

# Glen Eagle Community Association, Inc.

## Design Standard Manual

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### Section One: Site Plan Standards

#### A. Easements:

1. Each Lot is served with underground electricity, TV cable, telephone, security and water. The location of these utilities, within the right-of-way and on-site, can be confirmed in the field when a survey of the Lot is done.
2. All utility company pull boxes, transformers, etc., have been set within the easement of right-of-way. Future grading around these structures shall insure drainage. Planting shall be done in a manner that reduces the visual impact of these structures.

#### B. Building Setbacks:

| <u>Setback Location:</u> | <u>Setback in Feet:</u>                                       |
|--------------------------|---------------------------------------------------------------|
| Front                    | 30                                                            |
| Side Yard                | 10                                                            |
| Rear Yard                | 20                                                            |
| Side Street              | 25                                                            |
| Pool at Side Yard        | 5 feet more than setback                                      |
| Pool at Rear Yard        | 7.5 feet from rear property line and<br>not nearer than side  |
| Pool Water's Edge        | 10 feet from rear property line and<br>not nearer than side   |
| Decks and Patios         | 5 feet from rear property and not<br>nearer than side setback |

1. Roof overhangs may extend into setbacks a maximum of three feet (3'-0").
2. Roofed or trellised structures shall recognize building setbacks. Planters, privacy walls or fences, and solariums must be approved by the ARB.
3. Accessory buildings and landscape structures permitted in any setback by any governmental agency must also be approved by the ARB.
4. Pools shall not be constructed in front or side yards.
5. Mechanical equipment may not extend into the side yard setbacks unless prior approval of the ARB and the City of Winter Springs has been obtained.

#### C. Pool and Deck Layout:

1. Pool and/or spa areas shall be designed to provide for privacy of the Lot owner, neighbors, and golfers.

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2. There shall be a minimum of a five foot (5'-0") wide planting area between all patios, decks, and property line.
3. Pools and any pool enclosure must lie entirely within the extension of the side walls of the residence. The pool itself must be enclosed by a fence or wall as required by Florida law.
4. All pool and hot tub equipment, regardless of location, must be screened from view with a solid wall or mature plant material and be in compliance with applicable governmental regulations. No vinyl, plastic, or PVC material is allowed. Mature plant material shall be approximately 2 to 3 feet in height. Newly installed plants shall be a minimum of 5 gallons. An adequate number must be used in order to shield the mechanical equipment from view.

### D. Walls and Fences:

1. No fences or walls shall be erected on Residential Property unless approved in writing by the ARB. Refer to Declaration of Covenants, Article 8.23.
2. Acceptable fence materials are brick, stucco, aluminum, wrought iron, or stone. No chain link, wood (unless previously installed by builder and grandfathered in), plastic, PVC, or vinyl fencing of any kind shall be allowed.
3. ALL walls or fencing running parallel to the public streets must be landscaped with MATURE PLANT MATERIAL and submitted as part of the architectural and landscape review application. Mature plant material shall be approximately 2 to 3 feet in height at the time of installation. Newly installed plants shall be the 5 gallon size plants. These plants must be of the hedge variety that will allow full coverage of the fence at maturity. An adequate number must be used in order to shield the fence from view at the street.
4. Fence set back from the street must be no less than eighty feet (80'-0") from the front property line, which is at the edge of the sidewalk closest to home, unless placement interferes with a pool enclosure. In this case, no closer than five feet (5'-0") forward of the pool enclosure to the house attach point. Corner Lot set back must be no less than twenty-five feet (25'-0") from the side property line, which is at the edge of the sidewalk closest to home, and must be landscaped with MATURE PLANT MATERIAL.
5. Fencing must be adjacent to the entire rear property line unless the home is located on the existing Glen Eagle community wall. Side property line fencing must be adjacent to the side property line and is subject to the above set back limitations in Section One, paragraph D 4. In no event shall the partial fencing of any Lot be allowed.

6. Fence height shall be five feet (5'-0") above finished grade (level top 5'-0" above the average ground height) or six feet (6'-0") if necessary to tie in to neighboring fences. Golf course fences can be no higher than four feet (4'-0") above finished grade (level top 4'-0" above the average ground height) and must be aluminum picket style.
7. Wrought iron and aluminum fencing must meet the following specifications:

Wrought Iron Specifications:

Color: Black

Type: Estate (custom made)

Post Size: No smaller than 1.5" and no larger than 2.5"

Picket Size: ½ inch square

Style: Three rail, four rail, or monumental iron works

Tops: Flat only

Aluminum Specifications:

Color: Black

Height: 5'-0"

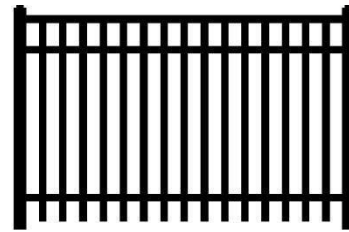
Post Size: 2" square x 0.062"

Picket Size: 5/8" x 0.050"

Picket Spacing: 3-13/16"

Style: Long Islander

Tops: Flat Only



8. Masonry fences must be of the same type of material as the residence (i.e., brick) and of the same color as the residence, unless approved, in writing, by the ARB. All masonry fencing and walls are subject to the above specifications, except paragraph D 7.
9. See Section One, paragraph K for detailed information on maintaining wood fencing.

E. Garbage and Trash Containers:

All garbage and trash containers (standard approved trash containers), including yard refuse, shall be kept within enclosures approved by the ARB or behind opaque walls made a part of the dwelling constructed on each Lot. Said containers shall only be set out on the night before day of the pick-up and shall be collected on the day of the pick-up. In no event when stored, shall such items be visible from any neighboring property, whether private or public. Refer to the Declaration of Covenants, Articles 7.11 and 8.28.

F. Drainage:

All storm water from any Lot shall drain in accordance with the Master Surface Water Management System for Tuscawilla and Glen Eagle. Storm water from any Lot shall not be allowed to drain or flow onto, over, across, or upon an adjacent Lot unless a drainage easement exists. No owner shall be permitted to alter the grade of any Lot to change the direction of, obstruct, or retard the flow of surface water drainage.

G. Mailboxes and Alternate Housing Numbering:

The style mailbox (listed below) and color, are the only approved mailbox and mailbox color for Glen Eagle. Mailboxes must break away and must be maintained pursuant to the Declaration of Covenants, Article 7.9.

1. Currently the approved Glen Eagle Mailbox and repair parts are being supplied by one of the following vendors:

|                                                                                                                                     |       |
|-------------------------------------------------------------------------------------------------------------------------------------|-------|
| Creative Mailbox and Sign Design<br>12801 Commodity Place Tampa,<br>FL 33626<br>Tel: 800-804-4809<br>www.creativemailboxdesigns.com |       |
| Reference : Glen Eagle-Tuscawilla                                                                                                   |       |
| Color                                                                                                                               | Black |
| NO Base at bottom of post                                                                                                           |       |
| 3 inch solid Brass Numbers                                                                                                          |       |

|                                                                                              |                   |
|----------------------------------------------------------------------------------------------|-------------------|
| Brandon Industries, Inc.<br>McKinney, TX<br>Tel: 1-800-247-1274<br>www.brandonindustries.com |                   |
| Complete Mailbox Assembly:<br>Reference: Glen Eagle Subdivision                              | FAC36-2133-<br>3X |
| Color                                                                                        | Black             |
| Individual Parts:                                                                            |                   |
| Post                                                                                         | MPC#36-BK         |
| Top Cover/Acorn Finial                                                                       | FIN-A3-BK         |
| Mailbox                                                                                      | M-3-BK            |
| Bracket                                                                                      | DB-21-BK          |
| NO Base at bottom of post                                                                    |                   |
| 3 inch solid Brass Numbers                                                                   |                   |

**Note:** Manufacturer has 3" solid brass numbers in stock and which can be ordered with the mailbox.

2. All individual parts must be in black semi-gloss color.
3. No reflectors of any kind are to be attached to a mailbox, mailbox assembly, or any part thereof.
4. All address numbers must be displayed on both sides of the mailbox with three Inch (3") solid polished brass numerals. No objects of any kind shall be attached to the mailbox. Exceptions may be made during holidays.
5. Painting of home address numbers is NOT permitted including, but not limited to, curbs, homes, or mailboxes.
6. House plaques, designating the home street number, may be used but need to be approved by the ARB prior to installation.
7. Mailboxes must be installed at a height of 43 inches (43") from the grass to the bottom of the mailbox and the mailbox must be set back from the street so that the door is even with the grass and the curb.

H. Basketball Goals:

The erection of one basketball goal is permitted on each Lot. The basketball goal must meet the following criteria:

1. The goal cannot be mounted to the house in any way.
2. There must be a single support post or pole made of rust resistant material.
3. There must be a backboard made of fiberglass or similar rust proof or decay proof material.
4. Backboard dimensions cannot exceed 36"H x 48"W.
5. The goal must be placed in a location no closer to the front of the house than the center of the largest garage door.

***Note:*** Any exceptions must be approved in writing by the ARB.

I. Flags:

The displaying of flags or banners is discouraged except for special events or national holidays. If the homeowner elects to display a flag or banner (hereinafter referred to as a flag), it must be done so in a manner consistent with the architectural objectives of Glen Eagle and must comply with the following:

1. Only one (1) flag, can be displayed unless it is a United States flag in conjunction with a military flag in which case (2) flags can be displayed.
2. Flag can be no larger than 3'x5', unless it is a United States flag, in which case it can be no larger than 4-1/2' x 6'.
3. Flag pole holder must be mounted to the home itself and painted to match unless displaying a United States flag. No flags are to be mounted to trees.
4. Flags mounted to homes cannot be mounted higher than ten feet (10') above the finished grade elevation.

5. A flagpole or holder that is mounted to a home can be no longer than six feet (6').
6. Small flags on holders may be permitted.

***Note:** Prior ARB approval is not required for flags, however, the ARB expressly reserves the right to require the removal of any flag at any time.*

J. Play Equipment:

Glen Eagle is a family community and the installation of play equipment such as swing sets, climbing equipment, exercise equipment, jungle gyms, forts, etc., by homeowners is permitted. The homeowner must take into consideration the impact any equipment may have on the aesthetic and architectural standards along with the impact on adjacent property. All play equipment must meet the following standards:

1. The height limit of the equipment shall not exceed eleven feet (11').
2. The play equipment will be 50% or more shielded from any street view with MATURE PLANT MATERIAL.
3. A tree house of any kind is prohibited. Any deviations from these standards will require written ARB approval.

K. Wood Fencing Maintenance Requirements:

The Declaration of Covenants, Article 8.23 prohibits wood fencing in Glen Eagle. The Glen Eagle Community Association, Inc., has enforced this restriction since the Association took control in April, 1994. The developer granted some homeowners a waiver to Article 8.23 and due to the waivers, the following architectural standard is added to this Design Standards Manual.

Objective:

Any wood fencing installed on any property in Glen Eagle was approved in a new, natural wood condition. Article 7.9 of the Declaration of Covenants requires a homeowner to prevent each lot and improvements from falling into disrepair or becoming unsightly. Approved fencing **MUST** be maintained in a condition similar to the original installation condition. Similar is defined as maintaining the same outward qualities and appearance as a newly installed improvement. Homeowners with approved wood fences are required to maintain their fences in a condition free of defects, mold, mildew, rot of any kind, and unsightly stains.

Restrictions/Requirements:

1. Homeowners with approved wood fences, installed by builder or grandfathered in, are required to maintain the fence in compliance with the Declaration of Covenants, Article 7.9.
2. THE PAINTING OR STAINING OF ANY WOOD FENCE IS PROHIBITED.
3. Wood fencing should have a clear sealing product to help preserve the fence.

4. A fence can naturally weather--but must do so in a uniform fashion. No stains or discoloration from any source will be allowed. (Examples: sprinkler systems, mold, mildew, etc.)
5. Portions of fence that cannot be maintained in a satisfactory condition with cleaning alone must be replaced or removed. Satisfactory means free from mold, mildew, or stains; no broken boards, mismatched boards, missing pieces, or leaning fences will be allowed.
6. If a portion of fence must be replaced, all other portions that are visible from the street must be replaced to maintain a uniform appearance.
7. All fence replacements must be approved by the ARB.
8. All fence replacements must be of the same configuration as the portion being replaced; any deviations must have ARB approval.
9. All replaced fence portions that are parallel to the road must have MATURE PLANT MATERIAL. All landscaping must be approved by the ARB. MATURE PLANT MATERIAL shall be approximately 2 to 3 feet in height at the time of installation. Newly installed plants shall be of the 5 gallon size plants. These plants must be of the hedge variety which will allow full coverage of the fence at maturity. An adequate number must be used in order to shield the fence from view at the street.

L. Reflectors:

NO reflectors of any kind are to be mounted, attached, or displayed on any Lot in Glen Eagle.

M. Yard Art:

Supported by the Declaration of Covenants, Article 15.5, Glen Eagle and the ARB must "...assure harmony of external design, materials, and location...." Therefore, yard art is discouraged when visible from the street. Yard art includes but is not limited to all objects, statues, benches, plastic decorations, and signs. At no time will any type of objectionable, obscene, or offensive objects be placed within view from the street. Prior ARB approval is not required for yard art; however, the ARB expressly reserves the right to require the removal of any yard art that violates this section.

1. No plastic art objects/ornamental objects are allowed that are visible from the street.
2. Broken, lying down, or empty pots/pottery is not allowed.

N. Air Conditioner and Mechanical Equipment:

Must be concealed from view by opaque walls or mature hedge plant material. No vinyl, plastic, or PVC material is allowed.

- O.     Garden Hoses  
All garden hoses must be hidden from view of the street.
  
- P.     Master Bedroom Privacy Wall  
Considered a continuation of the exterior house frame and material; the privacy wall must be constructed with outdoor materials covered with stucco or constructed with Hardy Board and must be painted the same color as the main body of the home. No wood fencing, vinyl, plastic, or PVC type materials are allowed

## **Section Two: Architectural Standards**

- A.     General:  
Each residential design shall be reviewed by the ARB on its own merits. Any special approvals or consents of the ARB which can be interpreted as a variance or deviation from these Standards, but which forms a unique feature of a particular design, will not be considered a precedent for any other future designs and can very well be disapproved or rejected by the ARB when submitted on another submission.
  
- B.     Floor Plan:
  - 1.     The minimum square footage of air conditioned area shall be 2,500 square feet per dwelling
  - 2.     Access to the main door shall be emphasized.
  - 3.     Plans shall strive to allow the abundant use of natural lighting in all spaces and to accentuate the semi-tropical climate of Florida.
  - 4.     Ceiling heights shall be a minimum of nine feet (9'-0") for the first floor for flat ceilings and eight feet (8'-0") for the second floor. If the ceiling is sloped, the average height shall comply with the foregoing minimum.
  - 5.     All residential dwellings shall include an attached garage within the buildable area of the home site. Garages shall accommodate a minimum of two cars, but not more than four. Garages must have a side load/entry so as not to face any street, the front of any other residence, or the Tusawilla Golf Course and Country Club, except where the ARB has approved other than a side load/entry due to Lot constraints or peculiarities. Other rooms or uses may be incorporated into the garage subject to the approval of the ARB. All automobile garage doors shall be electrically operated.

C. Elevation Facades:

1. The facades shall feature special attractions such as a prominent main doorway, loggias, gates, fountains, special windows, chimneys, etc. Arches are encouraged.
2. Variety in building massing is encouraged. Varied roof heights which give interest and animation to the building are considered desirable.
3. Acceptable wall finishes shall include wood, stucco, brick, and natural stone finishes. No exposed concrete or blocks will be allowed.
4. The use of ornamentation as an accent for entrance, windows, or as focal points is an appropriate expression of these standards. While design creativity is expected and encouraged, it must be kept in mind that traditional motifs are timeless. The term “ornamentation” shall be interpreted to mean a special attraction; not “gingerbread” which is prohibited.

D. Roofs:

1. Hip and gable roofs will be allowed in Glen Eagle. The main roof hip of each residence must have a minimum pitch of 6:12. Mansard, gambrel, and flat roofs will not be allowed. Roofs over loggias, cloisters, breezeways, verandas, and porches will be considered at a lower pitch as long as they are not over 20% of the total roof area. Any other deviation must be approved by the ARB.
2. Metal flashing, gutters, downspouts, and other exposed sheet metal may not be unfinished metal, except copper. Gutters must be properly integrated into the roof design. No rainwater discharge will be allowed over landscape areas.
3. Overhang depths shall be a minimum of 18” from the face of the wall unless approved by the ARB.
4. The following materials will be acceptable roof finishes; any others must be approved by the ARB:
  - a. Clay tile (color to be approved)
  - b. Cement tile (color to be approved)
  - c. Cedar wood shakes and cedar wood shingles
  - d. Metal (standing seam copper only)
  - e. Slate
  - f. Fiberglass shingles – architectural style only
5. Chimneys shall be designed to coordinate with the general theme of the residence. No exposed prefab metal chimneys or ventilator caps shall be approved. Chimney caps must be concealed by a cover.
6. Skylights and solar collectors must be integrated as a part of the roof design and are subject to the approval of the ARB. No roof mounted equipment of any kind, except skylights and solar collectors, is permitted. Solar collectors must be preapproved by the ARB and be flat. Solar collectors CANNOT BE MOUNTED ON THE FRONT OF ANY ELEVATION. Solar collectors must be black in color.

E. Materials and Components:

1. The most important objectives for the selection of materials is longevity. The materials used shall give the appearance of permanence. They shall state the refinement and gracious elegance of the architecture. Only the best quality materials will be allowed at Glen Eagle.
2. Recommended exterior finish materials:
  - a. Stucco
  - b. Stone
  - c. Wood
  - d. Tile
  - e. Color Fast Sheet Metal
  - f. Artificial or Cast Stone
  - g. Cast or Wrought Iron Gates, Grilles, Ornaments, etc.
  - h. Leaded or Stained Glass
  - i. Fiberglass Screening
  - j. Others as approved by ARB
3. Doors: All exterior doors must be made of exterior grade wood, fiberglass, or insulated metal. Panel and French type doors are encouraged. The front entry door must have a minimum height of 6'8". The use of a transom is recommended. Seven foot (7'0") doors are encouraged elsewhere.
4. Windows: Wood, vinyl, and aluminum exterior cladding will be allowed subject to the ARB color approval. No silver or mill finish metal windows will be permitted. Metal windows must be anodized or factory applied color. No reflective or mirrored glass will be allowed in the exterior facades. No tinted windows or doors shall be permitted unless first approved by the ARB.
5. Shutters: Operable wood shutters are permitted as protection to windows whenever these shutters are appropriate to the dwelling design. Plastic, metal, ornamental, fixed, or composition shutters will be allowed when approved by the ARB.
6. Lighting: Exterior lighting shall consider glare and visibility of the light source. No obtrusive light fixtures shall be permitted. Indirect lighting is recommended.

F. Color:

1. The most delicate compliment to the architectural expression is color.
2. All color selections must be approved by the ARB prior to painting the exterior of any home.
3. Earth tones are encouraged. Colors shall be light to medium earth tones. No pastels, teals, purples, pinks, salmons, etc. will be allowed. Dark colors are permitted for shutters and doors. The uses of bright or glossy colors in Glen Eagle are prohibited.

4. The color of the roof is expected to enhance the overall appearance of the building. Copper metal roofs must not be painted and shall be allowed to weather. Solid primary colors, including red and white are not permitted.

G. Driveways:

1. Brick pavers are allowed as a substitute for the existing concrete driveways.
2. The entire driveway surface must be covered by pavers except for the City owned sidewalk.
3. The sidewalk leading to the front door must be the same color and pattern as the driveway, if it is being replaced. Any extension or addition to driveways, sidewalks, patios, walkways, covered porch areas, or decks with pavers must be approved by the ARB. Based on the Declaration of Covenants, Article 8.10, "Each Lot shall have no more than forty percent (40%) of its total land area covered by buildings, structures, driveways, parking areas, sidewalks, swimming pools, decks, or other impervious surfaces."
4. The existing concrete driveway must be removed prior to the installation of the paver driveway and shall be replaced with a new concrete base, as per the Declaration of Covenants, Article 8.15 "...parking areas shall have a concrete base..."
5. Driveways cannot be "stamped" with a pattern, but shall be a solid thick surface consisting of brick like pavers approximately 2.38" thick.
6. Based on the Declaration of Covenants, Article 8.15, "All driveways, turnarounds, and parking areas shall have a concrete base and shall be paved or finished with a hard dust-free material..." all material used between pavers shall be a Polymeric Sand. No gravel type material is allowed. Pavers should touch one another without having a gap.
7. Brick pavers must be symmetrical in shape. No rock, cobblestone, or stone looks are allowed.
8. No checkerboard looks are allowed. Extreme variations from one brick to another are not allowed. Example: one white brick next to a charcoal brick.
9. Color options and layout MUST be approved by the ARB.
10. Only subtle color schemes or patterns are allowed. If darker colors such as charcoal or copper are selected, then sealing the driveway will not be permitted, as this darkens the appearance of the stone. If you choose to have the driveway sealed, then a subtle color, such as cream or light tan, shall be used.
11. Each individual paver must consist of 90° angles. Example: no triangle, pentagon, hexagon shaped pavers are allowed.
12. Paver driveways are to be maintained with the utmost of care. Driveways must be free from weeds and cracks at all times.

- H. Minimum Open Areas:  
Any extension or addition of buildings, driveways, patios, covered porches, walkways, decks, or other structures that reduce the open areas of the property are subject to the Declaration of Covenants, Article 8.10. Examples include, but are not limited to, pavers, cement pads, and wooden decks. Please refer to the Declaration of Covenants, Article 8.10, which governs this issue.

### **Section Three: Landscape Design Standards**

- A. General:  
The plant materials chosen for the avenues, entrances, and golf course are indicative of the community's commitment to establish the natural character of landscape.  
The plantings on each Lot must work within the overall community framework to achieve a continuity of landscape, rather than a hodgepodge of disparate elements. The plantings must be able to stand up to the rigors of the Central Florida climate, with its cold winters, tropical summers, and hot sun while creating exterior living space and allowing for privacy.  
The Glen Eagle boundaries are soft and landscaping between neighboring Lots must flow into each other without creating an abrupt edge. Many of the Lots border the golf course and this transition must also be smooth and reflect the community avenue plantings.
- All homeowners are required to submit an application prior to implementing changes or additions to their yard. Normal replacement of dead or damaged material may not require an application.
- B. Landscaping Materials:  
No invasive plant species are allowed. See [plantatlas.usf.edu](http://plantatlas.usf.edu) for a list of invasive plant species.
- C. Grading and Drainage:
1. Manipulation of the ground surface within the individual Lots must consider overall drainage and the impact of berming both within the site and as it meets the adjacent land functionally and aesthetically.
  2. The intent of carefully continued drainage of private Lots is to keep the fairways and streets as dry as possible, and to put as much water back into the ground water system as possible. It also is a safeguard against the interior Lot flooding during five, ten and fifty year storms.
  3. Glen Eagle has incorporated a major drainage system through the entire community which is designed to accept individual Lot's drain water at designated points.

4. Any berming concept being developed within the individual Lot must consider its connection to mounding and swale patterns already established on the adjacent golf course. The edges of the linear fairways are defined by smooth flowing low ground forms. Since the intent of the Master Plan is to integrate the Glen Eagle homes as one composition, it is imperative that the continuity of the same berm and swale patterns be continuous.
5. Lots must drain by positive drainage flow as much as possible within the overall master grading and drainage plan.
6. All water generated on any Lot shall not flow onto adjacent Lots or unapproved locations on the golf course.
7. All berms and/or swales shall be designed as gently rolling, free form ground sculpture and otherwise in accordance with the plans for the Glen Eagle Surface Water Management System.
8. All topographical changes must occur within the Lot property boundaries and meet adjacent land at grade.

D. Planting:

1. The removal of any tree on a Lot must be in compliance with the rules and regulations of the City of Winter Springs, Florida, and its “Arbor Ordinance” – ANY TREE REMOVAL REQUIRES PRIOR ARB APPROVAL AND MUST COMPLY WITH THE DECLARATION OF COVENANTS, ARTICLE 7.18.
2. The property on which the Glen Eagle Community was developed is heavily wooded. The location of the building pad requires approval of the Architectural Review Board. Other than the removal of trees located within the building pad and the removal of citrus trees, the Architectural Review Board requires the Owner to retain his Lot predominantly in its wooded condition. No trees, other than citrus trees, shall be removed from the Lot except as set forth in the Declaration of Covenants, Article 7.18 or as otherwise approved by the Architectural Review Board.
3. Each Lot with golf course frontage will be restricted in plant material selection within the first thirty feet (30’) that the Lot interfaces with the golf course. The materials and landscape treatment must be compatible with that established on the golf course in that vicinity.
4. The intent of the landscape development on each Lot is to provide a sense of community identity and to re-establish the natural character of the landscape. The planting scheme shall attempt to have as mature an effect as possible at the time of installation.
5. Plant composition shall employ a variety of plant types in order to build a transition.
6. Unless previously existing, no plant or trees of any kind will be allowed in the right of way (grassy area between the street and sidewalk).

7. The Architectural Review Board encourages the planting along the property boundary where the Lots meet the golf course to be curvilinear in form rather than to reinforce the actual property boundary.
8. Edgers: No edgers are allowed; Including but not limited to flower beds, walkways, and driveways unless approved by the ARB.
9. Mulch: Only cypress bark, pine bark, or pine needles are allowed as ground cover (mulch) for flower beds. No rocks, gravel, pebbles, rubber mulch, artificial mulch, etc. will be allowed. Mulch shall be thick enough so that no dirt is visible.
10. Retaining Wall: Only natural wall materials may be used. All retaining walls must be approved by ARC.
11. Grass Specifications: In order that visual continuity between the Lots is maintained, the grass shall be of the St Augustine variety or Zoysia variety. The following types of Florida Friendly turf, in addition to the currently approved St. Augustine (Bitter Blue), will be allowed: St. Augustine grass Semi-dwarf cvs (Stenotaphrum secundatum) 2.5" and St. Augustine grass Standard height cvs (Stenotaphrum secundatum) 4".
12. MATURE PLANT MATERIAL must be planted next to any wall or fence running parallel to the public streets. Mature Plant Material shall be approximately 2 to 3 feet in height at the time of installation. Newly installed plants shall be of the 5 gallon size plants. These plants must be of the hedge variety that will allow full coverage of the fence at maturity. An adequate number must be used in order to shield the fence from view at the street.
13. There must be a minimum of 30% sod in front land area of yard.
14. Any homeowner wishing to implement Florida Friendly landscaping must obtain ARB approval prior to implementation.
15. When reviewing applications for landscaping, the ARB may require barriers to be established between Lots. Barriers may consist of full length bedding islands with mature landscape and sufficient mulch.

E. Special Conditions:

The following guidelines have been established to assist the homeowner in the planning and construction of their home. Creativity is encouraged within the bounds of appropriateness, but the Architectural Review Board has set basic standards to promote harmonious aesthetics compatible with the community of Glen Eagle.

1. No trees on a Lot owner's property will be removed for views to the golf course or lakes.
2. Other site elements are allowed within the following guidelines:
  - a. Bar-be-cues: All bar-be-cues stored outside must be within the pool enclosure or the unit must not be visible to other property or from the street.

- b. Exterior Shower: Exterior shower enclosures or equipment shall not be exposed to the street, golf course, or adjacent property.

F. Irrigation System:

1. All landscape and grassed open space on residential properties shall be irrigated with 100% coverage.
2. Said irrigation or sprinkler system shall be connected to the potable water system serving the subject property. No wells are allowed.
3. The plans and specifications for each irrigation or sprinkler system shall be approved by the ARB.
4. The irrigation system shall be designed so as to blend into the landscape when not in operation. Pop-ups shall be used where practical and all risers shall be strapped to a steel stake and with two s.s. clamps. Risers shall be painted to blend into the landscape.
5. All valves shall be buried in Ametek (or equal) valve boxes. Backflow preventers shall be located in planting beds with material of sufficient size to hide them. All work shall be done in accordance with local codes. Controllers shall be located inside garages or otherwise out of street view.

G. Exterior Lighting:

1. Exterior lighting is often the only way to perceive a landscape at night. It can not only serve as a strong design element but can provide direction and safety. Overall principles for Lot lighting will embody the following:
  - a. All exterior light fixtures shall be approved in advance by the ARB.
  - b. Above-grade floodlights for the lighting of trees and plantings shall be concealed as much as possible by shrubs to prevent daytime visibility. These fixtures are not allowed in grass areas that are visible from street, golf course, or adjacent property. They shall be installed and shielded so as not to produce glare into neighboring properties, street, or golf course.
  - c. Where below-grade fixtures are used to up-light trees, standards shall conform to those listed above for flood and spotlight fixtures.
  - d. All outdoor fixtures will use incandescent lamps or LED. No colored lamps will be allowed, e.g., red, green, blue, or amber.
  - e. Avoid excessive spill lights on buildings, garage doors, driveways, etc. to allow the full quality effect of the landscape lights and beauty of the garden.
  - f. All exterior wall mount or ceiling mount “decorative” fixtures will be of high quality and in conformance with the house architecture. Only incandescent lamps will be allowed.

- g. The owner might desire additional security lighting. All security lighting must be approved by the ARB.
- h. Walk lights placed in grass areas or adjacent to walkways in shrub or ground cover areas must use below grade junction boxes to minimize the daytime visibility of the hardware. Maximum height for walk lights is 12 inches.
- i. The ARB recommends field testing of all fixture locations at night, prior to final installation.
- j. No exterior lighting of any kind is allowed adjacent to a driveway. The only exception to this guideline is lighting adjacent to a walkway. However, in no event can exterior lighting be installed in the right-of-way or within fifteen feet (15) of the street.

#### **Section Four: Design Review Process**

##### **A. General Conditions of the ARC Architectural Design Standards:**

- 1. Review and act on all plans and specifications submissions within fourteen (14) days of receipt.
- 2. Revisions to the Design Standards Manual become effective fourteen (14) days after adoption by the ARB.
- 3. Three (3) sets of plans and specifications must be submitted.
- 4. One (1) set of comments and/or approved plans and specifications will be returned to the owner.

The design development documents, as approved, represent the Lot owner's commitment to construction intent. If the owner wishes to change approved plans, proposed revisions must be submitted to the ARC for further review and approval. No revisions can be implemented prior to this subsequent approval.

##### **General Conditions:**

The owner is responsible for providing a copy of the Design Standards Manual to any consultants used in the construction of his residence and is responsible for making sure his contractors construct his residence in conformance with approved plans and revisions. It shall be the owner's obligation to comply with all covenants and restrictions set upon the parcel under review. Unless specifically identified as exception to the covenants or restrictions, no item contained with an approved plan which conflicts with those covenants or restrictions shall be deemed approved.

##### **Architectural and Landscape Review Board Inspections:**

During the duration of the construction phase, any number of inspections of the house and its surrounding improvements may be made by the ARC

