(Site Plan)**

Builder: _____ Block: _____ Lot: _____

Street Address: _____

Location of all improvement to property

<input type="checkbox"/> House <input type="checkbox"/> Porch <input type="checkbox"/> Garage <input type="checkbox"/> Pool <input type="checkbox"/> Drives / Walkways <input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> all Setbacks indicated with footage for the above items.
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Approved By:

ARC Member

Location and Distance for all set backs

Note: For a corner lot, the ARC will designate one lot line fronting on a paved road as the Front Setback and one lot line fronting on a paved road as a Side Setback. The two lines not fronting on a paved road (adjacent to other lots) will be the Rear Setbacks.

Approved By:

ARC Member

Non Corner Lots Minimum Setbacks are as Follows:

<input type="checkbox"/> Front Setback _____
<input type="checkbox"/> Side Setback _____
<input type="checkbox"/> Driveway Setback _____
<input type="checkbox"/> Rear Setback _____

Approved By:

ARC Member

NOTE:

- **Builder has been informed that they may be held responsible for damage to street or curb that occurs during the construction of the structures.**

Approval of Site Plan (must be signed by two ARC members and Builder)

Date: _____

ARC Member

ARC Member

Owner Representative (title)

**Submittal for New Home Construction
(House Plan)**

Builder: _____ Block: _____ Lot: _____

Street Address: _____

House Plans:

Scale drawings should include the following:

- All exterior elevations
- Complete materials list for all improvements
- Exterior color samples
- All proposed trim and exterior decorations (i.e. shutters, awnings, banding)
- Single story – Minimum 1800 S.F. total living area
- Two Story – (If applicable).
- Attached, 2 to 4 car garage
- Main Roof
- Fascia – 6”
- Soffit – Min. 16”
- Roof Material – Minimum width 5 ½ “, Barrel or “S” type tile, with color specified.
- Driveways/Walks – with material indicated
- Pool/Spa/Deck layouts

FPL NOTE

FPL meter locations shall be towards the front of the house on the side closest to where the lot service pedestal is located. Service to the opposite side of house will incur additional cost. Service locations on the back wall of the house shall not be acceptable.

Approval of House Plan (must be signed by two ARC members **and** Builder)

_____	Owner	Representative (title)	_____
_____	ARC Member		ARC Member
Date: _____			

Submittal for New Home Construction (Landscape Plan)

Builder: _____ Block: _____ Lot: _____

Street Address: _____

Scale drawings or survey of your lot should include the following:

Location of all improvement to property

<input type="checkbox"/> House <input type="checkbox"/> Porch <input type="checkbox"/> Garage <input type="checkbox"/> Pool <input type="checkbox"/> Drives / Walkways <input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> Irrigation wells (if applicable) locations with Setbacks <input type="checkbox"/> A/C, Pool pumps

Approved By:

ARC Member

Location of all proposed plant beds, natural areas, and plantings, listing each plant type and size. Landscape plans will have the following minimums (or equivalent proposal approved by the ARC)

- _____ min. height shrub/hedge plants
- _____ min. height accent bushes
- _____ min. height specimen trees or (3) Oak Trees in front yard
- An automatic irrigation system must be installed in the front and rear yard of the lot.
- All bed areas shall be covered with 2" thickness of mulch

Additional Requirements:

- Lot Owner has thirty (30) days to complete mulching of all plant bedding areas after completion of construction
- Lots fronting on any street shall sod that portion of the right-of-way of such street lying between the lot boundary and the nearest pavement edge.
- Pools will include documentation meeting ARC stipulated guidelines
- All street visible A/C units, pool pumps, and irrigation wells will be fully screened by appropriate height plants or ARC approved barrier and located to the rear yard
- Front and rear yard must be Flora tam grass

Mailbox - _____, NO OTHER MAILBOX IS ALLOWED.

Approval of Landscape Plan (must be signed by two ARC members and Builder)

_____	Owner	Representative (title) _____
_____	ARC Member	ARC Member
Date: _____		

**Package Complete Certificate
New Homes Construction**

Builder: _____ Block: _____ Lot: _____

Street Address: _____

The Architectural Review Committee has reviewed and approved your submission in its entirety and we are able to issue this "Completed Package Certificate". The responsibility of the ARC is to ensure you are in compliance with all the governing documents for Oak Vistas, to maintain the architectural harmony of the community and strive to enhance the property values of Oak Vistas. The Oak Vistas ARC is a group appointed by the Board of Directors to work with you prior to beginning your house construction. We hope this has been an enjoyable experience and we thank you for your cooperation in this matter.

The following three phases have been submitted and approved by the Oak Vistas ARC.

_____ Site Plan _____ House Plan _____ Landscape Plan

Additional Plans have been submitted and Approved as noted:

_____ Pool

This approval is not intended to assure or warrant that the Plans comply with any governmental requirements, setbacks, easements, or other restrictions established by governing agencies or the Oak Vistas recorded plats and Declaration of Covenants and Restrictions. You are responsible for determining that the location of your improvements does not violate any setbacks or encroach improperly into any easement areas or that new drainage patterns resulting from your improvements do not adversely affect any adjacent lots. The ARC is not responsible for making any determination with regard to these conditions.

Completed Package Certificate (must be signed by two ARC members and Builder)

_____ ARC Member	_____ ARC Member
Date: _____	



(Signface)
 .125" PVC
 w/Applied Vinyl

(Post)
 2"x2"x48" PVC

12"



12"

Materials: PVC Post, PVC Signface w/Applied HP Vinyl (b

APPROVED BY: _____ DATE: _____

SCALE: _____ DRAWN BY: _____ JOB #: _____ REVISED: _____

PROJECT	CLIENT	DATE DRAWN	DRAWING#
Oak Vistas Lot Markers	Legacy Homes of SRQ	10/07/05	Legacy-01

Ambient 224
 Design & Marketing 544
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