



BEACON LAKE

DESIGN GUIDELINES
VOLUME I

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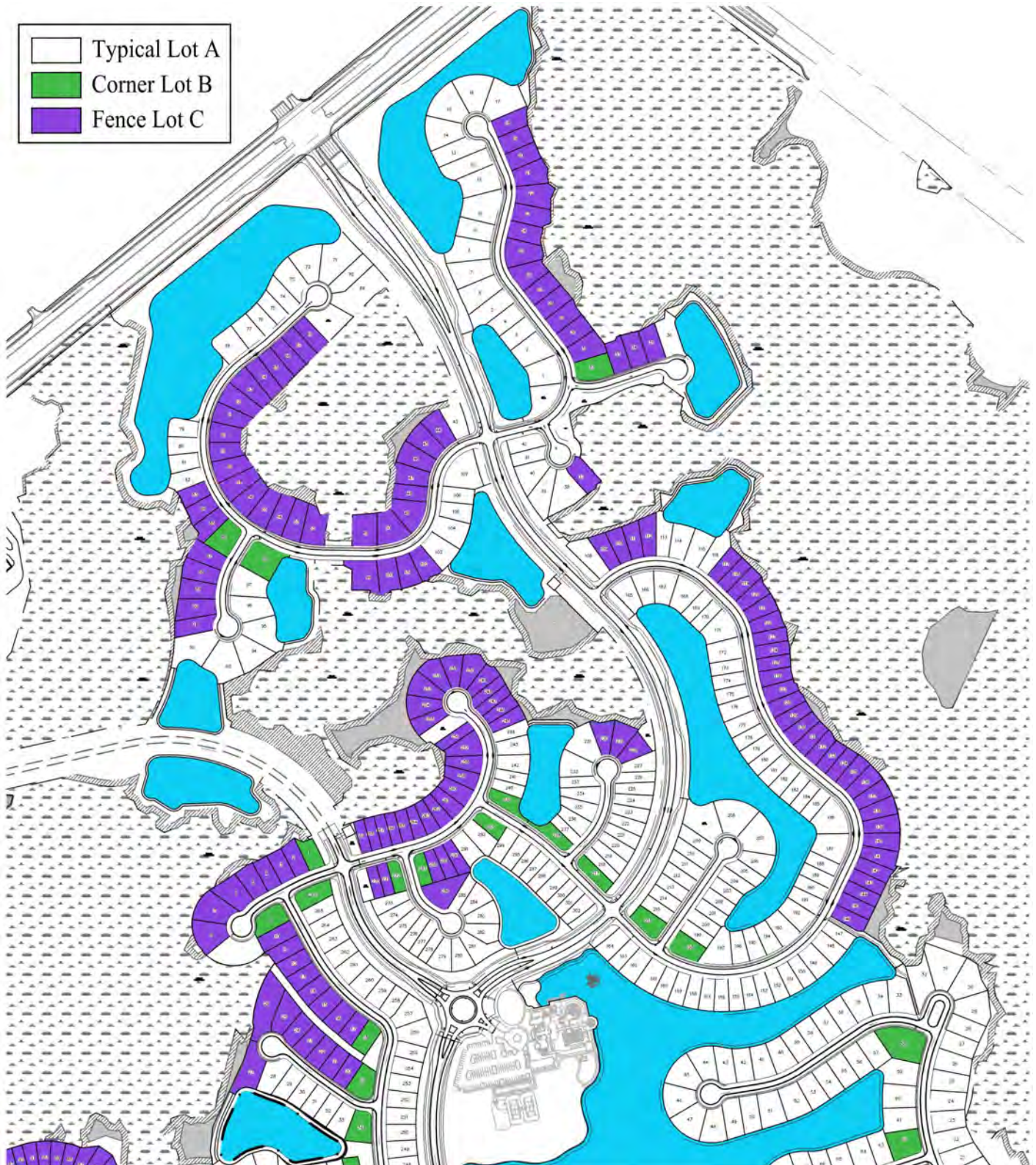
Introduction

The Beacon Lake Community's Covenants, Conditions and Restrictions (CC & R's) do not list all specific design criteria necessary for plan approval. The purpose of these design guidelines is intended to establish minimum requirements which will be used to regulate construction within Beacon Lake to ensure a level of high quality and maintain consistency with the primary objective of the overall development plan for the community. In addition, these guidelines are to coordinate the activities of various builders within Beacon Lake to achieve the development goals of having compatible, consistent and complimentary development throughout. Like any community, Beacon Lake will grow gradually; its ultimate form will reflect the numerous design decisions of builders and their design teams. These guidelines are intended to provide the foundation upon which Beacon Lake will emerge.

The design guidelines have been prepared to assist builders, architects, and landscape architects to become active participants in the design process, and to assure long term community quality. They are not intended to limit development choices or design alternative, but rather to encourage creativity and innovation, while creating a blend of home styles which will enhance the community environment. The ultimate result will be to heighten property values while creating a cohesive residential character and appeal. The Architectural Control Committee (ACC) will update and revise these guidelines over the course of the development as they determine it necessary.

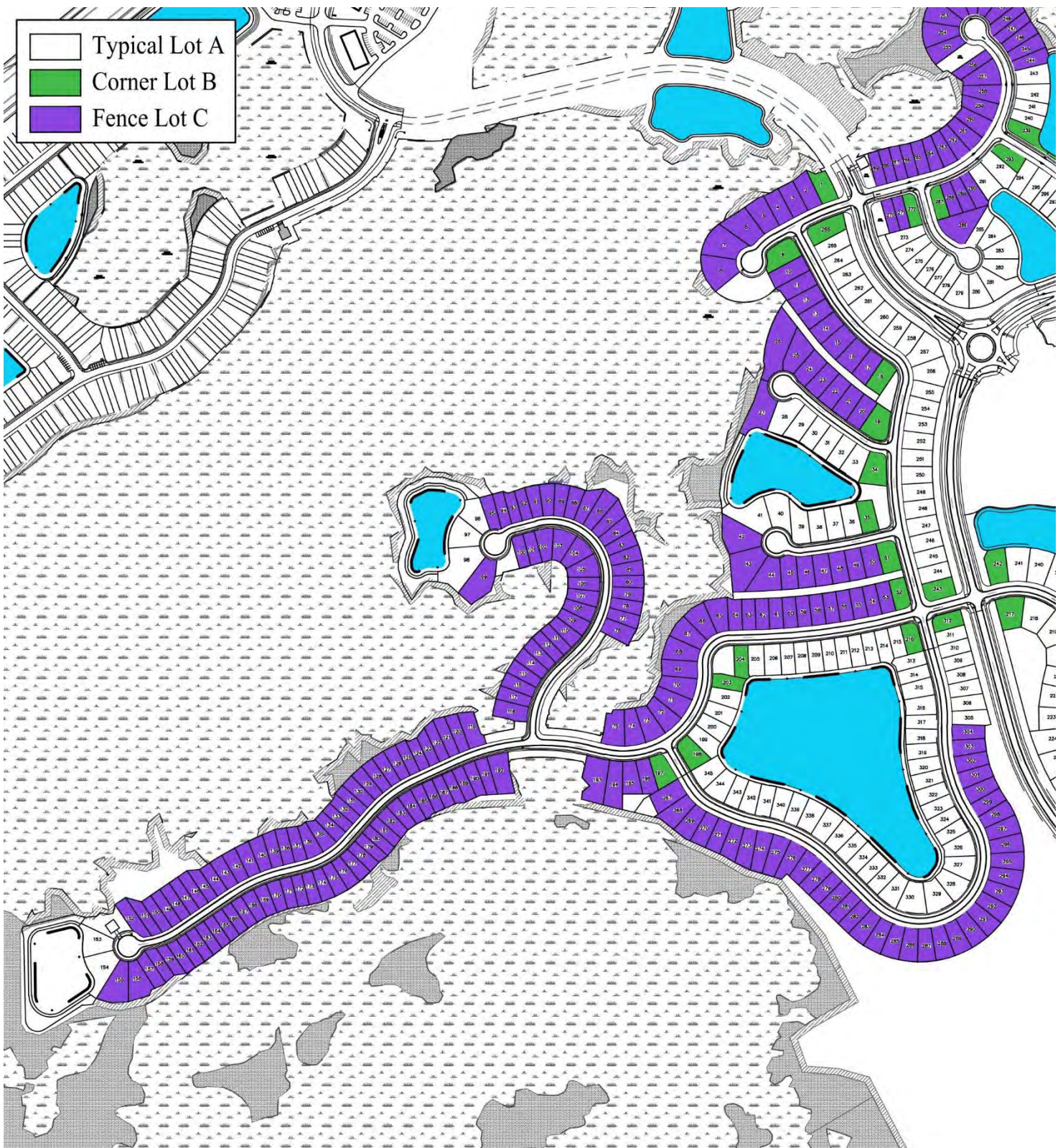
Lot Enhancement Location Plan – Phase 1

The following map represents house and lot enhancements that are required for specific lots based on their location. These enhancements are for the benefit of the overall community and relate to the public view as they drive through the neighborhood.



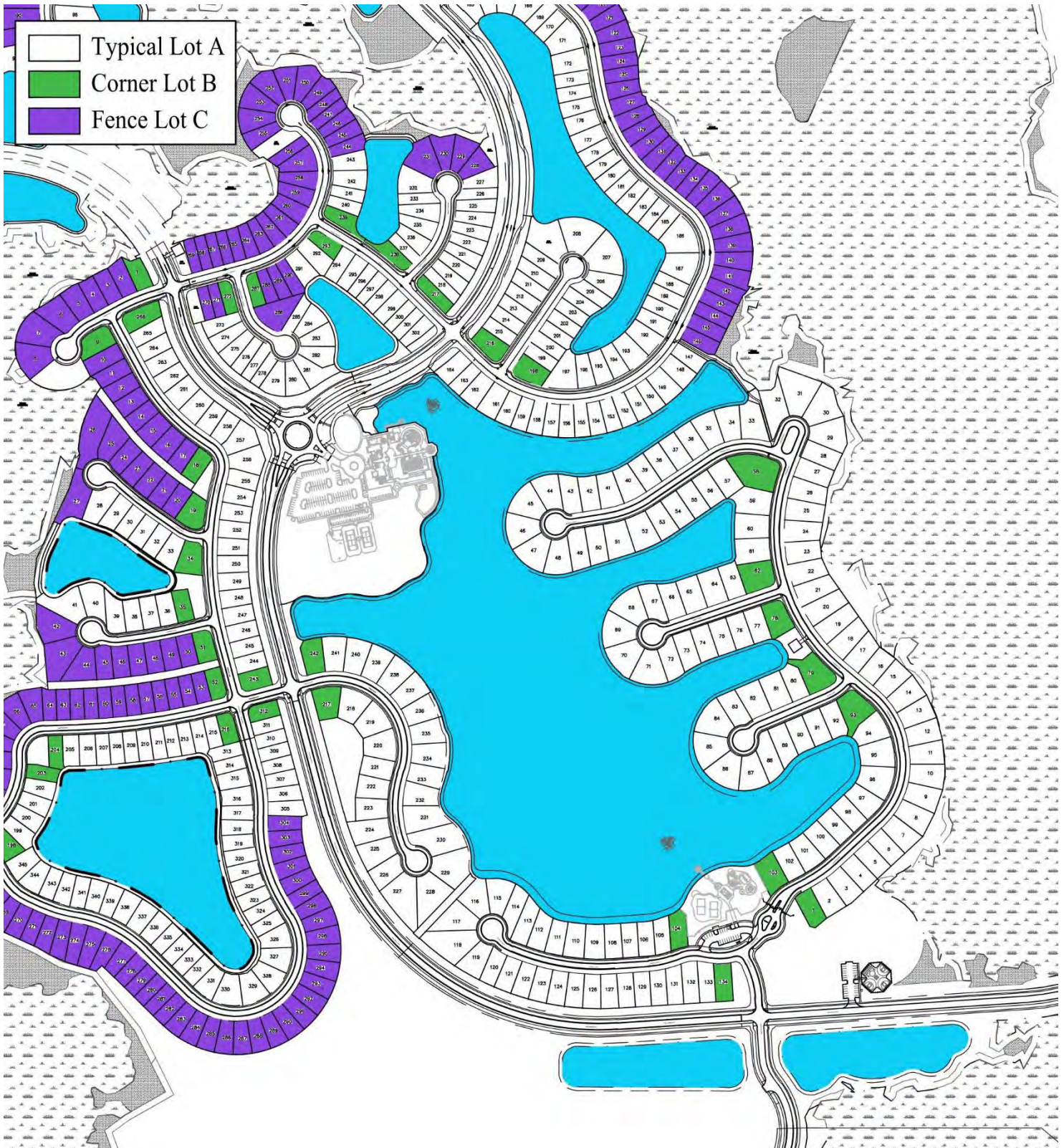
Lot Enhancement Location Plan – Phase 2

The following map represents house and lot enhancements that are required for specific lots based on their location. These enhancements are for the benefit of the overall community and relate to the public view as they drive through the neighborhood.



Lot Enhancement Location Plan – Phase 3A

The following map represents house and lot enhancements that are required for specific lots based on their location. These enhancements are for the benefit of the overall community and relate to the public view as they drive through the neighborhood.



Lot Enhancement Location Plan – Phase 3B

The following map represents house and lot enhancements that are required for specific lots based on their location. These enhancements are for the benefit of the overall community and relate to the public view as they drive through the neighborhood.



Design and Construction Review Process

The Review Process

These guidelines outline an efficient and equitable review process that will be administered by the Beacon Lake Homeowners Association and ACC. Compliance with these standards does not preclude the ACC the right to deny a plan submittal for aesthetic purposes. The ACC is available to help you interpret the guidelines and offer suggestions about your housing concepts. We urge you to meet with the ACC as early as possible to assist in planning your home. The power to approve or disapprove building plans is the responsibility of the ACC.

Nothing contained in these guidelines places any obligation for any government agency to approve any plans nor shall approval by the ACC be interpreted as meeting the requirements of the St. Johns County or any other governing agency.

Contractor Approval

Any contractor that works within the Beacon Lake performing new construction or an alternation to existing property must be approved by the ACC. Owners must submit the Contractor's Approval Application Form prior to or simultaneously with the request for Preliminary Plan Review. All building contractors must have a current Florida Building and/or Landscape Architect Contractor's License, an occupational license, describe their business entity, and provide evidence of business insurance, and references that will verify their competence in constructing the type of improvements for which the owner is hiring them.

An owner will not receive Final Approval of their construction plans unless their contractor has been approved by the ACC.

Architecture Control Committee Procedures

This section provides a guide to the design review process for the Beacon Lake community. The process involves a series of meetings between the Applicant, their design professionals and the ACC. It begins with an informal introductory meeting and concludes with the completion of construction. Along the way are a series of meetings, or checkpoints, designed to ensure a smooth and efficient review of the new home design or improvements to an existing home.

The ACC is committed to assisting the Applicant through the design review process and has a variety of educational and guidance materials available to assist them. As opposed to a regulatory review agency, the ACC should be thought of as a member of the Applicant's design team.

Design Review Process

Improvement plans will be carefully reviewed by the ACC to ensure that the design is compatible with both Beacon Lake as a whole, and to the particular home site. The design review process must be followed for any of the following improvements:

- i. Construction of all new homes and buildings;
- ii. The renovation, expansion or refinishing of the exterior of existing buildings including repainting with the same color as previously approved by the ACC;
- iii. Major site and/or landscape improvements except for replacement of plant species similar to those previously approved by the ACC.

The ACC consults the Design Guidelines to evaluate all applications. Most of the guidelines outlined in this document are written as relatively broad standards and the interpretation of the standard is left up to the discretion of the ACC.

Certain development standards within the guidelines have definitive or absolute design parameters and it is the intention of the design review process to ensure that all improvements comply with these absolute standards.

The design review process takes place in four steps:

- iv. Preliminary Design Conference;
- v. Preliminary Design Review Meeting;
- vi. Final Design Review; and
- vii. Inspections.

Any improvement, as described above, will require and must be preceded by the submission of an Application package accompanied by an application fee and the required plans and specifications describing the proposed improvements. Incomplete applications will not be accepted by the ACC.

In addition to securing final approval from the ACC, the Applicant will also have to meet all the submittal and approval requirements of the St. Johns County and other governmental agencies as required to obtain construction or building permits.

A. Preliminary Design Meeting

Prior to the preparation of any materials for formal ACC review the Applicant and/or the Applicant's consultant(s) are required to meet with representatives of the ACC for a Preliminary Design Conference. As explanatory, Preliminary Design Conference Application is available from the ACC. The purpose of the design conference will be:

- i. To discuss the particular characteristics and any restrictions on development of the home site;
- ii. To review the preliminary building program; and
- iii. To ensure that the Applicant understands the requirements, fees, and schedule of the design review process.

This informal review is intended to offer guidance prior to initiating any investment in preliminary design, and is a very important step in the overall process.

B. Preliminary Design Review

In order to continue the process, after the Preliminary Design Conference, the Applicant may initiate Preliminary Design Review by submitting a written Preliminary Design Review Application and the required Preliminary Design Documents, together with the appropriate fee. This preliminary review step in the process is intended to avert wasted time and professional fees that result from pursuing a design solution which is in conflict with the standards contained in these Design Guidelines.

The Applicant will be responsible for staking the location of corners of the proposed building(s) and all other major improvements upon submittal of the preliminary review documents. Any trees to be removed and/or protected must also be properly tagged.

Upon receipt of the required design documents and staking of the property, the ACC will notify the Applicant of a scheduled meeting date to review the preliminary design documents.

The ACC will provide comments on the Application at the meeting, allow time for discussion, and subsequently provide the Applicant with a written record of the meeting comments and notes.

The comments of the ACC on the preliminary submittal shall be advisory only, and shall not be binding upon either the Applicant or the ACC. Additional review meetings may be necessary to review corrected and/or new materials. Corrected materials must be provided to the ACC a minimum of seven (7) working days prior to the next regularly scheduled meeting.

C. Final Design Review

After the Preliminary Design Review the Applicant shall initiate the Final Design Review process by submitting a written application together with the required Final Design Documents and the appropriate fee.

Upon receipt of the required documents, the ACC will notify the Applicant of the schedule meeting date to review the final design documents. The ACC will review and comment on the application at the meeting, allow time for discussion, and subsequently provide the Applicant with a written record from the meeting.

Additional review meetings may be necessary to review corrected and/or new materials. Corrected materials must be provided to the ACC a minimum of seven (7) working days prior to the next regularly scheduled meeting.

The ACC will issue final design approval in writing to the Applicant within fifteen (15) days of a vote for approval at a Final Design Review meeting. Final design approval is site specific, and should not be construed to establish precedent for other sites.

If the decision of the ACC is to disapprove the submission, the ACC shall provide the Applicant with a written statement of the basis for such disapproval to assist the Applicant in modifying or redesigning the project so as to obtain the approval of the ACC.

D. Resubmittal of Design Plans

In the event that final submittal is not approved by the ACC, the Applicant will follow the same procedures for a resubmission as for original submittal. An additional design review fee may be required for each resubmission as required by the ACC.

E. Appeals Procedure

The Applicant has the right to appeal decisions made by the ACC. The Applicant can initiate such an appeal procedure by submitting in writing to the ACC Board of Directors a document stating the reason for the appeal. The Board of Directors will set a meeting date to review the appeal and notify the Applicant of such date.

The applicant or representative must be present at the meeting to review the appeal. The Board of Directors will render a decision at a scheduled meeting and provide the reasons for denying or approving the appeal in writing within fifteen (15) days.

F. Building Permits

The Applicant may apply for all applicable building permits from the St. Johns County only after receiving Final Design Approval from the ACC.

G. Subsequent Changes

Additional construction, landscaping or other changes in the improvements that differ from the approved final documents must be submitted in writing to the ACC for review and approval prior to making changes.

H. Work in Progress Inspections

During construction, the ACC or its authorized representative has the right to check construction to ensure compliance with approved final documents and Beacon Lake requirements. If changes or alterations have been found which have not been approved, the ACC will issue a Notice to Comply. Failure by the ACC to provide the Notice to Comply shall not be deemed a waiver or release of the ACC's right to enforce any provisions of these Design Guidelines.

I. Notice to Comply

When as a result of a Construction Inspection the ACC finds changes and/or alterations which have not been approved, the ACC will notify the Applicant of the inspection describing the specific instances of non-compliance and will require the Applicant to comply or resolve the discrepancies.

J. Non-Liability

Neither the ACC nor any member or employee will be liable to any party for any action, or failure to act with respect to any matter if such action or failure to act was in good faith and without malice.

K. ACC Review Schedule

The ACC will make every reasonable effort to comply with the time schedule for architectural review outlined below. However, the ACC will not be held liable for delays that are caused by circumstances beyond their control. The ACC will provide design review according to the following schedule:

1. Preliminary Design Conference
 - a. Meeting scheduled within fourteen (14) days of receipt of written request.
2. Preliminary Design Review
 - a. Application documents to be submitted seven (7) days prior to the next schedule ACC meeting.
 - b. Written comments from ACC provided to Applicant within thirty (30) days.
3. Final Design Review
 - a. Application documents to be submitted fourteen (14) days prior to the next scheduled ACC meeting, and within one year of Preliminary Design Review.
 - b. Written comments from ACC meeting and/or written notice of Final Design Approval provided to Applicant within fifteen (15) days of vote of approval/denial.
4. Building Permits
 - a. Applicant is responsible to obtain ACC approval prior to obtaining all applicable St. Johns County and other governmental agency construction or building permits.
5. Construction Inspections
 - a. Prior to any site disturbance, the Applicant must obtain written notification from the ACC.
 - b. Final inspection within seven (7) days of receipt of written request for Certificate of Compliance, and prior to request for a Certificate of Occupancy from St. Johns County.
 - c. Certificate of Compliance with ACC Approval issued within seven (7) days of inspection.
6. Non-Compliance Fees

L. ACC Application & Construction Fees

In order to defray the expense of reviewing plans and related data and to compensate any consulting architects, landscape architects and other professionals, the Beacon Creek Design Guidelines establish submission fees payable to the ACC according to the ACC Application Fee Schedule.

M. Application Format

All Application forms are available from the ACC for each submission required in the 4-step Design Review process. Each submission must be accompanied by the required information, specified in the Application Instructions, in order to be scheduled for review. A representative of the ACC and/or architect shall be available to respond to any ACC questions.

N. Waiver of Design Guidelines

The Design Guidelines set forth herein are intended as guidelines to which adherence shall be required of each Applicant in the community, provided, however, the ACC shall have the express authority to waive any requirement set forth herein if, in its sole opinion, it deems such waiver in the best interest of the property and the deviation requested is compatible with the character of the property. A waiver shall be evidenced by an instrument signed and executed by the ACC upon approval by a majority of its members.

Architectural Control Committee Organization

A. Architectural Control Committee Membership

The ACC will consist of a minimum of three (3) members. Each person will hold office until such time as they have resigned, are removed or a successor has been appointed. Members shall be appointed by the Board of Directors of the Beacon Lake Homeowners Association. Members shall serve staggered two- year terms. There is no limit to the number of consecutive terms, which can be served by any member.

Any member of the ACC may resign from the ACC at any time upon written notice stating the effective date of the member's resignation to the Association. The Board of Directors with or without cause may remove any member at any time.

The principal functions of the ACC are as follows:

- i. To consider and act upon such proposals or plans submitted to it in accordance with the Architectural Review Procedures established in the Architectural Review Board Procedures of these Design Guidelines.
- ii. To amend the Design Guidelines as deemed appropriate with final approval of amendments contingent upon the Executive Board's concurrence.
- iii. To perform any duties assigned to it by the Declarant or The Association as set forth in this document and the Master Declaration of Protective Covenants.

B. ACC Meetings

The ACC will meet monthly or as needed to properly perform its duties. The ACC's actions on matters will be by a majority vote of the ACC. Any action required to be taken by the ACC may be taken without a meeting if consent in writing, setting forth the action so taken is signed by a majority of the ACC members.

The ACC will keep and maintain a record of all actions taken by it, and report in writing to the Board of Directors all final actions taken by the ACC. The powers of this ACC relating to design review will be in addition to all design review requirements imposed by St. Johns County and local authorities.

C. Compensation

The Board of Directors has the right to set compensation for ACC Members. Compensation may be revoked or changed at any time by the Board of Directors with or without cause. Professional consultants retained by the ACC to assist them in carrying out their responsibilities may be paid such compensation as the ACC Board of Directors determines appropriate.

D. Design Guidelines Amendment

The ACC may, from time to time and in its sole discretion, adopt, amend and repeal by unanimous vote, rules and regulations to be incorporated into, or amendments of the Design Guidelines which, among other things, interpret, supplement, or implement the provisions of the Design Guidelines. All such rules and regulations or amendments, as they may from time to time be adopted, amended or repealed, will be appended to and made a part of the Design Guidelines. Each Applicant is responsible for obtaining from the ACC a copy of the most recently revised Design Guidelines.

E. Non-Liability

Neither the ACC nor any member will be liable to the Homeowners Association, any Applicant or any other person for any damage, loss or prejudice suffered or claims on account of:

- i. Approving or disapproving any plans, specifications and other materials, whether or not defective;
- ii. Constructing or performing any work, whether or not pursuant to approved plans, specifications and other materials;
- iii. The development or manner of development of land within Beacon Lake;
- iv. Executing and recording a form of approval or disapproval, whether or not the facts stated therein are correct; and
- v. Performing any other function pursuant to the provisions of the Design Guidelines or the CC & R's.

In connection with all reviews, acceptances, inspections, permissions, consents or required approvals by or from the Association or the ACC, contemplated under this Article, neither the ACC nor the Association shall be liable to an Applicant or to any other person on account of any claim, liability, damage or expense suffered or incurred by or threatened against an Applicant or such other person arising out of or in any way related to the subject matter of any such reviews, acceptances, inspections, permissions, consents or required approvals, whether given, granted or withheld by the Association or of the ACC. Approval of any plans by the ACC does not in any way warrant that the proposed improvements are structurally sound or in compliance with applicable codes, nor does it eliminate the need for approval from the St. Johns County building department.

Beacon Lake Design Concept

Community Design Theme

Built around the natural landscape, Beacon Lake promises its residents a traditional neighborhood structure, complete with school, parks, and community recreational complex.

Beacon Lake's design theme is envisioned as a community that will blend the traditional character and history of the surrounding region with the contemporary qualities that make many of today's master planned communities so successful in responding to today's market needs. This concept will be accomplished through a coherent and orderly pattern of pedestrian friendly neighborhoods that are linked to the community's natural features and amenities. This design theme will be reinforced beyond the neighborhoods, within the community's public space, with well thought out authentic landscape and signage details.

Architectural Character and Style

It is the intent of these guidelines to encourage a more traditional approach to home design that is in keeping with the community design theme. A large palette of elements is available to allow flexibility, creativity and variety while at the same time providing for continuity and cohesiveness.

All proposed designs are subject to approval by the ACC.

Seven (7) architectural styles have been selected to guide the development of homes in Beacon Lake. The different styles allow for a large palette of design elements providing the opportunity for flexibility, creativity and variety while at the same time providing for design quality and cohesiveness.

The architectural styles which have been selected include the following:

1. Rosemary Beach Coastal
2. Low Country
3. Arts & Crafts or Shingle Style
4. Florida Farmhouse
5. Spanish Eclectic
6. Tuscan
7. Euro Country

Scale and Massing

It is strongly recommended that consideration be given to the relationship of architectural massing and scale of building elements for the overall community in Beacon Lake. The incorporation of second story dormers, porch entries, first floor bays and other appropriate elements are encouraged for reducing the frontal mass of dwellings. Refer to the individual style sheets for the types of elements that can be utilized for each particular style. Also, a strong expression of entry is also encouraged.

Future modifications and or additions to the home shall meet the integrity of the existing home and will be subject to approval by the Developer.

General Neighborhood Architectural Design Standards

Garages

Garage Placement

Beacon Lake is a pedestrian friendly community; therefore, the placement of the garage should be behind the front plain of the house or front porch. The amount of the setback will vary by lot size. See Lot Size Requirements on pages 25 - 40. Additional softening of front facing garages may be required, depending on the submission. See common miscues.

Garage Size

Garages shall to be sized to allow two (2) full size cars to park along with room for trash receptacles. The minimum garage square footage is 420, not including walls. The minimum width is 19' inside and the minimum depth is 21'.

Garage Doors

Single 9' garage doors are encouraged but often not feasible in narrower footprints. See Lot Specific Requirements.

Porches

Front Porches

Porches are a key element in making Beacon Lake a pedestrian friendly community. Porches shall be a minimum of 6' deep. The required width of the porch will vary based upon the lot size:

43' home sites require an 8' wide porch

53' and 63' home sites require a minimum 10' front porch

73' home sites require a minimum 12' porch

The percentage of home that require a front porch varies by lot size:

50% on 43' lots

60% on 53' and 63' lots

70% on 73' wide lots.

Exterior Walls

Finishes

The exterior finishes should complement the architectural style (see Pattern Book). Allowable finishes include:

- Stucco
- Fiber cement board siding of various profiles including:
 - Horizontal lap, board and batten and shake shingles
- Brick and painted brick
- Cultured Stone
 - The stone profile should match the architectural style; see Pattern Book. Painted brick is encouraged.

Multiple Finishes

There is a maximum of four exterior wall cladding materials. However, there may only be one masonry material (brick or stone) on an individual elevation. Changes in materials are encouraged to be wrapped and ended on an inside corner to give three dimensionalities. Material changes are required to run a

minimum of 4' down the side of the home and the wall cladding on the sides of the home must be consistent with one of the front elevation's materials. Houses with side and rear elevations with completely different materials than the front are not allowed.



Never change an exterior building material on an outside corner. Wrap materials at least 4'.

Excluded Wall Finishes

Vinyl and aluminum siding are not approved materials. All other exterior cladding not listed may be submitted for ACC submittal. Small areas of fiber cement panels may be used if properly trimmed and detailed. Large scale use of these panels is not allowed.

Exterior Trim

Door and Window Trim

All doors and windows on the front, side and rear elevation shall include appropriately scaled trim. Trim on the side and rear elevations are required on High Exposure lots and on the 63' and 73' wide lots. Trim on the sides and rears of narrower home sites are strongly encouraged. Typical door and window trim shall be between 4" and 6" and be of a similar material as the main body of the home. Stucco trim must be a raised stucco band. Raised stucco trim bands are required on front and sides facing the road. Scored stucco bands are permitted otherwise but must be painted trim color. Trim on the sides of windows may be omitted if shutters are used.

Other Exterior Trim

Corner board for houses with siding shall be a minimum of 6". Frieze board trim of 8" is required on all front facing gables with the exception of Spanish Eclectic Style. Additionally, a minimum of 8" trim shall be used to divide the first floor from the second on all fronts and side elevations. Trim material shall be consistent with the exterior cladding material. Wood trim is discouraged since it doesn't weather well in the hot, humid climate of Northeast Florida.

Fascia and Soffits

Plumb fasciae are encouraged to facilitate the addition of gutters. The minimum fascia size shall be 6". Fascia boards may be aluminum wrapped only if pre-colored. Synthetic fascia boards are encouraged over wood to avoid further wood rot associated with the hot, humid NE FL climate.

Perforated Vinyl soffit is an acceptable form of ventilation in a bead board pattern. Soffit should be the same color as the fascia.

Windows

Window Types

Allowable window types include single hung, double hung and casement style windows. Horizontal sliders are not allowed on any front elevation. Windows may be constructed of aluminum, vinyl or wood clad. Window color shall blend with the trim around the window. Window color must be submitted along with all the exterior color selections. See Color.

Window Proportions

Windows height to width proportions on the front elevations shall be 2 to 1. For example, a 3' by 6' window. Three by five windows may be used on side and rear elevations and for second floor windows.

Window Patterns and Combinations

Windows may be combined with either a window mull or structural mull. See Pattern Book for window mulls and window combinations. Window grills that complement the architectural style are required on the front elevations. Grills on side and rear facing windows are encouraged by may be eliminated except on "high exposure lots".

Not Allowed:

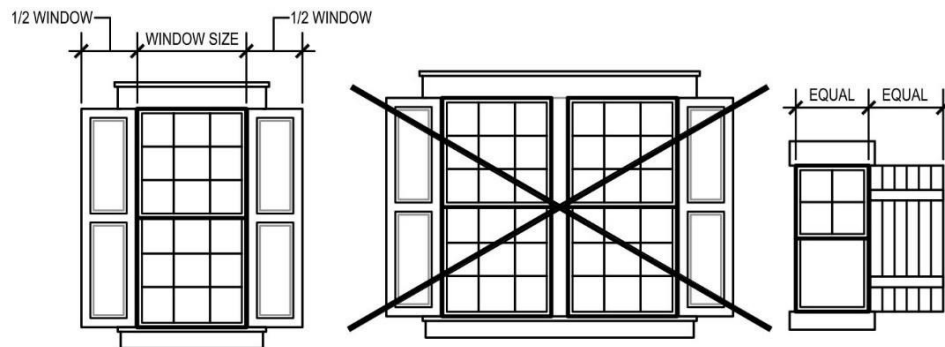
Reflective glass is not allowed on any elevation.

Shutters

Shutters add a great deal of color and vitality to the exterior elevations. Recognizing that wood shutters require extensive maintenance, synthetic shutters made of polypropylene and cellular PVC are allowed.

Shutter size

The size and proportion of shutters should correspond to the size of the window. Shutters on either side of a window shall be one half the width of the window and equal in length. Single shutters are allowed and shall be the width of the window. Shutters are not to be used on pairs of windows mulled together.



Shutter Types

Shutter types and style will vary according to the style and may include plank shutters, louvered shutters, panel shutters and Bahama shutters. See Pattern Book.

Hurricane Shutters

Removable storm and hurricane shutters are allowed to be mounted only during threatening weather and not left in place for extended periods of time. Shutters may be mounted when a tropical storm warning or hurricane watch has been issued for the area. Shutters must be removed within 72 hours after the storm passes.

Storm shutters should not be confused with decorative shutters. The system may not deviate from the aesthetic look of the dwelling. Mounting tracks or similar mounting fixtures, May Not be permanently installed on the residence. **Roll up storm shutters are not allowed unless the box is hidden from view.** Manufacturer's written and pictorial specifications must accompany any application for any type hurricane or storm shutter.

Roofs

Roof Materials

30-year-old architectural fiberglass shingles are considered the minimum roof material. Concrete roof tile may also be used and should complement the architectural style. Metal accent roofs are encouraged especially over porch and bay windows.

Roof Pitch

The roof pitch will vary according to the architectural style. The minimum roof pitch is 6/12. However, some styles require higher roof pitches. See the Pattern Book for allowable roof pitch by architectural style. The roof pitches over front porches and bay windows may be 3/12. Overhangs shall be a minimum of 12". Larger overhangs are encouraged.

Dual pitch roofs are acceptable as a way to achieve the architectural character while keeping the construction costs down. The front to back roof pitch may be 6/12 while the side by side roof pitch should follow the pitches required by style in the pattern book.

Roof Vents, Skylights and Solar Panels

Roof Vents

No roof vents are allowed on the front elevations. This includes off ridge vents, plumbing and water heater vents.

Skylights

Skylights are not permitted on front elevations.

Solar Panels

Solar panels are not allowed on the front elevation. They may be on the side elevation if placed at least 20' away from the front plain of the house. Solar panels are not allowed on any high exposure lots. See Lot Enhancement Location Plan.

Foundations

Foundation Heights:

House foundations are encouraged to be raised to allow the architecture to be seen above the lush Florida landscaping. The minimum height shall be one 4" to 6" step up to front porch.

Foundation Finish:

Exposed foundation walls shall be finished with a scratch of stucco, painted to make the home or with brick.

Ceiling Heights

First Floor:

9' is the minimum first floor plate height.

Second Floor:

The minimum second floor plate height is 8' but 9' is encouraged, especially with wider building envelopes.

Bonus Room:

Too often bonus rooms are located over garages on single story homes, creating an unbalanced, front elevation. To avoid this, bonus rooms over garages are not allowed, except on two story homes.



Examples of Bonus Rooms over the garage that overwhelm the home.

Gutters and Downspouts

It is encouraged that all exposed metal materials are hidden or muted from the public eye whenever possible.

Appropriate

- Roof vents, plumbing stacks and flashing should closely match the color of surrounding materials, and are encouraged to be located behind the main ridge line.

Not Allowed

- Gutters and downspouts in contrasting colors from trim.
- Through roof vents on front elevation (discouraged).
- Unpainted exposed flashing, unless copper.

Chimneys

Chimneys should be simple in design, accenting the architectural style of the building to ensure consistency and style. Material and texture can either blend in or serve as an accent for the elevation. Chimney chases should mirror the fascia or trim treatment. Chimneys should include spark arrestors and caps.

Appropriate

- Chimneys as design elements that add texture and depth the elevation.
- Termination of chimney caps painted to match surrounding field or painted dark to match roof.

Not Allowed

- Exposed flues (prohibited).
- Unfinished or painted flue caps.

Elevation and Massing Miscues

Common elevation and massing miscues to be avoided:

Unfortunately, common elevation mistakes can be seen throughout the building community. Often times, the builder or designer knows the elevation doesn't look right but can't identify what's wrong. Below is a list with pictures of common miscues to avoid:

- Rocket ship entries: Entries that are too tall or too skinny
- Columns too thin: Square columns should be a minimum of 10" wide and 12" for round columns. The width to height ratio should be for every foot of height after 10' should be an inch of width. Example: a 20' tall column should be 20" wide.



A rocket ship entry, columns that are too skinny and of stone used like paint – not allowed.

- Unbalanced front elevations: The elevation massing should be towards the center of the home.



This home is unbalanced with too much weight over the garage, along with a rocket ship – not allowed.

- Blended architectural styles: No clear architectural style or combinations of elements from multiple styles. See Pattern Book.
- Using stone like paint: Cultured stone should appear to "sit" on the ground and not be applied over roofs or on second floor unless it runs the grade.

- Miss sized shutters: Shutters should be ½ the width of the window. Shutters may not be used on double windows.



12” shutter flanking a 6’ window and there is no trim around the window – not allowed.

- Snout garages: Garages that protrude forward of the main body of the house and visually become dominant.



Two examples of garage dominate, snout houses that are not allowed.

Equipment Screening

AC Equipment

All AC equipment must be screened from view from the street. Screening may include low walls or landscaping. Low screen walls must match the color and style of the main body of the home.

Pool Equipment

All pool equipment must be screened from view from the front of the home or on height exposure lots.

Water Heaters

Exterior wall mounted gas on demand water heaters must be screened with landscaping.

High Exposure Lot Requirements

The ACC has designated certain lots to be “high exposure lots”. These lots will be required to have a higher level of design enhancements on the side or rear elevations. See the Lot Enhancement Location Plan.

Typical enhancements include:

- Column details matching the front elevation
- Shutters around windows
- Trim around windows
- Additional gables or dormers to animate the roof
- Screen walls for AC and/or pool equipment

Not allowed on high exposure lots:

- Unbroken hip roofs
- Skylights
- Solar panels
- Pool screen enclosures

Monotony Rules and Requirements

In order to create a rich, diverse streetscape, identically styled homes may not be placed side by side or across the street from each other. The same floor plans may be built side by side only if the homes are of a different architectural style and have vastly different massing.

Each single-family plan shall have a minimum of two (2) distinctly different elevation plans. Builders are encouraged to use all seven (7) elevation styles scattered throughout their collection of homes. Each elevation style shall have a minimum of three (3) color and material packages.

The same color package shall not be located next to or directly across from one another. The same color package shall not back up to one another.

Accessory Structures

Any free-standing structure contemplated for a property such as, but not limited to a pavilion, gazebo, platform, playhouse, storage room, cabana etc. must be submitted for approval with the required drawings and information to the ACC. Approval will be granted upon the merit of the structure in accordance to the requirements listed and desirability for the neighborhood.

Interior Lots:

The maximum allowed size of a storage room will be eight feet by eight feet (8' x 8'). The maximum allowed height for the storage room is eight feet (8') and the maximum allowed peak height is (12'). The roof must be a textured shingle roof with the same color as the main structure. The exterior color must be the same color as the main structure. The structure will be made of wood with 2x4 stud walls. The lower two feet (2') of the unit must be treated for termites. Block structures (unless stucco applied), plastic, rubber, and metal structures are not permitted. The roof requires a minimum pitch of either 6/12 or 7/12. The storage room must be bolted to a concrete slab. The concrete slab must be four inches thick (4" thick) with a twelve inch by twelve inch footer (12" x12"). The roof needs to be secured to the walls using straps. The storage room location must be within the side wall planes of the dwelling and a minimum of five feet (5') from the rear of the property lines and it must not interfere with the drainage of the lot or the neighbor's lot. Should you have a storage shed, you must also install six-foot (6') vinyl privacy fencing alongside your side and rear property lines, so as to visually screen the structure from your adjoining neighbors. Refer to "Fencing" under the general neighborhood landscape and hardscape guidelines section.

Lake View (can be used for interior lots):

No Accessory Structures on the lake view unless they are architecturally compatible with the same architecture as the home and they must be adjacent to that home. Proposed plans for any accessory structure must be approved by the ACC.

Accessory structures should match the color and style of the main house. All structures should be screened from view from all sides of the home with either landscaping or fencing. Accessory structures on high visibility lots must be completely screened from view.



Examples of acceptable sheds, assuming they match the main home.



Not acceptable

Satellite Dishes

Placement of satellite dishes should be as unobtrusive as possible and never on the front of the home.

Requirements by Product Lot Size

43' wide lots (30' wide building envelope)

Typical Lot Layout (See drawings)

Setbacks:

- 20' to the front facing garage
- 5' sides
- 10' rear
- Front porches may be setback 15'

Front Porches:

- Front porches are required on 50% of the elevations.
- Porches, when required by style, must be a minimum of 8' wide by 6' deep.

Raised Foundation:

- Raised first floor foundations are preferred. The minimum height shall be one 4" to 6" step up to front porch.

Garage Setback Requirement:

- At least 50% of homes must have the front face of the garage 2' behind the front porch or front face of the home.
- Every effort should be made to diminish the "snout" of front facing garages on the balance of the home plans.

Garage Doors

- 16' garage doors are allowed

Number of Front Facing Garages:

- Two (2)

Window and Door Trim:

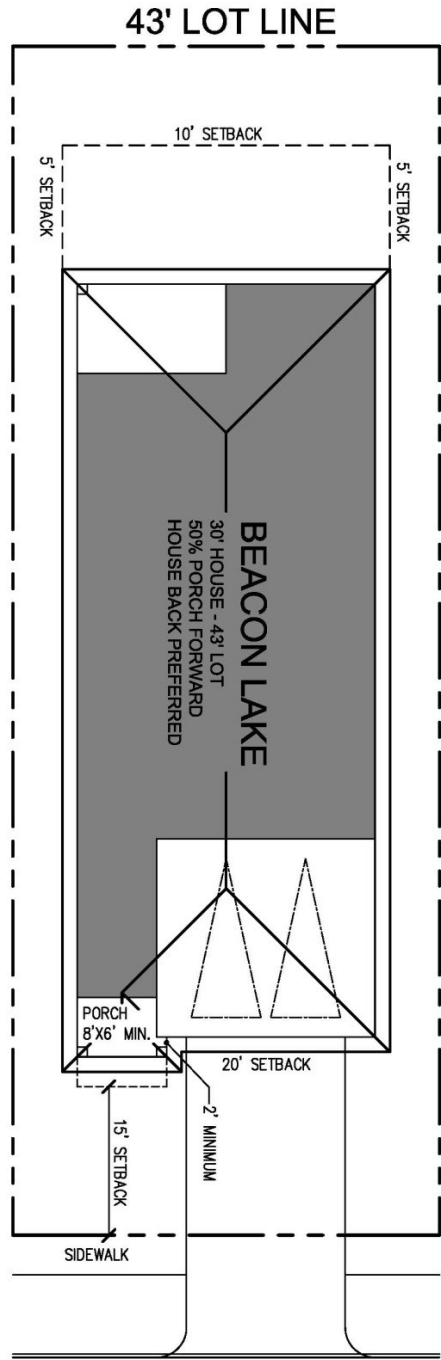
- Window and door trim is preferred but not required on the side and rear elevations except on high exposure lots.

30' HOME

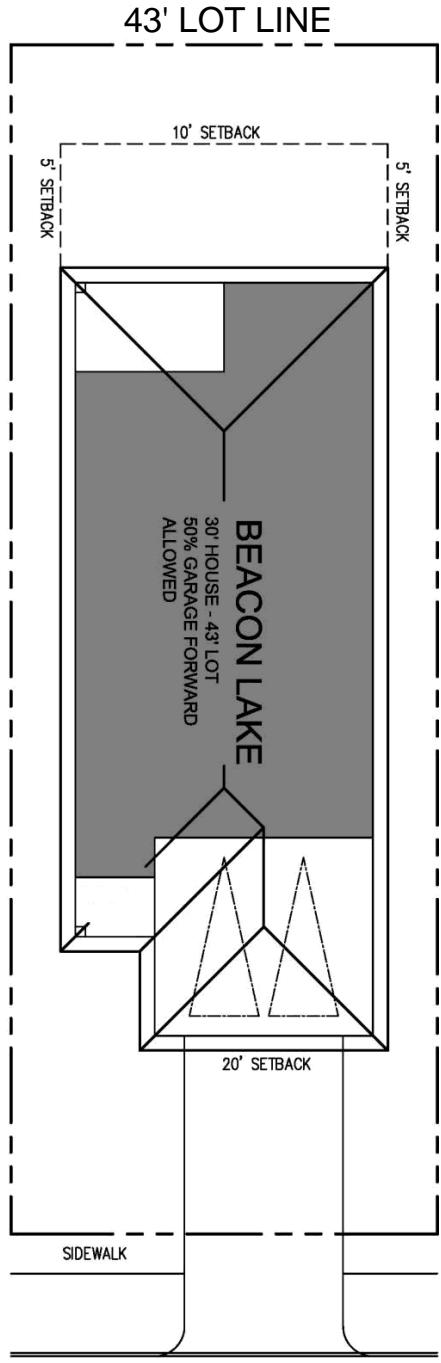


LIMIT SNOUT GARAGE

- 50% OF HOUSES TO HAVE A PORCH
- PORCH - MIN 8' WIDE
- BREAK UP 2-STORY GARAGE FACE



43' Lot / 30' House
Porch Forward



43' Lot / 30' House
Garage Forward

53' wide lots (40' wide building envelope)

Typical Lot Layout (See drawings)

Setbacks:

- 20' to the front facing garage
- 5' sides
- 10' rear
- Front porches may be setback 15'

Front Porches:

- Front porches are required on 60% of the elevations.
- Porches, when required by style, must be a minimum of 10' wide by 6' deep.

Raised Foundation:

- Raised first floor foundations are preferred. The minimum height shall be one 4" to 6" step up to front porch.

Garage Setback Requirement:

- All front facing garage doors must be setback 2' from the face of the home or front porch.

Garage Doors:

- Two 9' single doors or one 16' doors are allowed

Number of Front Facing Garages:

- Two (2)

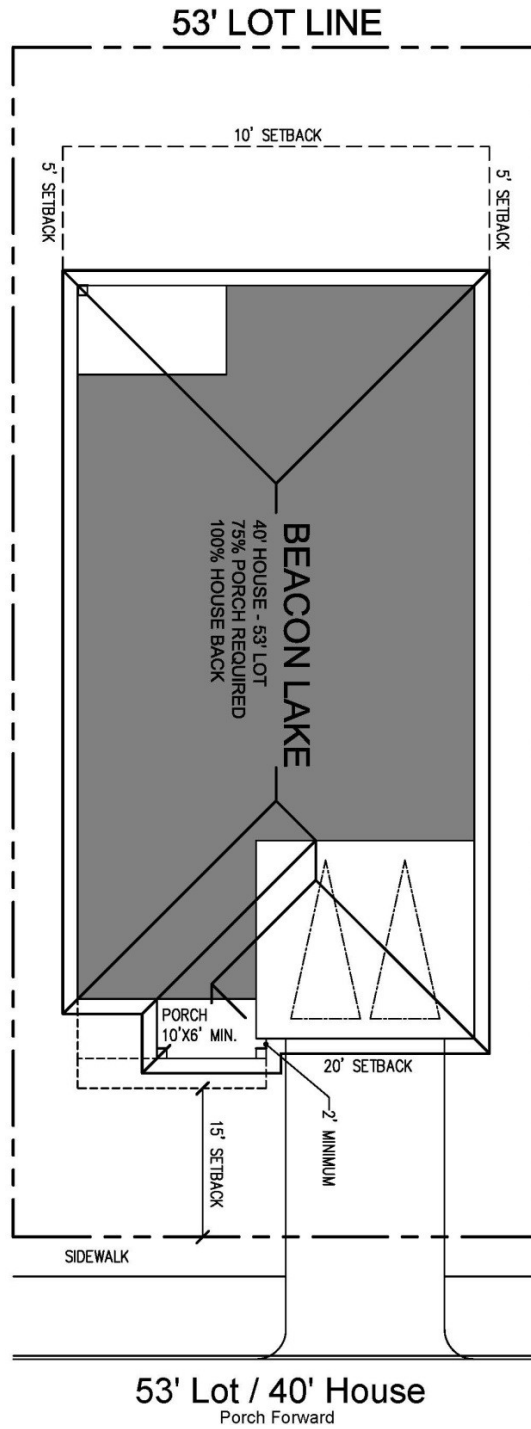
Window and Door Trim:

- Window and door trim is preferred but not required on the side elevations except on high exposure lots.

40' HOME



- 60% OF HOUSES TO HAVE A PORCH
- 40% CAN BE WITHOUT A PORCH
- PORCH - MIN 10' WIDE
- GARAGE SET BACK 2'



63' wide lots (50' wide building envelope)

Typical Lot Layout (See drawings)

Setbacks:

- 20' to the front facing garage
- 5' sides
- 10' rear
- Front porches may be setback 15'

Front Porches:

- Front porches are required on 60% of the elevations.
- Porches, when required by style, must be a minimum of 10' wide by 6' deep.

Raised Foundation:

- Raised first floor foundations are preferred. The minimum height shall be one 4" to 6" step up to front porch.

Garage Setback Requirement:

- All front facing garages must be setback 4' minimum (5' preferred) from the face of the home or front of the home

Garage Doors:

- Two or three single 9' wide doors are allowed

Number of Front Facing Garages:

- Minimum of two, maximum of three. Three garage doors may not occur in the same plane. One door should be stepped back or forward. The aggregate of the setback of both garage doors shall be 6'.

Window and Door Trim:

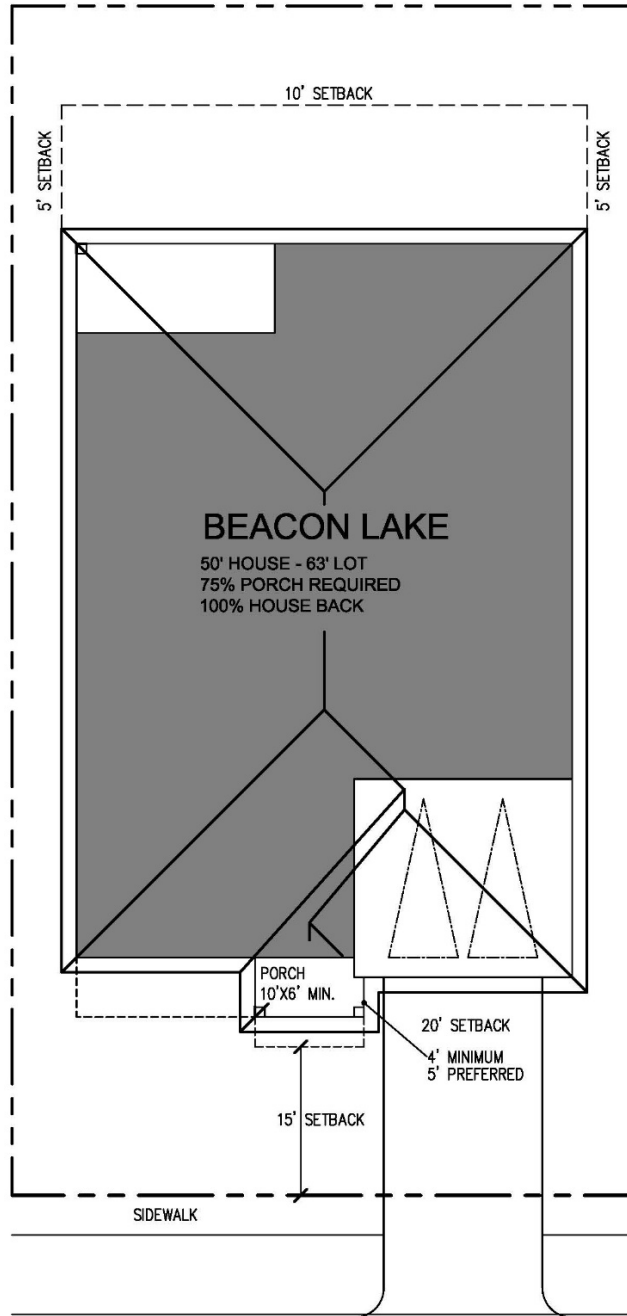
50' HOME



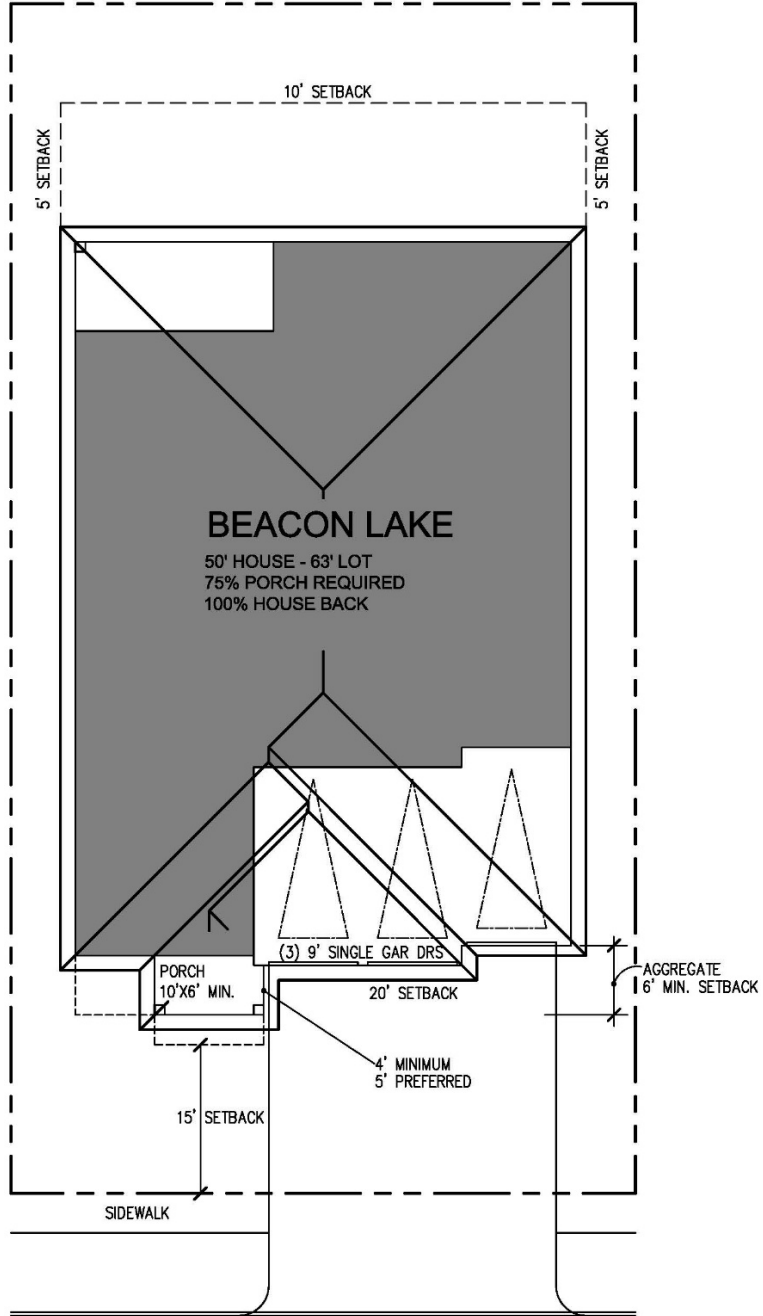
THREE SINGLE GARAGE DOORS

- 60% OF HOUSES TO HAVE A PORCH
- 40% CAN BE WITHOUT PORCH
- PORCH - MIN 10' WIDE

63' LOT LINE



63' LOT LINE



73' wide lots (60' wide building envelope)

Typical Lot Layout: (See drawings)

Setbacks:

- 20' to the front facing garage
- 15' to side loaded garage
- 5' sides
- 10' rear
- Front porches may be setback 15'

Front Porches:

- Front porches are required on 70% of the elevations.
- Porches, when required by style, must be a minimum of 12' wide by 6' deep.

Raised Foundation:

- Raised first floor foundations are preferred. The minimum height shall be one 4" to 6" step up to front porch.

Garage Setback Requirement:

- All front facing garages must be setback 6' minimum (10' preferred) from the face of the home or front of the home.

Garage Doors:

- Two or three single 9' wide doors are permitted. A 6' wide garage door is allowed on a side loaded or courtyard garage. Two, one split garages with one garage facing forward and one garage courtyard loaded are encouraged. A variety of garage solutions are encouraged in this lot width.

Number of Front Facing Garages:

- Maximum of three. Three garage doors may not occur in the same plane. One door should be stepped back or forward. The aggregate of the setback of both garage doors shall be 8'.

Window and Door Trim:

- Window and door trim is required on the side and rear elevations.

60'



2 CAR SIDE - 1 CAR FRONT

- PORCH - MIN 12' WIDE



3 CAR TANDEM

- 30% MAY BE WITHOUT A PORCH



1 CAR SIDE - 2 CAR FRONT

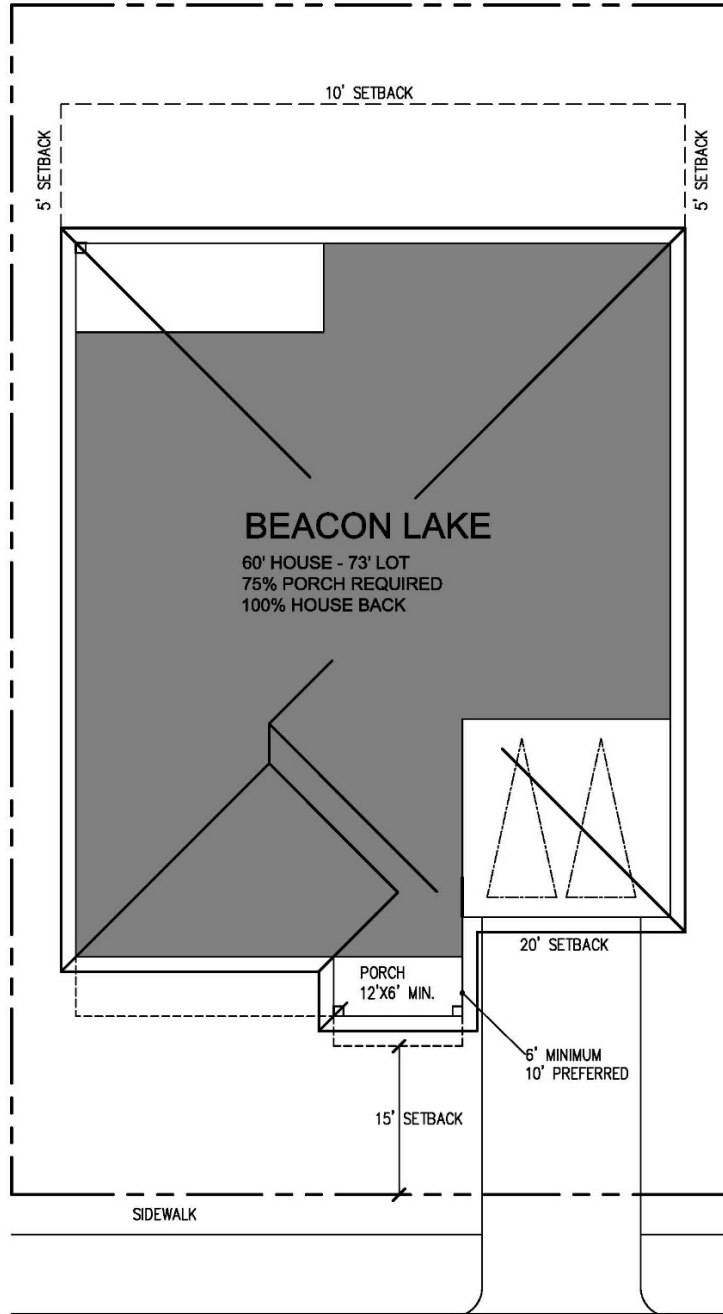
- PORCH - MIN 12' WIDE
- 75% OF HOUSES TO HAVE A PORCH
- 30% CAN BE WITHOUT A PORCH



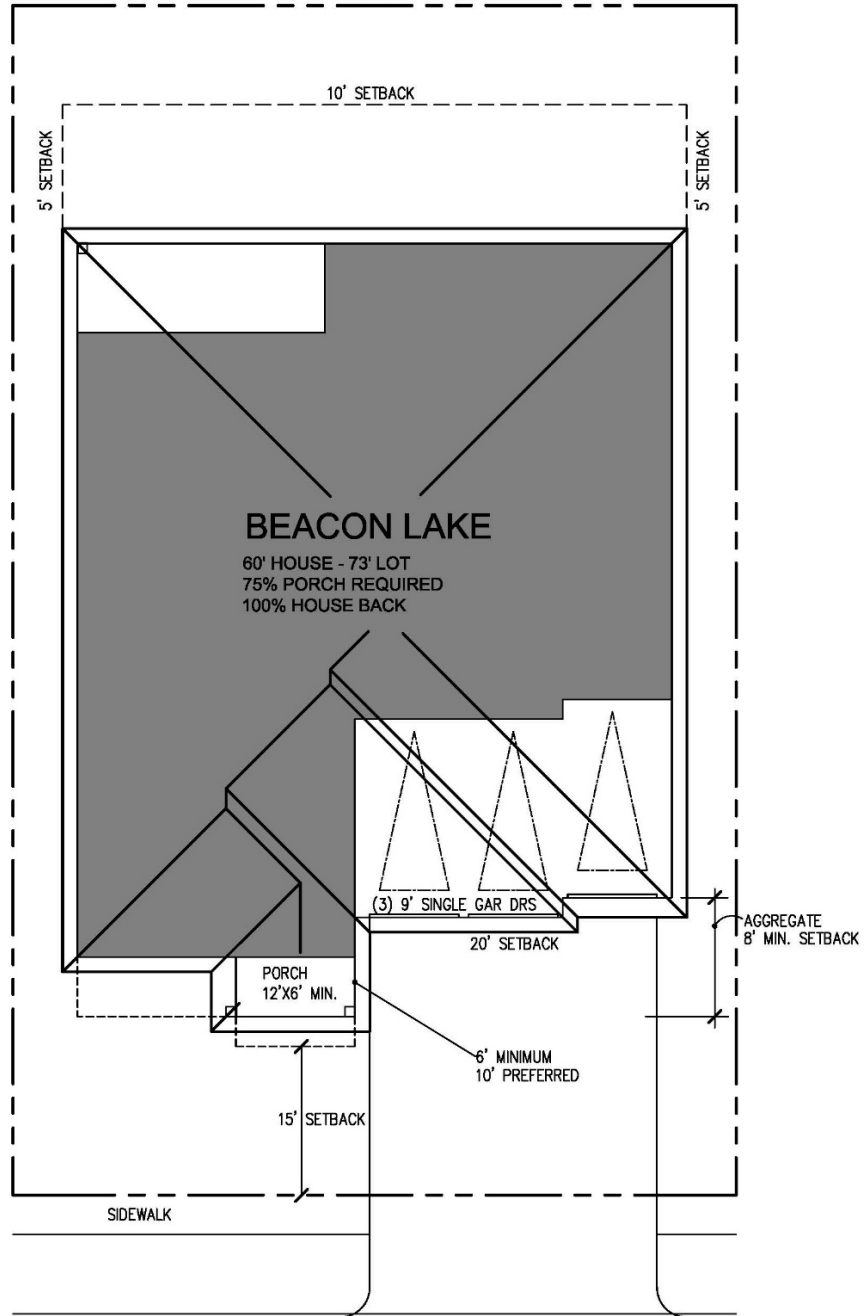
3 CAR SIDE

- 30% MAY BE WITHOUT A PORCH

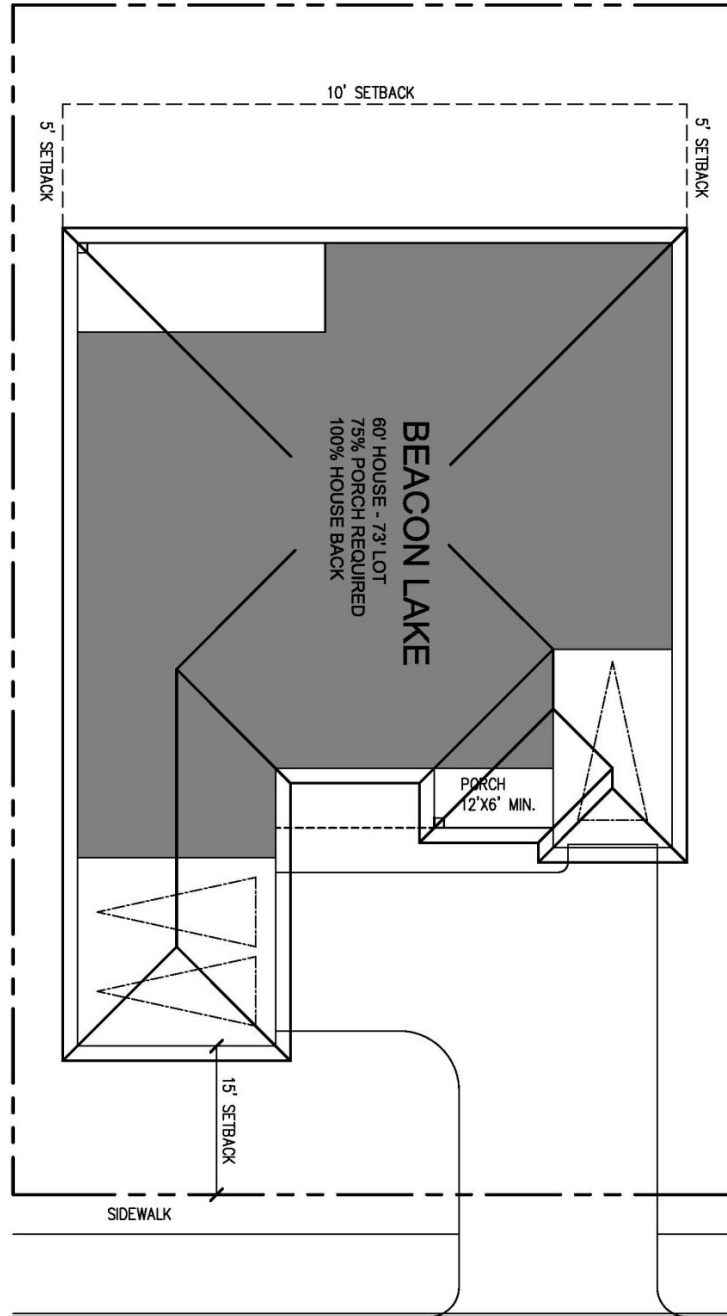
73' LOT LINE



73' LOT LINE



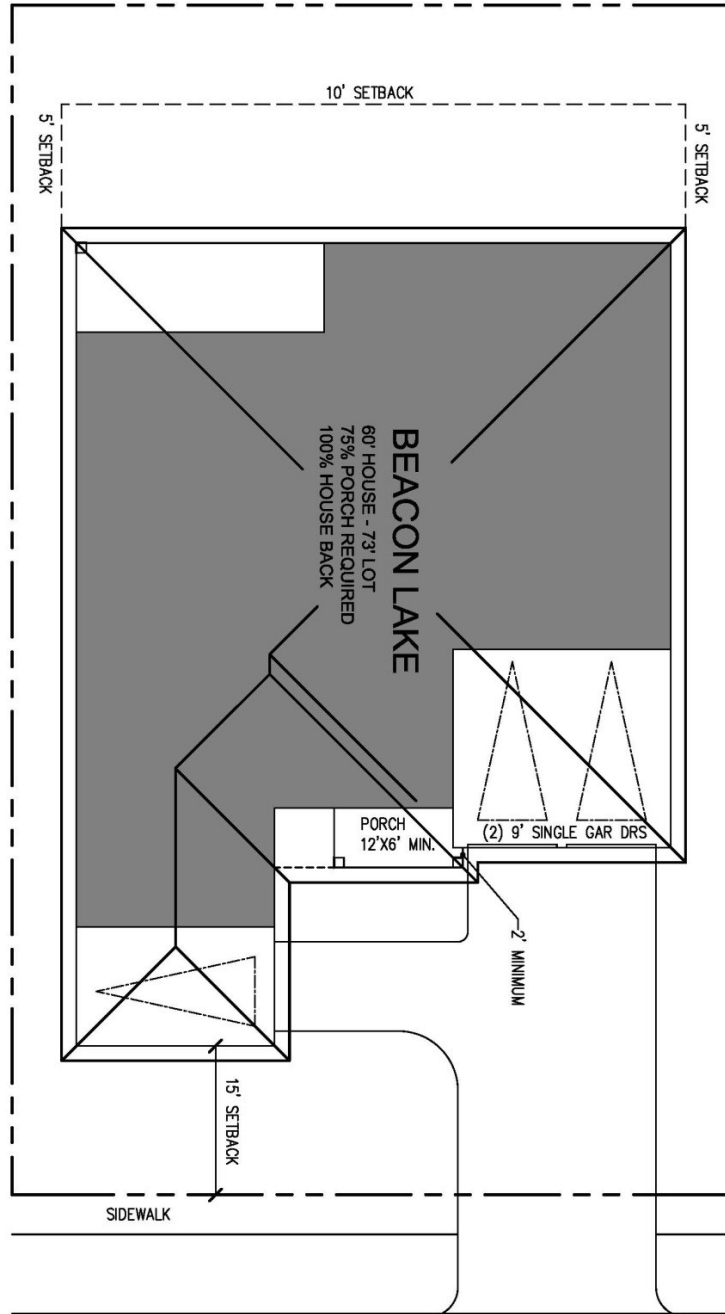
73' LOT LINE



73' Lot / 60' House

2 Car Side - 1 Car Front Garage

73' LOT LINE



73' Lot / 60' House

1 Car Side - 2 Car Front Garage

Exterior Color Standards, Requirements and Submission

All exterior color palettes with samples and color placement diagrams shall be submitted to the ACC for review and approval.

Color samples shall be coordinated with the elevations and show the proposed paint/color palette placement (refer to the Requirement of Color Placement Diagrams).

All exterior painting shall be consistent with initial paint application to maintain variety as well as continuity with the surrounding homes. Siding paint shall be only a flat latex type of paint (no semi-gloss or gloss-type paints are permitted). All exterior trim paint shall be semi-gloss type paint.

Once color palettes are approved, the paint vendor and/or paint grade shall not be changed.

Preferred Color Palettes and Minimum Number of Palettes

A minimum of three (3) color palettes per architectural style shall be submitted to the ACC for review and approval. Palettes shall include main body color, second body color, trim color, accent color, window color, roof color, stone and/or brick profile and color, and brick paint color, if painted.

Color palettes may not be multiple variations of beige and should include yellows, blues, greens and reds, whether in main body, second body or accent color.

Description of Main Body, Second Body, Trim and Accent Colors

- Main body refers to the primary mass of the house, including sides and rear.
- Second body refers to an architectural feature on the façade which includes material changes, entry features, bump outs, etc.
- Trim is located around openings, and includes banding, corner boards, brackets, headers and window sills.
- Accent is to be used sparingly. It includes shutters, doors and some architectural elements such as louvered vents, etc.

Description of Style Specific Color Palettes

Color palettes shall be appropriate to the architectural style. The following is a description of style specific color palettes:

- **Rosemary Beach Coastal:**
Main body color shall be applied to Stucco. Second body color shall be applied to shake shingle siding.
Colors shall reinforce coastal character using light, warm southern palettes or cool gray northern palettes.
- **Low Country:**
Main body color shall be applied to horizontal lap siding. Second body color may not be required, depending upon elevation design.
Colors shall include classic color combinations in warm or cool hues.
- **Arts and Crafts or Shingle Style:**
Main body color shall be applied to lap siding. Second body color shall be applied to shake shingle siding. Masonry accents shall coordinate with main and second body colors.
Colors shall include earth tones or classic colors with deep, saturated tones.

- Florida Farmhouse:**
 Main body color shall be applied to lap siding. Second body color shall be applied to board and batten siding. Brick shall be painted to match trim.
 Color shall include classic color combinations in warm or cool hues.
- Spanish Eclectic:**
 Stucco shall be painted primarily the main body color. Second body color shall be applied to architectural features and/or entry feature, as determined by elevation.
 Colors shall be rustic and warm with bright, bold accent colors.
- Tuscan:**
 Main body color shall be applied to stucco. Second body color may be omitted if stone is applied to entire architectural feature and/or entry feature. Where stone is not used, the second body color shall be applied.
 Colors shall be rustic earth tones and warm, natural accents.
- Euro Country:**
 Main body color shall be applied to the stucco. Second body color may be omitted if stone is applied to entire architectural feature and/or entry feature. Where stone is not used, the second body color shall be applied.
 Colors may be cool with gray stone accents or warm with tan or brown stone accents.

Requirement of Color Placement and Color Diagrams

Color placement diagrams shall be provided to the ACC for each elevation for review and approval. The diagrams shall graphically locate main body, second body, trim color and accent color using highlighter type colors and a color key.

Color Placement Requirements:

- Main body color shall be used on front, sides and rear of house.
- Second body color, where used, shall wrap corners where appropriate and end at an inside corner or corner board.
- Accent color shall be used sparingly.
- Columns shall only be painted trim color.
- Garage doors shall be painted main body color or trim color.
- Corner boards shall only be painted trim color on both sides.



Sample of color placement diagram

Common Color Miscues to be Avoided:

- Never end a paint color on an outside corner. Always end at an inside corner or at a corner board.



This is an example where the color ends on an outside corner.

- Corner boards shall not be painted body color.
- Garage doors shall not be painted second body color or accent color.



In a pedestrian friendly community, the focus should not be on the garage door.

- Columns shall not be painted body color – even if they are the same material as the main body.



Columns should have been painted the trim color and not the body color. Don't confuse the material (stucco) with the architectural element.

Pattern Book

In order to create a rich, timeless streetscape, there are six (6) distinct architectural styles chosen for Beacon Lake. Builders are encouraged to use all six (6) styles throughout their entire collection of homes. The six proposed styles are:

Rosemary Beach Coastal

Front Porches:

Front porches are not an integral aspect of this style and therefore not required.

Roof Pitch:

Acceptable roof pitches are 7/12 to 10/12.

Finishes:

Consisting of stucco main body and shake shingles secondary body.

Window Grills:

4 over 1

Shutter Styles:

Plank style shutters.

Bahama shutters.

Door Styles:

2 panel or ¾ French

Low Country

Front Porches:

Front porches are an integral aspect of this style and therefore required.

Roof Pitch:

Acceptable roof pitches are 7/12 to 10/12.

Finishes:

Horizontal Lap siding

Window Grills:

Traditional 4 over 4 or 6 over 6 grill pattern. Windows are typically flanked by shutters and not mull together. Multiple windows have a structural mull and should never have shutters.

Shutter Styles:

Louvered shutters.

Door Styles:

6 or 2 panel

Tuscan

Front Porches:

Front porches are not an integral aspect of this style and therefore not required.

Roof Pitch:

Acceptable roof pitch is 6/12.

Finishes:

Consisting of stucco and stone. Stone should be cut cobblestone or field stone.

Window Grills:

4 over 1.

Shutter Styles:

Plank style shutters.

Door Styles:

Rustic

Arts and Crafts or Shingle Style

Front Porches:

Front porches are an integral aspect of this style and therefore required.

Roof Pitch – Arts & Crafts:

Acceptable roof pitches are 6/12 to 7/12.

Roof Pitch – Shingle Style:

Acceptable roof pitches are 8/12 to 10/12.

Finishes:

Lap siding with areas of shake shingle siding and masonry accents.

Window Grills:

3 over 1 or 4 over 1. Multiple windows can be used with a 6" structural mull.

Shutter Style:

Plank shutters

Door Style:

Craftsman style doors

Florida Farmhouse

Front Porches:

Front porches are an integral aspect of this style and therefore required.

Roof Pitch:

Acceptable roof pitches are 8/12 to 10/12.

Finishes:

Combination of lap and board and batten siding with painted brick accents.

Windows Grills:

2 over 2. If windows are combined, use a 6" structural mull.

Shutter Styles:

Panel shutters or Bahama shutters.

Door Styles:

2 panel door or ¾ French door.

Spanish Eclectic

Front Porches:

Front porches are not an integral aspect of this style and therefore not required.

Roof Pitch:

Acceptable roof pitch is 6/12.

Finishes:

Primarily stucco with tile accents.

Windows Grills:

4 over 4 or 4 over 1.

Shutter Styles:

Plank, louvered or panel.

Door Styles:

8 panel.

Euro Country

Front Porches:

Front porches are not an integral aspect of this style and therefore not required.

Roof Pitch:

Acceptable roof pitch is 8/12 to 12/12. Primarily hips roofs or gable roof with Jerkin head.

Finishes:

Consisting of stucco and stone. Stone should be cut cobblestone or field stone.

Window Grills:

2 over 2 or 6 over 6.

Shutter Styles:

Plank style shutters.

Door Styles:

Two panel doors.

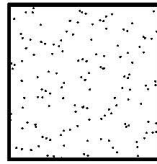
ROSEMARY BEACH COASTAL



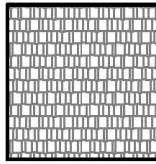
ROSEMARY BEACH COASTAL



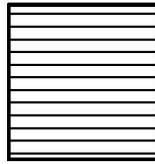
ROSEMARY BEACH COASTAL



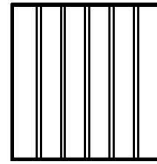
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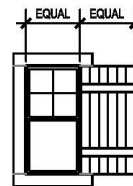
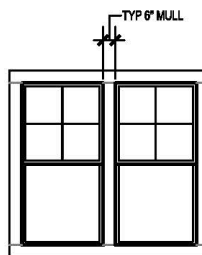
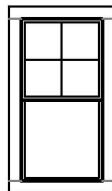
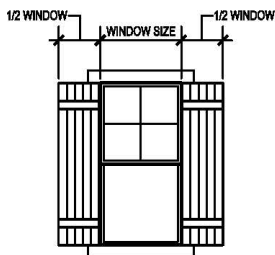
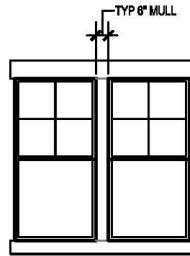
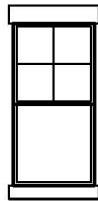
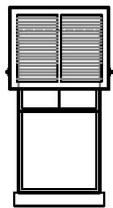
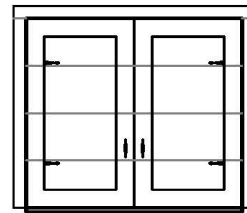
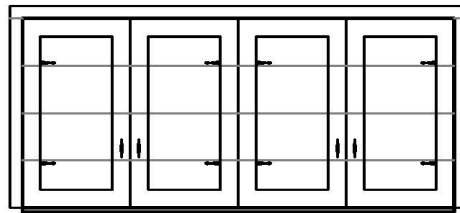
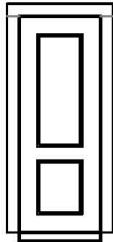
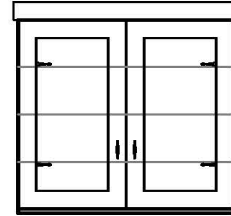
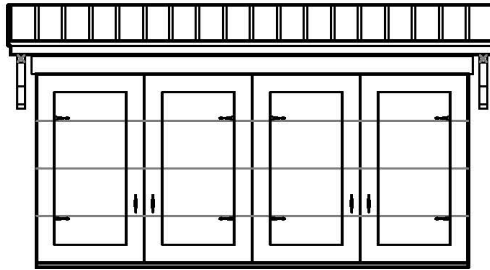
SHAKES



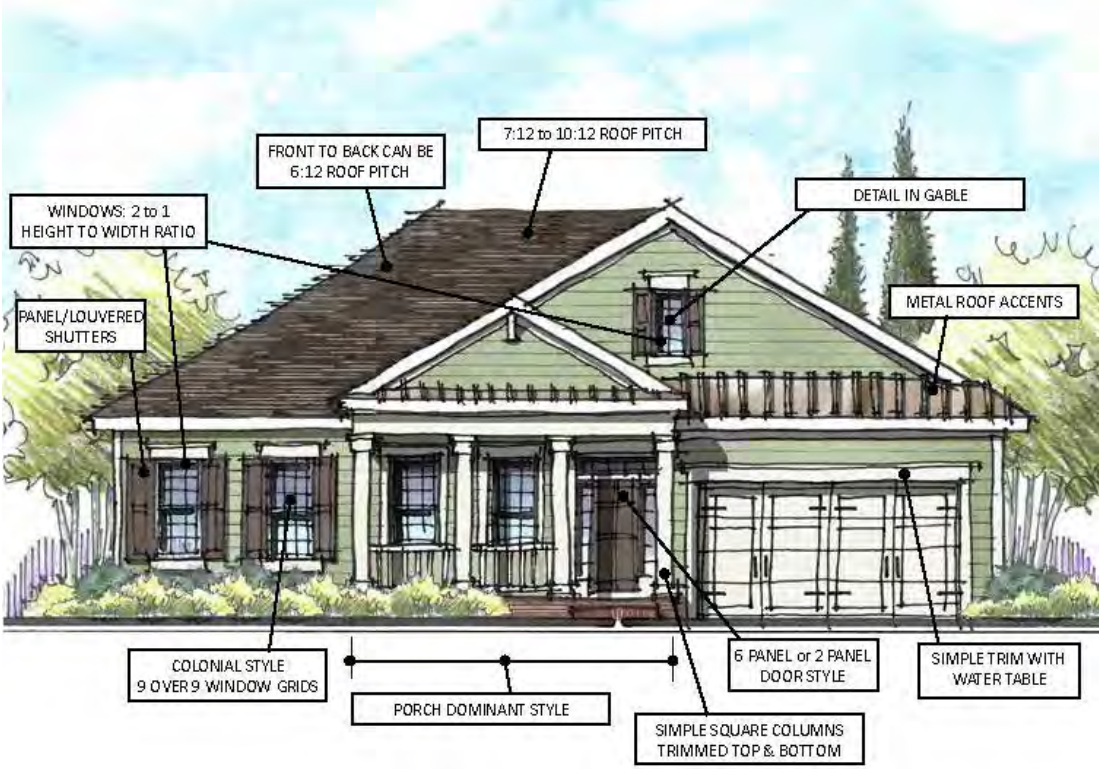
LAP SIDING



B&B SIDING



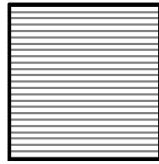
LOW COUNTRY



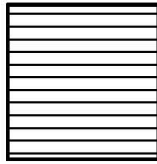
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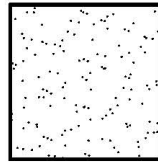
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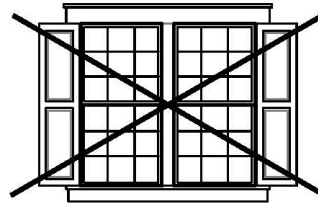
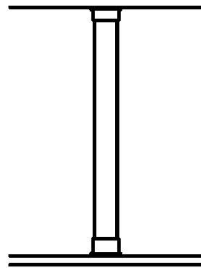
BRICK



LAP SIDING



STUCCO



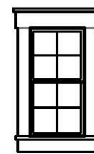
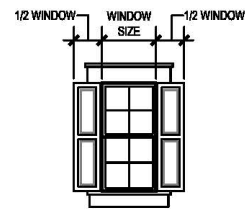
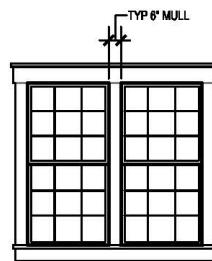
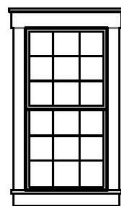
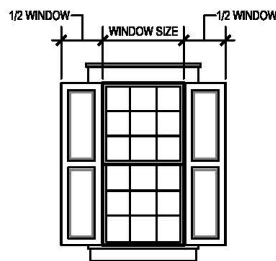
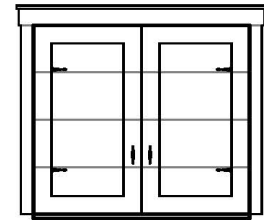
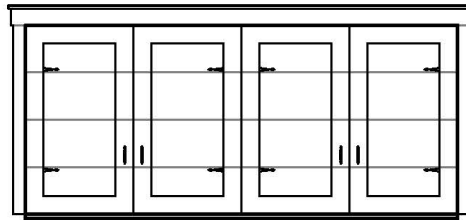
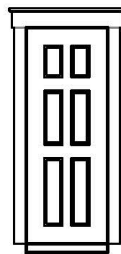
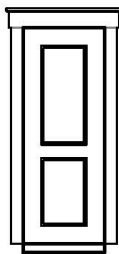
GABLE DETAIL



DECOR GABLE VENT DETAIL



DECOR GABLE VENT DETAIL



TUSCAN



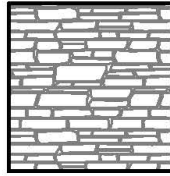
TUSCAN



TUSCAN



STUCCO



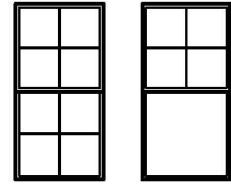
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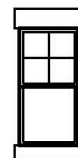
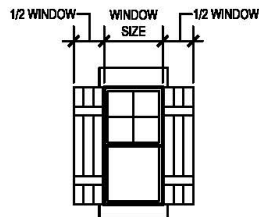
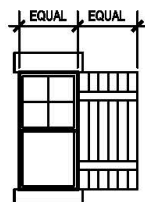
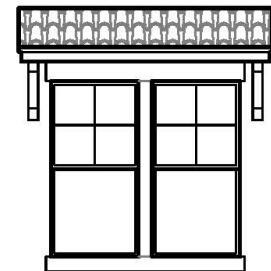
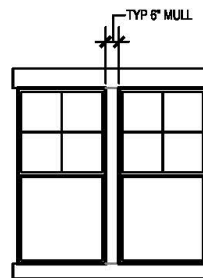
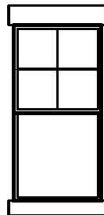
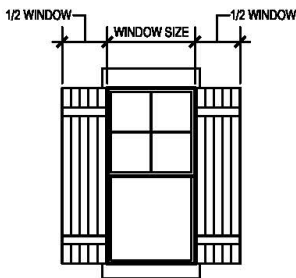
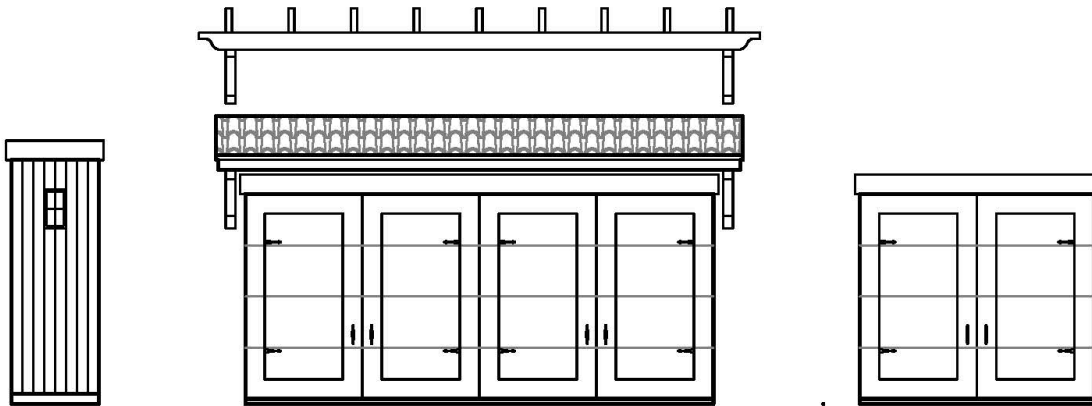
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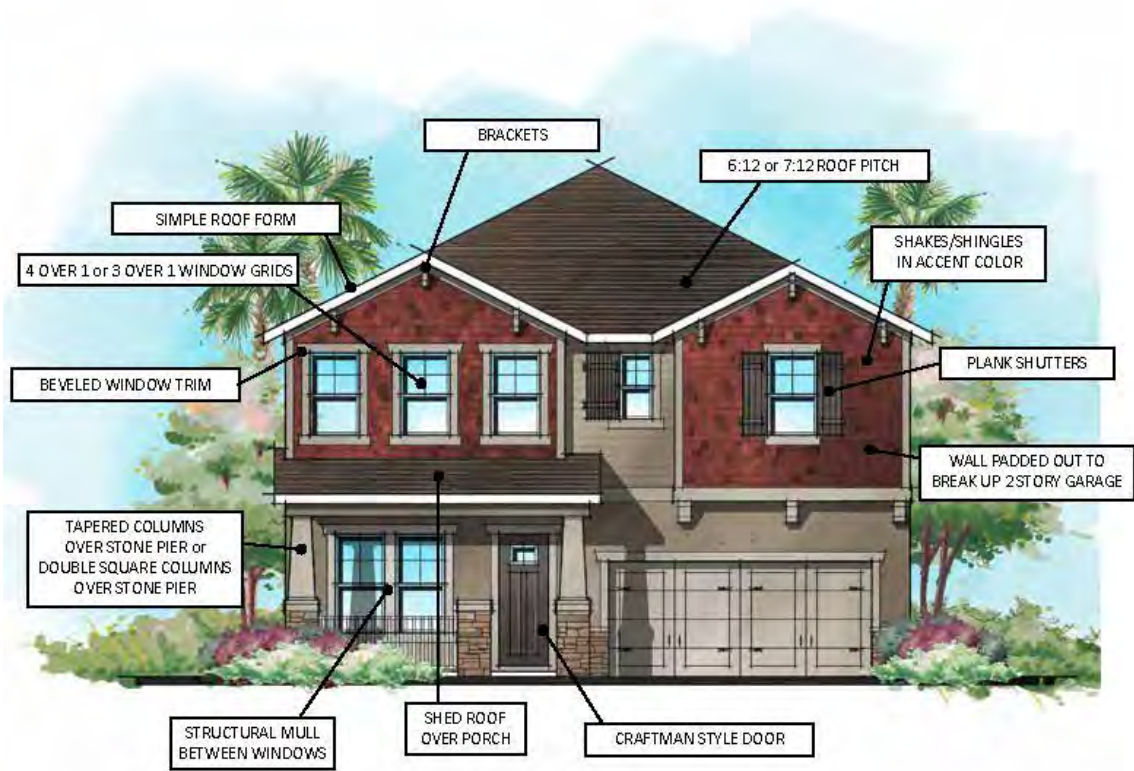
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TYP WINDOW GRID PATTERNS



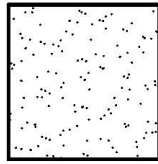
ARTS & CRAFTS



ARTS & CRAFTS



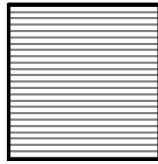
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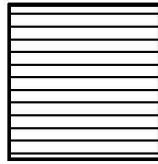
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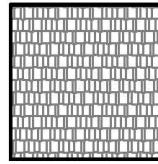
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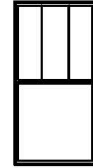
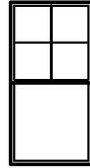
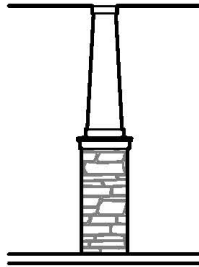
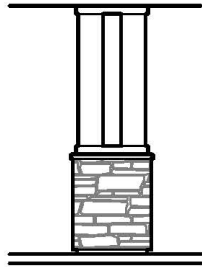
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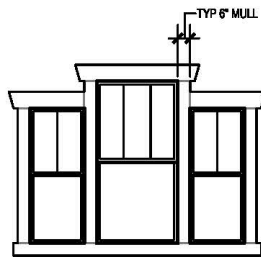
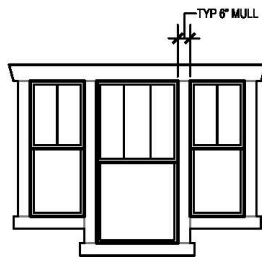
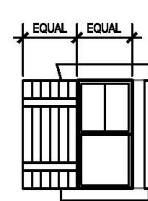
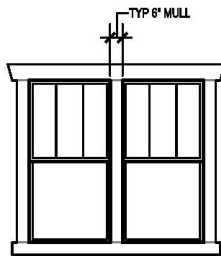
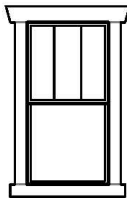
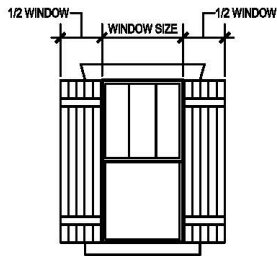
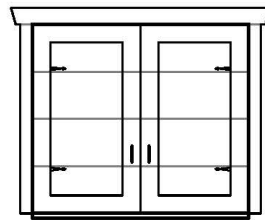
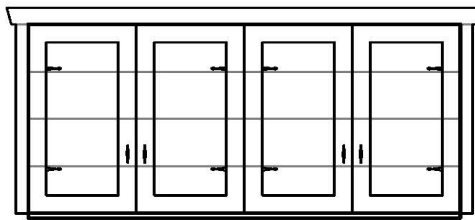
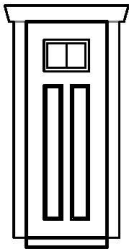
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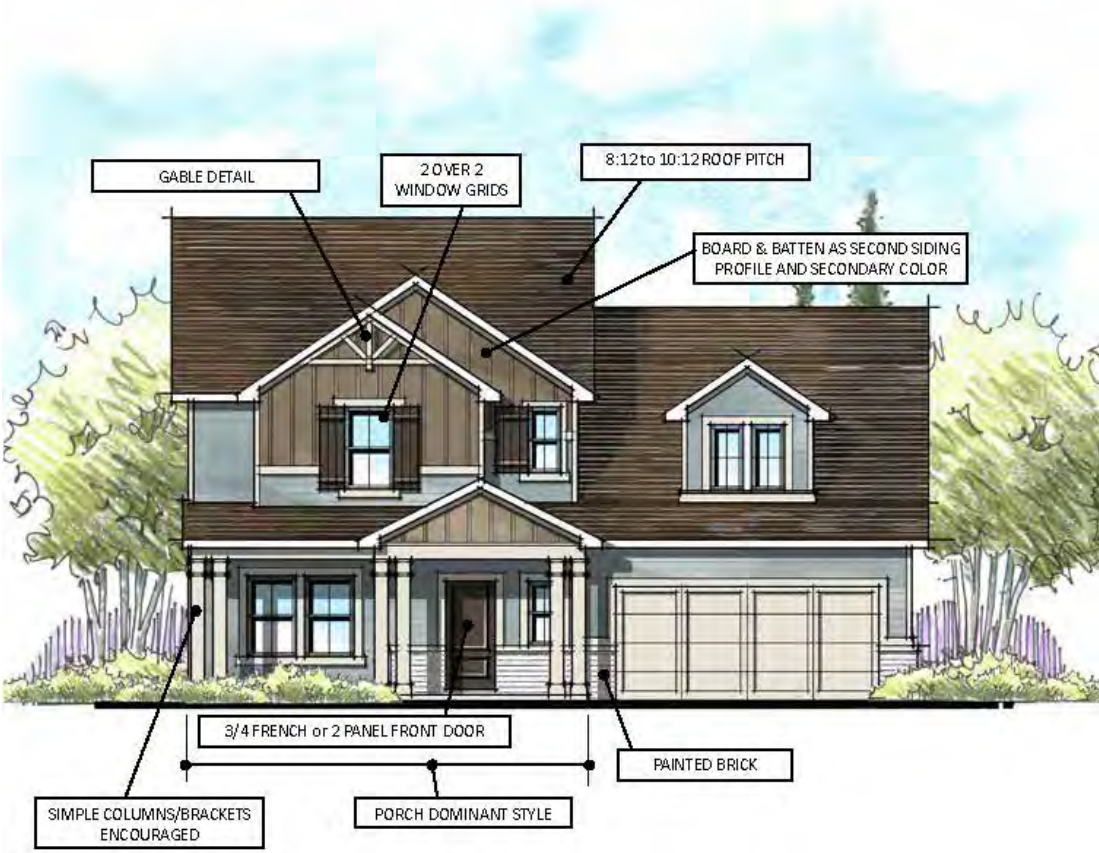
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TYP WINDOW GRID PATTERNS



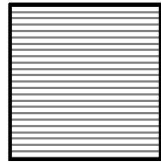
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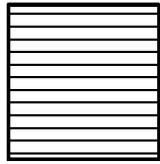
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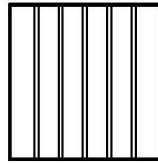
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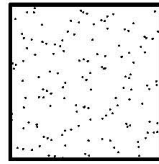
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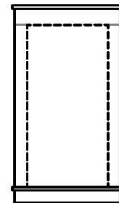
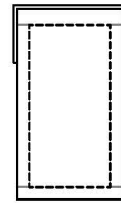
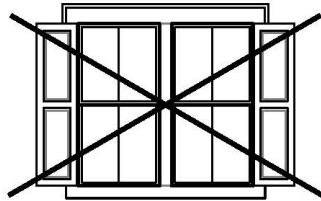
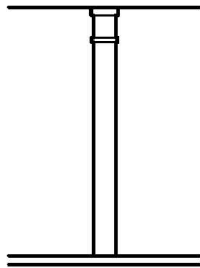
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B&B SIDING



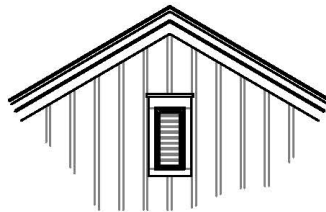
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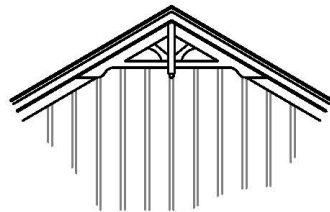
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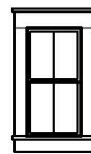
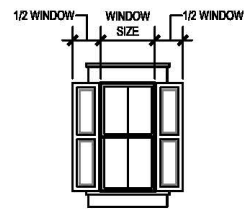
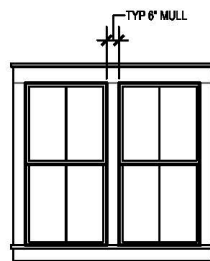
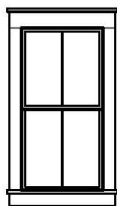
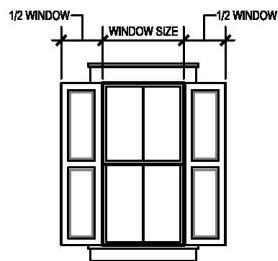
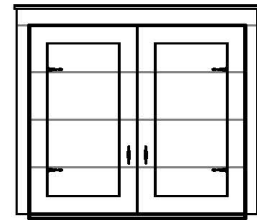
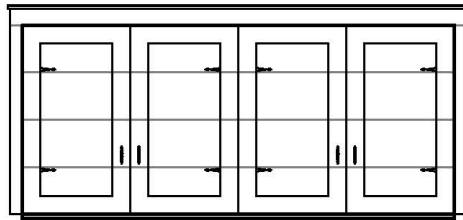
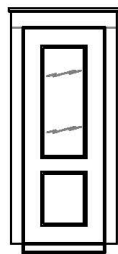
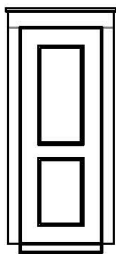
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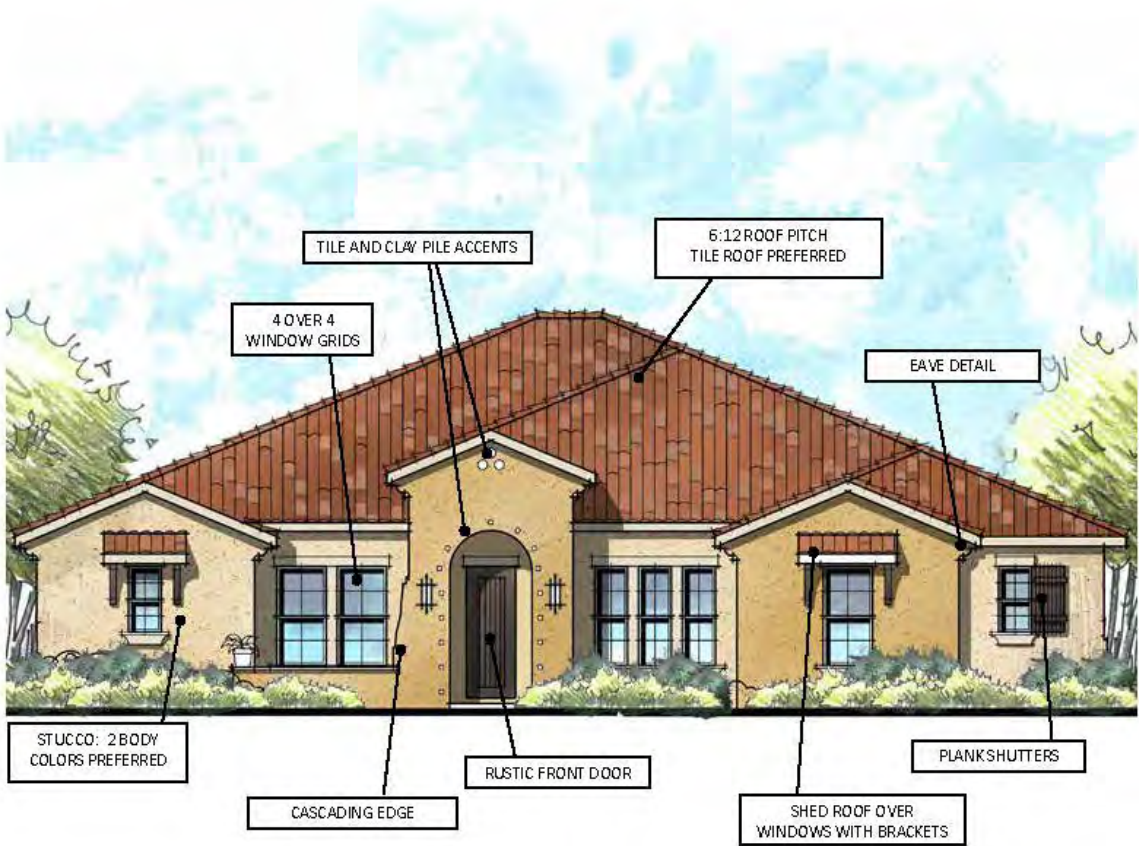
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GABLE PEDIMENT DETAIL



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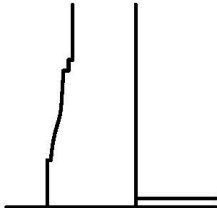
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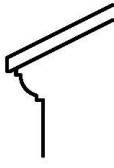
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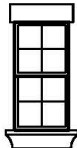
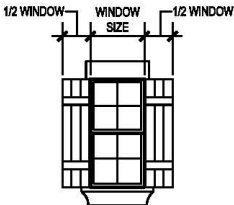
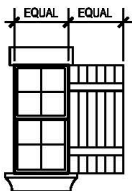
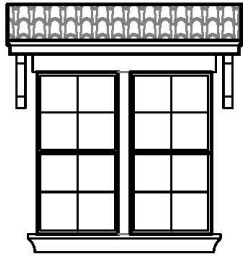
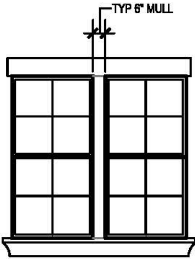
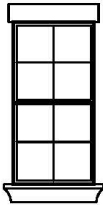
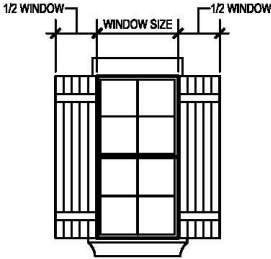
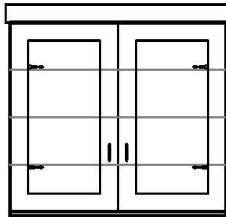
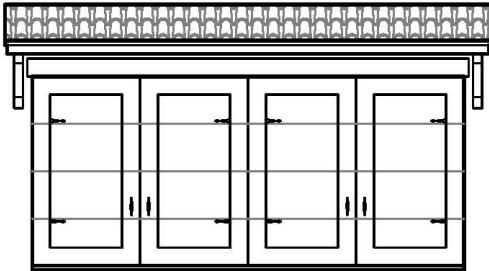
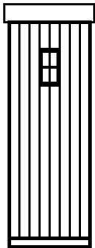
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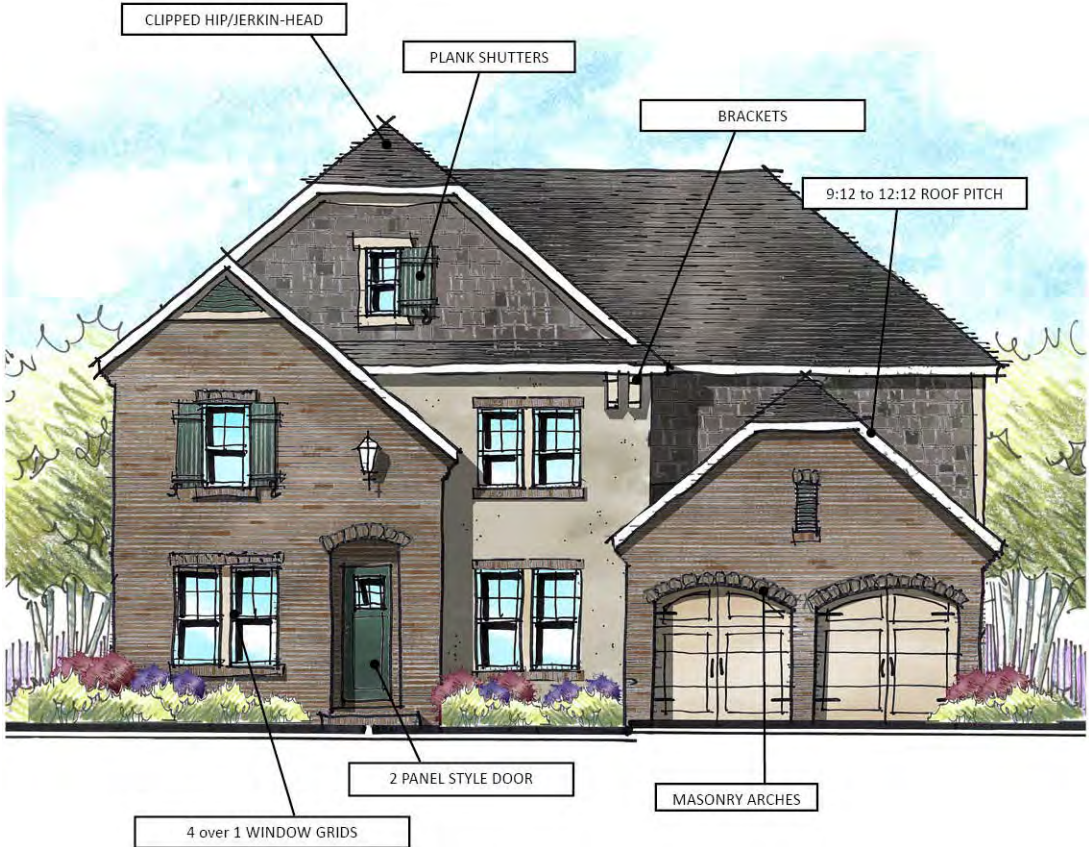
EAVE DETAIL



GABLE ACCENT DETAIL



EURO COUNTRY



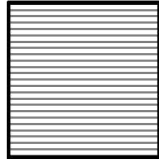
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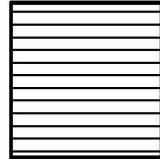
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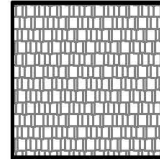
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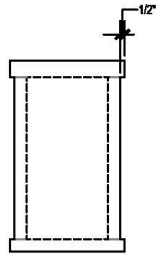
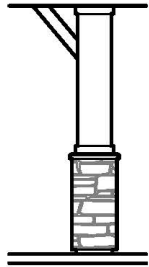
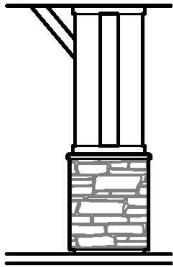
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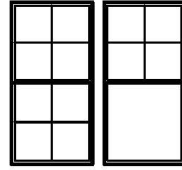
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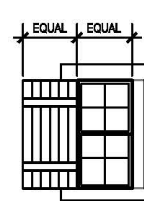
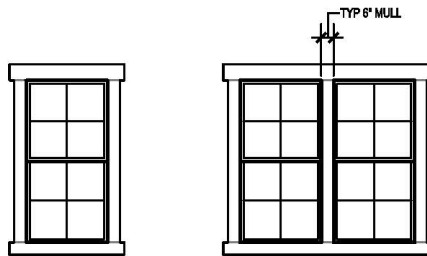
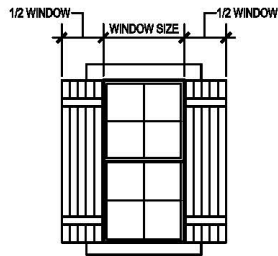
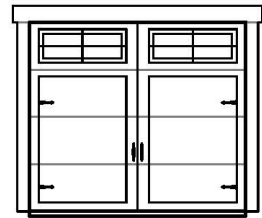
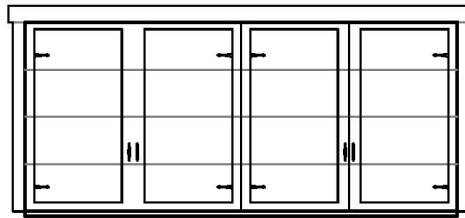
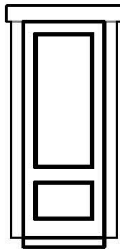
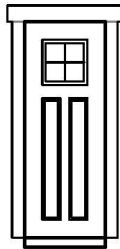
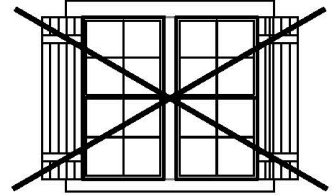
SHAKES



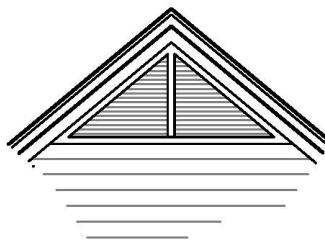
TYP WINDOW / DOOR TRIM



TYP WINDOW GRID PATTERNS



GABLE DETAIL



DECOR GABLE VENT DETAIL



DORMERS

General Neighborhood Landscape and Hardscape Guidelines

Landscape Character and Style

Establishment of a strong community landscape image is critical to the success of Beacon Lake. To achieve this goal, builders in Beacon Lake are required to install a predesigned landscape package for each single family home in the community.

This landscape section has been designed to provide property owners, architects, landscape architects, contractors and builders with important information related to the development of homes to ensure a harmonious neighborhood streetscape, establish visual sense of community as a whole, and to protect the aesthetic quality of the overall community, while still allowing for individual expression of the homeowner.

The objective is to reinforce the coastal vernacular character of Beacon Lake. The recommended landscape character should emphasize a natural and native style while encouraging the use of native, xeriscape, & drought resistant plant materials. Front yard plantings should be sympathetic to the overall neighborhood streetscape in form, texture and simplicity of design. This can be achieved by limiting the front yard planting to lawn, trees and layered foundation planting beds.

Treatment of side and rear yards is dependent on their location. Homes on lakes have different requirements than those that are not. On back to back lots, the homeowner's privacy is the main concern. The goal in landscaping is a balance between the homeowner's goals and those of the overall community. All mechanical equipment, ground mounted utilities and services not occurring within a building should be screened from adjoining properties by a visual barrier such as a wall or landscaping sufficient in form and texture to effectively screen the item. All picket type fencing above 36" must be accompanied by landscaping sufficient to obscure and minimize the impact of the fence. Accessories, sculptures and decorative objects such as statuary bird baths, are prohibited in front yards. See pages 71-74 for special landscape requirements.

Appropriate Front and Side Yards

- Formal or informal (except for front hedge).
- Shredded bark mulch.
- Layered beds.

Inappropriate Front and Side Yard

- English Gardens.
- Oriental Gardens.
- Stone or colored mulch.

Landscape Planting Guidelines

To create a “streetscape effect” that is consistent throughout the community and the entire development, the minimum planting requirements included in this section shall be met.

A landscape plan at 1” = 10’ scale showing the builder’s intent must be submitted as part of the design review application. Existing easements and trees must be shown on the plan. Landscape materials will be identified as to common and botanical name, quantity, quality and size.

Regarding plant quality, all trees and shrubs shall be Florida #1 or better as defined in “Grades and Standards for Nursery Plants”, Parts I & II, Department of Agriculture, State of Florida. Grass sod shall be St. Augustine “Floritam” and shall be free of weeds, diseases, fungi and insects. All landscaped areas shall be irrigated by an automatic irrigation system. Positive drainage shall be provided in all areas.

The builder is responsible for screening air conditioning units, trash storage areas, pool equipment, mechanical equipment and other unsightly elements from public view by means of an approved privacy fence and/or plant material. The builder is also responsible for screening transformers, telephone junction boxes, etc. that fall on the lot from public view.

Individual Lot Mitigation Requirements as per St. Johns County:

Selections can be made from the shade tree list provided. Foundation material for front, sides, rear and corner lots as required (SEE LISTS BELOW).

Requirements:

- For every 2,200 sf of lot area, provide a minimum 2” cal. 8’-10’ in height canopy tree planted no closer than 20’-30’ apart depending on variety.
- Each lot will have a minimum of 50% Florida friendly plant and tree material.
- A minimum of 70% of all newly planted trees shall be canopy trees, no more than 50% of trees can be of the same species.
- See SJC approved tree and plant list for additional approved material
- Trees shall not be planted closer than 7.5’ from the centerline of underground utilities or within any designated utility easements, as per SJC.
- Street trees DO NOT COUNT FOR LOT MITIGATION.

Street Trees

The builder will be responsible for the installation of street trees at the discretion of the Developer. That determination will be made prior to installation. The Developer will provide a street tree plan indicating the tree type and location to be used in each neighborhood.

Minimum requirement for a street tree is 4” caliper; 14-16” height x 8-10’ width (SEE LISTS BELOW)

Front Yards

The front yard is defined as the area from the back of the curb to the front of the home, including side yards back to the midpoint of the house. Planting in this area is of greatest importance as it will determine the aesthetic appeal of the overall streetscape. The goal of landscaping is to integrate the home and lot and thereby soften the impact of home along a particular street and create visual interest and excitement for the streetscape.

A well thought out combination of grass, ground covers, shrubs and trees will be used to accomplish the above goals. The appearance should be natural in appearance.

All front yards will be completely sodded except where shrubs or ground covers are used and maintained natural areas.

Mulch

Shrubs, ground covers and natural areas will receive a minimum of 3" of shredded bark, pine bark or hardwood nuggets (non-colored) or other mulch as approved by the Developer. Rock, shell, cypress mulch, wood chips or any other material will not be considered as an alternative to grass or ground cover.

Rear Yards

Rear yards are defined as the area from the rear property line to the home including the side yards back to the midpoint of the house. For standard back to back lots, hedges and dense plantings are encouraged along the property line. Amenity lots (lakes, wetlands, parks) will require additional landscaping above the standard requirements (see accompanying exhibits) to soften and filter the view of the home from the amenity area. When planning and installing landscaping on amenity lots, homeowners are not responsible for views from neighboring lots. Air conditioner units, pool equipment, etc. will be screened with appropriate walls and/or landscape material.

Corner Lots

Because of their larger size and increased visual impact, additional plantings are required for privacy as well as the extended streetscape impact. This planting will include additional street trees as well as front yard type treatment to the corner side yard. (Refer to "planting exhibits" under general landscape and hardscape guidelines section)

Plant Material

Plant material will be selected from the approved plant list. Minimum plant sizes are also indicated for each plant type.

Minimum Planting Exhibits

The requirements shown on the accompanying exhibits show the general requirements for lots and are generic in nature. They are not intended as a planting plan, but as a guide for the builder to use with the homeowner to meet the goals of Beacon Lake. These exhibits should be reviewed carefully as the Developer will require appropriate placement of landscaping materials.

Irrigation

To help maintain the landscape quality that is the goal of Beacon Lake, an automatic irrigation system is required for all houses. To encourage reliability of irrigation systems, the following specifications are required.

- Fixed risers may be used in shrub areas not adjacent to pavement.
- Provide full coverage of all landscaped areas with minimal overspray of neighboring property and pavement areas.
- Reclaim water source for irrigation on lots.
- All exposed risers must be painted black.

The reclaimed water used in the irrigation system is not suitable for drinking or water sports. Children and pets should not play in such water.

Artificial Vegetation

No artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the exterior portion of any home or lot, unless approved by the ACC.

Removal of Soil and Additional Landscaping

Without the prior consent of the ACC, no homeowner shall remove soil from any portion of the community or change the level of the land within the community, or plant landscaping which results in any permanent change in the flow and drainage of surface water within the community. Homeowners may not place additional plants, shrubs, or trees within any portion of the community without the prior approval of the ACC.

Visibility on Corners

Notwithstanding anything to the contrary in these restrictions, no obstruction to visibility at street intersections shall be permitted and such visibility clearances shall be maintained as required by the ACC and governmental agencies. No vehicles, objects, fences, walls, hedges, shrubs or other planting shall be placed or permitted on a corner lot where such obstruction would create a traffic problem.

Wetlands and Mitigation Areas

It is anticipated that the common areas may include one or more preserves, wetlands, and/or mitigation areas. No homeowner or other person shall take any action or enter onto such areas so as to adversely affect the same. Such areas are to be maintained by Association in their natural state.

Irrigation Wells

Notwithstanding Section 16.44-Wells, of the recorded Declaration For Beacon Lake, per the St. Johns River Water Management District (SJRWMD), and the St. Johns County Utility Department (SJCUD), Artesian (Deep) Wells are not allowed within Beacon Lake.

Furthermore, once Reclaimed (Re-Use) Water Source is available within Beacon Lake, no irrigation wells of any type, including but not limited to artesian, surficial, shallow, rock, or any other type irrigation well, will be allowed within the community. At such time, the lowest quality water source available (i.e. lake water or SJCUD reclaimed water) shall be used for irrigation.

Likewise, once Reclaimed (Re-Use) Water Source is available within the community, any artesian, surficial, rock, shallow, or other type irrigation well must be abandoned by homeowners, unless such abandonment requirement is waived or set aside by the St. Johns County Utility Department (SJCUD) and the St. Johns River Water Management District (SJRWMD), and or any other requisite governmental entity.

Maintenance

The builder will be responsible for maintaining all landscaping until the sale and closing of the home. The appearance shall be neat and orderly and the lot shall be kept free of debris. Mulches lost from any cause will be replenished. Damage from drainage will be repaired. Sod areas will be maintained as weed and disease free as possible. Grass areas will be mowed to a suitable height on a regular basis. Grass will be trimmed around all fixed object and be kept out of planting beds and edge where along paved areas. Water, fertilize and treat for insects as necessary. If the Developer determines that maintenance is inadequate, after notifying the builder, they may take over maintenance and charge the cost to the builder, Prune all shrubs, trees and palms as necessary to keep them in an acceptable condition

Drainage System

Drainage systems and drainage facilities may be part of the facilities, common areas and/or homes. The maintenance of such system and/or facilities within the common areas shall be the responsibility of the Association. Once drainage systems or drainage facilities are installed by Developer, the maintenance of such systems and/or facilities thereafter within the boundary of a home shall be the responsibility of the homeowner of the home which includes such system and/or facilities. In the event that such system or facilities (whether comprised of swales, pipes, pumps, waterbody slopes, or other improvements) is adversely affected by landscaping, fences, structures (including, without limitation, pavers) or additions, the cost to correct, repair, or maintain such drainage system and/or facilities shall be the responsibility of the homeowner of each home containing all or a part of such drainage system and/or facilities. By way of example, and not of limitation, if the homeowner plants a tree (pursuant to the ACC approval) and the roots of such tree subsequently affect pipes or other drainage facilities within another home, the homeowner that plants the tree shall be solely responsible for the removal of the roots which adversely affects the adjacent home. Likewise, if the roots of a tree located within the common areas adversely affect an adjacent home, the Association shall be responsible for the removal of the roots and the costs thereof shall be operating costs. Notwithstanding the foregoing, Association, Builders, District and Developer shall have no responsibility or liability for drainage problems of any type whatsoever.

Approved Plant List

Shade Trees – All trees shall be planted a min. distance of 20’ o.c. as per St. Johns County.

Minimum requirement for a lot tree is 8’ height x 5’ width; 2” caliper; 3’ clear trunk; container-grown.

Minimum requirement for a street tree is 4” caliper; 14-16” height x 8-10’ width (denoted with ‘S’ below)

Common Name

(S) Red Maple

(S) River Birch

(S) Sweet Gum

(S) Magnolia ‘Southern Magnolia’

Slash Pine

(S) Sycamore

(S) Red Oak

(S) Shumard Oak

(S) Live Oak

Weeping Willow

(S) Bald Cypress

(S)Winged Elm

Botanical Name

Acer rubrum

Betula nigra

Liquidambar styraciflua

Magnolia grandiflora

Pinus elliotii

Platanus occidentalis

Quercus falcate

Quercus shumardii

Quercus Virginian

Salix babylonica

Taxodium distichum

Ulmus alata

Palm Trees- Rear Yards and Pools only

Minimum requirement will be 10' clear trunk, multi-height, space 8'– 10' o.c. in groupings of three. Specimen palms, such as Sylvester Palms, Medjool Palms can stand alone, minimum 6' c.t

Common Name

Medjool Date Palm
Sylvester Palm
Cabbage Palm
Washingtonian Palm

Botanical Name

Phoenix dactylifera 'Medjool'
Phoenix sylvestris
Sabal palmetto
Washingtonian robusta

Palm Trees-Front Yards Only

Specimen Palms, such as Sylvester and Medjool Palms can stand alone, minimum 8' c.t. Accent Palms, such as European Fan Palms and Sago Palms are allowed. Minimum seven (7) gallon, container, 24" x 24" stand alone or multi-trunk.

Common Name

Medjool Date Palm
Sylvester Palm

Botanical Name

Phoenix dactylifera 'Medjool'
Phoenix sylvestris

Accent Palms-Front Yard Only

Common Name

European Pan Palm
Sago Palm

Botanical Name

Chamaerops humilis
Cycas revoluta

Accent Trees – All trees shall be planted a min. distance of 20' o.c. as per SJC.

Minimum requirements: 8' height x 5' width; two-inch (2") caliper (2" cal. Per trunk - multi-trunk trees); 3' clear trunk (does not apply to Holly).

Common Name

Fringe Tree
Sweet Bay Magnolia
Dahoon Holly
Mary Nell Holly
Nellie Stevens Holly
East Palatka Holly
Yaupon Holly
Basham's Crape myrtle – pink (multi trunk)
Crape myrtle – lavender (multi trunk)
Tuskogee Crape myrtle – dark pink (multi trunk)
Ligustrum (multi trunk)
Cassia Tree
Chaste Tree

Botanical Name

Chionanthus virginicus
Magnolia virginiana
Ilex cassine
Ilex "Mary Nell"
Ilex "Nellie Stevens"
Ilex attenuata "East Palatka"
Ilex vomitoria
Lagerstroemia indica "Basham" Muskogee
Lagerstroemia indica "Muskogee"
Lagerstroemia indica "Tuskogee"
Ligustrum japonicum
Senna bicapsularis
Vitex angus-castus

Tall Shrubs (Foundation/Screen)

Seven (7) gallon container-grown. Minimum size at installation: 24" height x 24" width, planted 3' o.c.

<u>Common Name</u>	<u>Botanical Name</u>
Pineapple Guava	Acca sellowiana
George Taber	Azalea indica George Taber
G.G. Gerbing	Azalea indica G.G. Gerbing
Formosa Azalea	Azalea indica Formosa
Dwarf Burford Holly	Ilex cornuta "Burfordi"
Florida Anise	Illicium parviflorum
Waxed Leaf Ligustrum	Ligustrum japonicum
Loropetalum	Loropetalum chinensis
Wax Myrtle	Myrica cerifera
Yew Podocarpus	Podocarpus macrophylla
Walters Viburnum	Viburnum obovatum
Sweet Viburnum	Viburnum odoratissimum

Medium Shrubs (Foundation)

Three (3) gallon container-grown. Minimum size at installation: 15" height x 18" width, planted 2' o.c.

<u>Common Name</u>	<u>Botanical Name</u>
Abelia	Abelia x grandiflora
Cleyera	Cleyera japonica
Dwarf Pink Oleander	Nerium oleander 'Petite Pink'
Thyrallis	Galphemia gracillis
Loropetalum	Loropetalum chinensis "Suzanne" or "Pizazz"
Muhly Grass	Muhlenbergis capillaris
Green Pittosporum	Pittosporum tobira
Spartina Cord Grass	Spartina patens
Sandankwa Viburnum	Viburnum suspensum

Accent Shrubs

Seven (7) gallon; container-grown. Minimum size at installation: 24" height x 24" width, planted 3' o.c.

<u>Common Name</u>	<u>Botanical Name</u>
European Fan Palm	Chamaerops humillis
Crinum Lily	Crinum asiaticum
Sago Palm	Cycas revoluta
Knockout Rose	Rosa x sp. Red, pink, yellow
Silver Saw Palmetto	Serenoa repens "Cinerea"
Bridal Wreath	Spirea sp.
African Iris	Diets vegeta

Lawn Grass - Solid Sod only

<u>Common Name</u>	<u>Botanical Name</u>
St. Augustine Grass "Floritam"	Stenotaphrum secundatum

Semi-Dwarf Shrubs Ground Covers

Low shrubs to be three (3) gallon container grown; minimum size at installation: 15" height x 18" width, planted 2' o.c. Ground Cover to be one (1) gallon container grown; minimum size at installation: 12" height x 15" width, planted 18" o.c.

Common Name

Glen Dale Fashion Azalea
Lily of the Nile
Japanese Boxwood
Holly Fern
African Iris
Flax Lily
Azalea Duc la Rohan
Cuban Gold
Thyrallis
African Bush Daisy
Day Lillies
Crenata Holly
Yaupon Holly
Dwarf Shore Jumper
Parsoni Jupiter
Blue Pacific Juniper
Big Blue Liriope
Evergreen Giant Liriope
Loropetalum
Xanadu Phildendron
Indian Hawthorn
Knockout Rose
Dwarf Asiatic Jasmine
Society Garlic
Compact Walter's Viburnum
Coontie

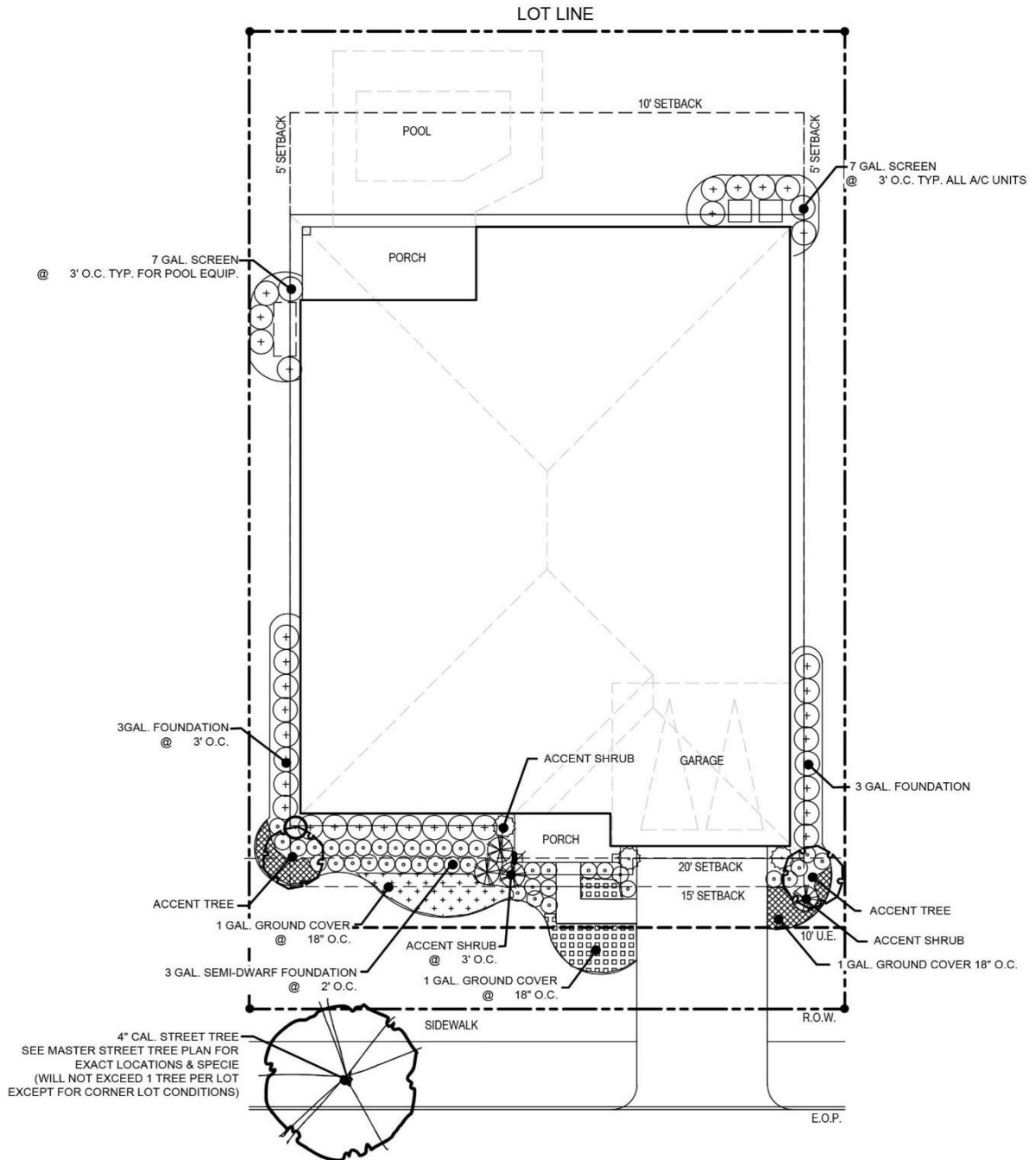
Botanical Name

Azalea Glen Dale "Fashion"
Agapanthus africanus
Buxus microphylla
Cyrtomium falcatum
Diets vegeta
Dianella var.
Duc de Rohan azalea
Duranta erecta 'aurea'
Galphimia gracilis
Gamolepis chrysanthemoides
Hemerocallis sp.
Ilex crenata 'compacta'
Ilex vomitoria 'nana'
Juniperus conferta 'compacta'
Juniperus chinensis 'Parsonii'
Juniperus conferta 'Blue Pacific'
Liriope muscari "Big Blue"
Liriope muscari "Evergreen Giant"
Loropetalum chinesis (dwarf var.)
Phildendron "Xanadu"
Raphiolepis indica
Rosa x "Red Knockout"
Trachelospermum asiaticum
Tulbaghia violacea
Viburnum obovatum "Mrs. Shiller's Delight"
Zamia floridana

Mulch

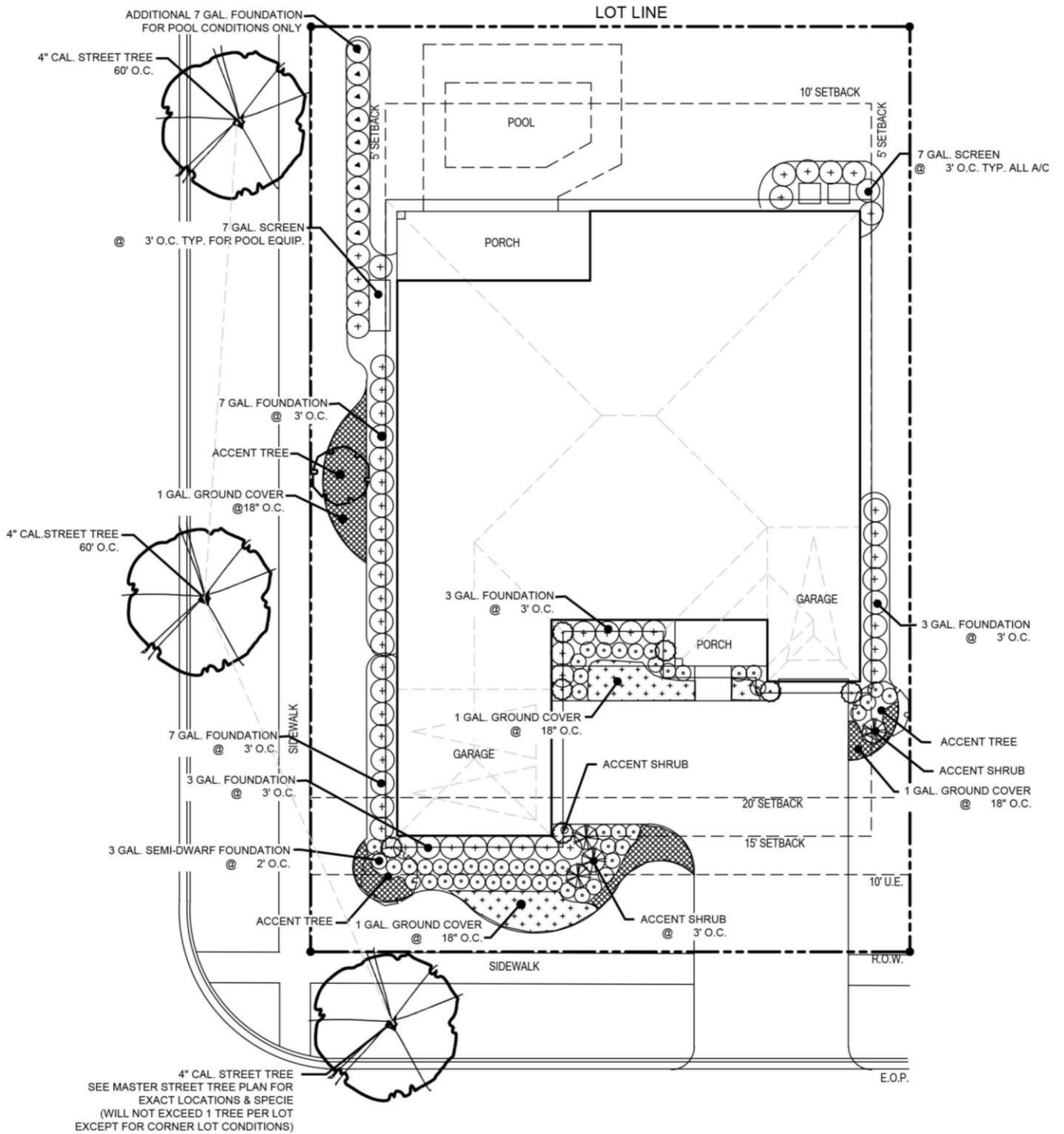
Pine Bark Mulch or Nuggets
Shredded Hardwood
(NO dyed color)
(NO red dyed color)
(NO cypress mulch)

Planting Exhibits



TYPICAL LOT A LANDSCAPE

THIS IS A TYPICAL 70' LOT - ADJUST PLANT MATERIAL AS NECESSARY FOR SMALLER LOTS.
 BUILDER RESPONSIBLE FOR INDIVIDUAL TREE LOT MITIGATION.
 REFER TO THE LANDSCAPE PLANTING GUIDELINES PROVIDED HEREIN.
 ALL TREES SHALL BE PLANTED AS PER SJC CODE.
 NO TREES SHALL BE PLANTED IN THE UTILITY EASEMENT.



TYPICAL CORNER LOT B LANDSCAPE ENHANCEMENT

THIS IS A TYPICAL 70' LOT - ADJUST PLANT MATERIAL AS NECESSARY FOR SMALLER LOTS.

BUILDER RESPONSIBLE FOR INDIVIDUAL TREE LOT MITIGATION.

REFER TO THE LANDSCAPE PLANTING GUIDELINES PROVIDED HEREIN.

ALL TREES SHALL BE PLANTED AS PER SJC CODE.

NO TREES SHALL BE PLANTED IN THE UTILITY EASEMENT

Exterior Lighting

Lighting of homes and their surroundings can add dynamic effects within a community. Effective exterior lighting within Beacon Lake is encouraged. Light fixtures should be consistent with the theme of the building design. All lighting should be “down” or “area” lighting. All light sources should be white (no colored lights) and no spill-over of lights should occur on neighboring properties. Lighting should be shielded to conceal glare. Tree lighting is encouraged and should be concealed in shrubs. Garden or walkway bollards are encouraged as a way to provide effective, downward directed light. Coach lights on the home are required with the style to be approved by the ACC.

Appropriate

- Wall mounted fixtures at entries that blend with the building design.
- Fixtures and standards shall be designed to aesthetically relate to the character of the development.
- Lights on home.
- Maximum of 2 double gang security flood lights per home.
- Post mounted lights.

Not Allowed

- Non-shielded spotlights.
- Colored lights, except during holidays.
- Spill-over of light onto neighboring property or conservation areas.
- Any coach light not approved by the ACC.



Pools, Spas, Water Features and Screen Enclosures

All water features are required to be located in rear yards within the rear and side setbacks (see pages 71-74). All water features shall be in-ground, except spas, which may be built into appropriately designed and screened deck systems. Equipment for pools, spas, or fountains should be completely screened from adjoining properties and front and rear views. (Small temporary play children's pools are allowed daily but stored overnight.) Safety fencing to be provided in accordance with community fencing guidelines and local codes. Any proposed swimming pool screen cages shall be designed and included as part of the architectural review process.

No above-ground pools shall be permitted. All in-ground pools, hot tubs, spas and appurtenances installed shall require the prior written approval of the ACC. The design must incorporate, at a minimum, the following: (i) the composition of the material must be thoroughly tested and accepted by the industry for such construction; (ii) any swimming pool constructed on any lot shall have an elevation at the top of the pool of not over two (2) feet above the natural grade unless approved by the ACC; (iii) pool cages and screens must be of a design, color and material approved by the ACC and shall be no higher than fourteen (14) feet unless otherwise approved by the ACC; and (iv) pool screening shall in no event be higher than the roof line of the home. Pool screening shall not extend beyond the sides of the home without the express approval of the ACC. All pools shall be adequately maintained and chlorinated (or cleaned with similar treatment). Unless installed by the Builder, no diving boards, slides, or platforms shall be permitted without the approval of the ACC. Screened pool enclosures with 18" kick plate, must provide a continuous landscape hedge.

Screened enclosures (for pools or porches) shall be charcoal (black) screening with bronze support framing and kick plates. All enclosures shall be aluminum unless approved by the ACC. All enclosures shall be bronze unless a screened porch is desired and the homeowner may elect to match the trim color on the home which must be approved by the ARB. Screened porches are not allowed on the front of the home. The roof of the enclosure may be a screen roof or may be a permanent roof whose shingles match the home in color and style. After market patio enclosures with pan type roofing are not allowed.

Appropriate

- In-ground pools with approved fencing and screening.
- In-ground or in-deck spas with approved fencing and screening.
- Screened enclosures within setbacks.
- Fountains to be located in rear yards only unless provided by Developer as a community feature.

Not Allowed

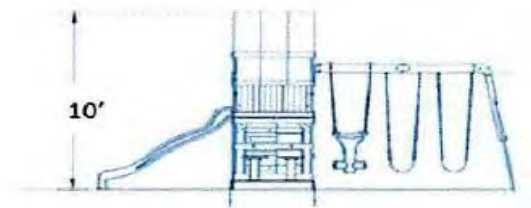
- Permanent above ground pools.
- Above ground spas (unless built into a deck system with spa flush to top of deck or part of an in-ground pool/spa combination).
- 14' above finish floor.
- Height of screen structures can be no higher than roof of the house.
- No screen may project over the existing roof planes.

Play Equipment and Sports Equipment

Permanent play equipment will be placed within the rear building setback lines and be kept within the side planes, of the dwelling, and must be landscaped to help minimize the visual impact on adjacent property owners and from public streets. Basketball hoops shall be portable and can only be placed in the backyard of a home.

No recreational, playground or sports equipment shall be installed or placed within or about any portion of the community without prior written consent of the ACC. No basketball backboards, skateboard ramps, or play structures will be permitted without written approval by the ACC. Such approved equipment shall be located at the rear of the home or on the inside portion of corner homes within the setback lines. Tree houses or platforms of a similar nature shall not be constructed on any part of a home. No basketball hoops shall be attached to a home and any portable basketball hoops, No basketball hoops in the front yard must be stored inside the Home. No tennis, basketball or pickle ball courts are permitted within lots.

The playhouse/playground unit maximum size should not exceed ten feet (10') high, eight feet (8') deep and (19') wide. The playhouse/playground unit location must be a minimum of six feet (6') from the rear of the property line and must not interfere with the drainage of the lot or the neighbor's lot. All Playhouse/Playground units must be submitted prior to installation for approved with the required drawings, colors, location and information to the ACC.



Not Allowed

- Basketball hoops in the front yard.
- Permanent playground equipment outside of building setbacks.
- Trampolines without landscape hedge or fence to screen full height.
- Bright colors.
- Unfinished materials/raw wood.

Trampolines

The maximum size for a trampoline may not exceed fifteen feet (15') in diameter and is required to have safety enclosures. Trampoline must be secured with four (4) ground screw anchors with a minimum length of nine inches (9"). The location of the trampoline is required to be a minimum of eight feet (8') from the rear property line. All trampoline requests must be submitted to the ACC for approval prior to installation. Submittals must include a survey denoting the location, as well as written and pictorial specifications. Should the lot not be fully enclosed with six foot (6') tall privacy fencing, landscaping will be required to soften visual impact of the trampoline.

Exterior Hardscape and Yard Furnishings

As previously mentioned, the theme of the community is to promote a “coastal vernacular” predominately from the Northeastern United States, i.e. New England. Therefore the exterior hardscapes should replicate that vision as it relates to fencing, arbors, trellis, window boxes, front porch railings, etc. and the builders are encouraged to incorporate some of these aspects in the homes as well as the exterior yard treatments. It is also encouraged that these products be made from PVC materials offering durability and resistance to rot. Designers shall utilize these types of outdoor improvements in creating outdoor living spaces. The following images are examples of what these hardscapes may look like.



Exterior Hardscape and Yard Furnishings (cont.)



Shade Structures

All proposed Shade Structures, including but not limited to, Pergolas and Gazebos, must have detailed drawings and a proposed site plan with dimensions submitted to the ACC for review and consideration.

Definitions:

Gazebo - a freestanding solid roofed structure that is open on all sides

Pergola - a structure consisting of vertical posts supporting an open lattice of girders & cross rafters

Shade Structures should meet the following minimum design criteria for consideration:

- Structures are subject to all required government approval and must meet local building codes
- Overall Size shall not exceed 260 square feet of covered roof area
- Overall Width should not exceed 16 feet in either direction as measured from the outermost edge of roof
- Overall Height should not exceed 12 feet above finished grade with a maximum eave height of 8 feet
- Location of structure should be placed within property setbacks and avoid any utility easements
- Location of structure should provide a minimum of 5 feet separation from main house
- Location of structure should be to the rear of the dwelling no further forward than the rear wall of the dwelling
- Structure should be screened from neighboring views with a min. 3 ft tall continuous hedge and landscaping
- Structure should be made of Painted Aluminum, Stained or Painted Wood, or Cellular PVC
- Structure should be designed using the examples shown below and match the architectural style of the main house
- Roof (if applicable) should be made of Asphalt/Composite Shingle, Metal, or Cedar Shakes (even though they require more maintenance due to the damp Florida weather)
 - Roof materials consisting of Plastic, Fiberglass, or Fabric/Cloth are prohibited
 - Roof Color should be Black or Brown
- Walls are prohibited, including Fabric Curtains, Drapes, or Screens
- Due to inherent characteristics of Lake Lots; all accessory structures shall be evaluated on a case-by-case basis and will likely have additional limitations (not listed here) to be determined at the time of review.



Examples of acceptable Shade Structures, assuming they match the main house



Examples of unacceptable Shade Structures

Prohibited Shade Structures: Cabanas, Canopies, Shade Sails

Definitions:

Cabana - a freestanding roofed structure that has walls on all three sides

Canopy - a temporary shelter usually with a cloth roof and metal frame (similar to a tent)

Shade Sail - a flexible membrane or cloth tensioned between several anchor points

For Trellises and Arbors see section "Exterior Hardscape and Yard Furnishings"

Definitions:

Trellis - a frame of latticework used as a screen or as a support for climbing plants

Arbor - a shelter shaped like an arch over which vines grow

Side Yard Sidewalks

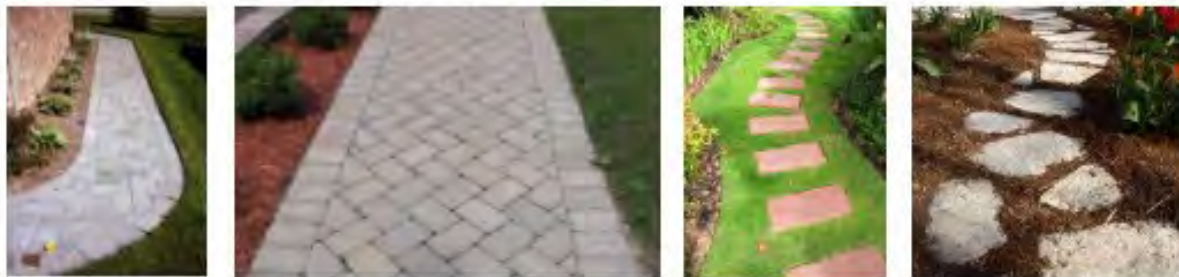
All proposed Side Yard Sidewalks must have detailed drawings, a proposed site plan with dimensions, and material sample submitted to the ACC for review and consideration.

Definitions:

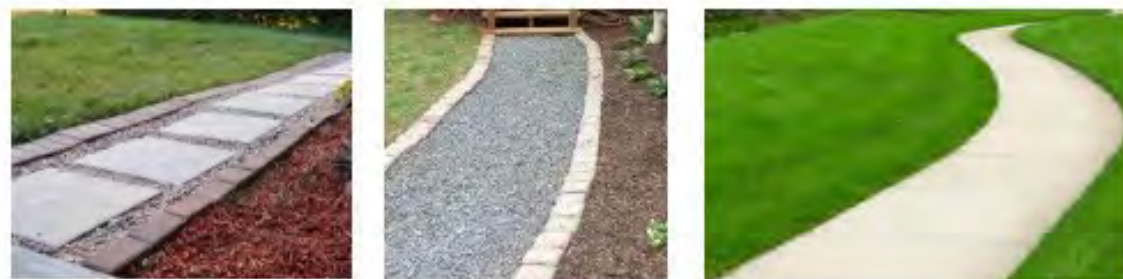
Side Yard - a yard extending from the front wall of the building to the rear wall of the building and from the side lot line of such lot to the nearest wall of the primary dwelling on such lot

Side Yard Sidewalks should meet the following minimum design criteria for consideration:

- Sidewalks are subject to all required government approval and must meet local building codes
- Overall sidewalk width shall not exceed 3 feet as measured at its widest point
- Location of sidewalk should be placed within property setbacks and avoid any utility easement conflicts
- Location of sidewalk should provide a minimum of 2.5 feet green space separation from main house
- Location of sidewalk should provide a minimum of 4 feet setback separation from side lot line
- Sidewalk should be constructed so as not to impede the natural flow of water and should avoid creating a condition where water would pool or stand
- Sidewalk should be constructed so as not to cause water to be directed on to any neighboring property
- Sidewalks or Paths should be made of clay brick pavers, concrete brick pavers, or steppingstones
 - Submit color and style of materials for review
- Sidewalks or paths constructed of gravel, pebbles, rubber mulch, or other inorganic materials are prohibited
- Sidewalks or paths constructed of continuous concrete are prohibited.



Examples of acceptable Sidewalks, assuming they compliment the main house



Examples of unacceptable Sidewalks

Mailboxes

Standardized pre-designed mailbox kiosk shall be provided by the Developer for each neighborhood. The builder shall be provided with a key to the respective unit.

House Numbers

The style, color and location of street numbers to be placed on the house shall be located prominently on the front and in accordance with St. Johns County Fire Department requirements. These must be individual plastic numbers, or a plaque approved by ACC are allowed. Rectangular metal letters are not allowed.



Decorations

No decorative objects including, but not limited to, birdbaths, wind chimes, figurines, light fixtures, sculptures, statues, weather vanes, or flagpoles shall be installed or placed within or upon any portion of the community without the prior written approval of the ACC. Notwithstanding the foregoing, no statues, sculptures or birdbaths of any kind can be installed or placed within the front yard or visible from the street. Notwithstanding the foregoing, holiday lighting and decorations shall be permitted to be placed upon the exterior portions of the home and upon the lot in the manner permitted hereunder commencing on Thanksgiving and shall be removed no later than January 15th of the following year. The ACC may establish standards for holiday lights. The ACC may require the removal of any lighting that creates a nuisance (*e.g.*, unacceptable spillover to adjacent home).

Signs and Flags

No sign (including brokerage or for sale/lease signs) flag, banner, sculpture, fountain, outdoor play equipment, solar equipment, artificial vegetation, sports equipment, advertisement, notice or other lettering shall be exhibited, displayed, inscribed, painted or affixed in, or upon any part of the Community that is visible from the outside without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration; provided however, signs required by governmental agencies and approved by the ACC may be displayed (*e.g.* permit boards). "For Sale" and "For Rent" signs must be approved by the ACC and shall be no larger than 18" x 24". Notwithstanding the foregoing, no broker, "For Sale" or "For Rent" signs shall be exhibited, displayed, inscribed, painted or affixed in, or upon any portion of the Community in which Lots have not been fully built out while the Developer or any Builder holds any Homes for sale in the ordinary course of business in such portion of the Community. No sign may be placed in the window of a Home, Developer and Builders are exempt from this Section. No inground flagpoles (except to the extent permitted in Section 720.304(2)(b), Florida Statutes or if installed by Developer or a Builder) shall be permitted within the Community unless written approval of the ACC is obtained. All Flag Poles must be galvanized steel or aluminum and must be set in concrete. No Telescoping or retractable poles are allowed. Notwithstanding the foregoing, flags which conform to the provisions of Section 720.304(2)(a), Florida Statutes, together with flags no larger than 24" x 36" attached to a Home and displayed for the purpose of a holiday, and United States of America flags shall be permitted without ACC approval. ACC approval is necessary for the installation of an American flag, up to two feet (2') by four feet (4') in size, posted on a three-foot (3') pole and attached at a forty-five degree (45°) angle from the Home. The American flag is the only flag that is allowed on this three-foot pole.

Fuel Storage

No fuel storage shall be permitted within the community, except as may be necessary or reasonably used for swimming pools, spas, barbecues, fireplaces, emergency generators, or similar devices and as otherwise permitted by this Declaration. In these particular allowed cases, tanks must be buried and approved by the ACC.

Docks on Beacon Lake

Lot owners who are permitted to install a Dock should contact the Beacon Lake Community Association, Inc. and apply for a Dock pursuant to the Association's policies and rules. For aesthetic and spacing reasons, the District's Board has approved only the following Lots for Docks (i.e. **no other Lots may have Docks installed on the District's lakes**):

Lots 159 and 161, in Beacon Lake Phase 1, according to the Plat thereof recorded in Map Book 89, Page 53, of the public records of St. Johns County, Florida.

Lots 230, 233, 235, 237 and 239, in Beacon Lake Phase 2C, according to the Plat thereof recorded in Map Book 100, Page 21, of the public records of St. Johns County, Florida.

Lots 43, 45, 47, 50, 52, 54, 65, 69, 71, 74, 76, 82, 85, 87, 90, 96, 99, 102, 106, 109, 111, 113 and 115, in Beacon Lake Phase 3A, according to the plat thereof recorded in Map Book 101, Page 78, of the public records of St. Johns County, Florida.

Permissible docks are allowed only on the central Beacon Lake based on the Master Approved Beacon Lake Dock Design Construction Plans and following design guidelines:

- Only "T" docks are permitted with a 4' wide walkway out to an 8'x16' platform per home. Docks may not exceed more than 30' into lake from top of bank.
- No permanent improvements can be added such as deck boxes, boat racks or other vertical fixtures. Benches may be added based on approval of the ACC.
- Covered pavilions on the dock are not allowed.
- Retractable ladders are allowed on the rear side of the platform facing the home.
- The only permanent furniture allowed will be white Adirondack chairs.
- Docks must be constructed of natural or composite wood with sealer on all vertical and horizontal surfaces.
- Low level LED docks lights are the only permitted light source.
- Railings are allowed but only black rope sway of 1.5" diameter.
- Docks must be constructed in accordance with St. Johns County Building Code and designed by registered Florida structural engineer.
- Docks are allowed "subject to all required governmental approvals".

Casualty Destruction to Improvements

In the event that a home or other improvement is damaged or destroyed by casualty loss or other loss, then within a reasonable period of time after such incident, the homeowner thereof shall either commence to rebuild or repair the damaged home or improvement and diligently continue such rebuilding or repairing until completion, or properly clear the damaged home or improvement and restore or repair the home as set forth in these guidelines herein and as approved by the ACC. As to any such reconstruction of a destroyed home or improvements, the same shall only be replaced as approved by the ACC.

Fencing

While it is the goal of the developer to discourage the extensive use of fencing within the community, it is understood that fencing is desirable to meet the needs of some residents. All lots are encouraged to plant a hedge line for privacy using the same setback guidelines as a fence. Therefore, certain fencing will be allowed. ALL FENCING IS SUBJECT TO APPROVAL OR DENIAL BY THE A.C.C.

It is preferable that fences do not function as property line markers but can be used (where approved) to define exterior spaces as well as to screen undesirable uses. Landscaping may be required to minimize and soften the appearance of the fence. Fences may not restrict access to dedicated easements or to utilities and their above and below ground appurtenances.

Fence Styles

There are (3) styles of fencing allowed within Beacon Lake. These styles would be:

Style 1: Decorative (white) vinyl, aluminum or PVC picket fence used as an accent feature in the front or side yard (on corner lots). These fences may be a maximum height of 36" and represent a New England style character. Optional colors may be allowed but must be approved by the ACC. This style is represented in the adjacent photos and is allowed in all lot types. Stained or unpainted wood fencing will not be approved for accent fencing. Any front yard fencing must be no more than 40% opaque and must stop 50% back from front of the dwelling.

Style 2: In rear yards, of type A and B lots, fencing must be Wellington Style aluminum fencing; four-foot (4') tall, black, two (2) rail, flat top, Aluminum Fencing. Rear yard fencing can be no more than 40% opaque on lot types A and B. Type C lots, will have fencing as described in style 3. All standard lots and corner lots on the lake and those that back up to the parkway are restricted to only Wellington Style aluminum fencing for rear yards. If your neighbor already has a fence along the rear property line, then you must align your "rear lot line" fence with theirs.



Style 3: Lexington Style, six-foot (6') high vinyl privacy fencing (no lattice top), tan in color, flat top and with the New England caps, for entire rear yard of Type C Lots - with option for Style 2 Fencing (4' aluminum) or four (4') high vinyl privacy fencing (no lattice top) tan in color on rear property line abutting Conservation lands. Fencing must occur 50% back from the front of the home. All vinyl fencing seen from the road (as defined by the ACC) must have a landscape hedge minimum 36" high at planting for that portion facing the road. Landscaping is required to be installed and maintained to minimize the impact of the fencing. This strip of land shall be planted with a hedge of 7-gal shrubs, 24" minimum height at planting time and spaced at 24" o.c. The ground shall incorporate mulch around the plants and a strip of groundcover.

In Corner Lots, fencing along the street side property line of corner lots shall be set back five (5) feet. This strip of land shall be planted with a hedge of 7-gallon shrubs, 24" minimum height at planting time and spaced 24" o.c. The ground shall incorporate mulch around the plants and a strip of groundcover adjacent to the sidewalk, if any. This type of fencing setback shall apply to all models, including courtyard homes.



Conservation and Preserve Lots

Side and rear yard fences should align with neighboring fences whenever possible. Conservation and Preserve lots however may at times require alternative rear fencing alignment due to irregular lot perimeters, lot grade, terrain, topography, safety, or other conditions. Owner must request such alternative alignment and provide reasoning for same.

Setbacks: The front face of a front yard fence must be placed between 6" to 2 1/2' behind the property line. On a corner lot, side yard fencing must be placed a minimum of 5' behind the property line. If your neighbor already has fence that occurs at the midpoint of their home, you must align your fence with theirs. If your neighbor's fencing is aligned with the rear of their home, you may move your fence forward to the mid-point of your home or align with theirs. All rear yard fencing may be placed on the property line. Fencing and landscaping placed within side yard utility easements are subject to disturbance by utility companies not under the control of the ACC. In no case shall fences be installed within lake maintenance easements as identified on the plat. Restoration of any disturbances is the responsibility of the homeowner. All fencing is required to be set back 50% of the home in all conditions. In no case shall side yard fences of any type exceed this point without ACC approval.

Fencing Allowances:

Front Yard: Style 1 fence only

Side Yard: Style 2 or 3 (must occur beyond mid-point of home: 50% from front to back of home) Style 1 allowed on corner lots but must be set back 5' from property line

Rear Yard: Style 2 or 3 (depending on lot type)

Not Allowed

- Stucco or masonry perimeter walls.
- Double fences between neighbors.
- Shadow Box Fencing
- Chain Link fencing or dog runs
- Stained or unpainted wood fences

Entry Walks and Driveways

In all cases with front load garages, the front door and porch will be connected to the driveway and is encouraged to connect to the sidewalk with a minimum of a 3' sidewalk. Walkways and driveways are to be constructed of concrete, decorative stamped concrete, concrete pavers or brick which are subject to approval of ACC.

On front load homes with front facing garages, driveways shall not exceed beyond the side planes of the garage. On front load homes with side entry garages, it is encouraged that driveways do not extend beyond the side plane of the garage.

Appropriate

- Salt rock finish, concrete, decorative stamped concrete, concrete paver or brick walks and driveways.
- Direct connection to sidewalks.

Not Allowed

- Gravel or shell walks and driveways.
- Any applied top coating.
- Asphalt.

Sidewalks

The installation of the sidewalk in the front of each designated house (located in the street right of way) is the responsibility of each home builder. The Developer will provide the builder with specifications for the sidewalk.

Driveway Extensions

Any driveway widening or extension shall not exceed the sidewalls of the garage. Widening of drives will employ the same material and finish as the existing driveway surface. The widening of such driveways with paver stones is prohibited. Driveways however may be widened with paver stones, provided the entire driveway is surfaced with matching pavers. Should a sidewalk cross a driveway, such sidewalk shall not be surfaced with pavers. All sidewalks must remain in their natural state, maintaining their original surface and finish.

Service Areas & Equipment

Where possible, meters should be located for easy access but screened from street or neighbor views with landscaping or architectural screening as described in the landscape guidelines. Outdoor mechanical equipment, including pumps, should be shielded from view and directed so noise does not affect neighboring property. Placement of mechanical equipment and associated landscaping shall not interfere with yard drainage.

Satellite dishes over 18" in diameter are not permitted. Satellite dishes are not allowed on roofs or on the front of the home and shall not be visible from the street.

Trash receptacles, air conditioning units, pool equipment or other mechanical equipment must be fully screened by a fence or landscape that is compatible with the building's material and style or by landscaping. This equipment must be located beyond the mid-point of the home towards the rear. Any corner lots or views from the roadway deemed critical by the ACC may be required to add additional screening.

Appropriate

- Service meters, mechanical equipment, and trash receptacles grouped and shielded from view in easily accessible location (required).
- Landscaped areas to shield transformers (required).
- Landscaping to shield mechanical equipment (required).

Not Allowed

- Exposed, un-landscaped meters & services.
- Exposed mechanical equipment of any kind.
- Exposed trash receptacles.
- Satellite dishes viewed from the street.
- Satellite dishes over 18" in diameter.

General Building Construction Guidelines

General Rules for Beacon Lake Builders, Subcontractors, & Warranty Personnel

Builders and subcontractors are required to keep job sites as neat and clean as possible. Daily removal of trash and debris from the home and home site is required. Job site dumpsters are to be removed when full. Stockpiling or dumping on surrounding sites is prohibited.

Each builder is responsible for ensuring that the number and location of dumpsters is sufficient for the cleanup of each of his construction sites at the end of each day's work.

Speed limits throughout the entire community shall not exceed 25 miles per hour.

Loud radios or other loud noise will not be allowed.

No vehicles may be left in the community overnight.

Specific areas of the site contain natural marshes and wetlands. These areas are to be protected during construction from vehicles, trash and storage.

It is a goal of Beacon Lake ACC to protect the native area, including trees, where possible. Native areas and trees that are to be saved will be fenced off with temporary fence for protection. Trees are to be protected at drip line (furthest extent of branches) from construction equipment. The area within the fence shall not be used for materials storage, cleaning of equipment or vehicles, parking, or any other construction related activity. The builder or general contractor will be held responsible for tree and native area protection.

The builder will be responsible for providing on site toilet facilities for workers.

Hours of operation will be posted by the Developer and subject to change.

Comprehensive Design Review Checklist

Beacon Lake Design Review Coordinator will review all development proposals for conformance to the Design Guidelines. Each submittal should reflect the design intent for the Beacon Lake community objectives. Below is a general checklist to be used as a reminder for the builder's design team, ensuring all elements are considered and addressed on the submitted plans.

Site Development Guidelines

_____ Setbacks

_____ Grading

_____ Drainage

Landscaping Guidelines

_____ Screening/Buffering

_____ Patios

_____ General Planting Selections

_____ Minimum planting requirements

_____ Exterior Lighting

Fencing Guidelines

_____ Required Styles

_____ Approved Locations

_____ Privacy Screening

_____ Pool Fencing

_____ Service Area Screening

_____ Appropriate Materials

Architectural Design Guidelines

_____ Character & Style

_____ Building Massing

_____ Roof Design

_____ Pitch/Shape/Overhangs

_____ Building Entries

_____ Porches, Columns, Rails

_____ Finish Materials

_____ Walls, Roof, Colors

_____ Windows & Doors

_____ Garages

_____ Details

_____ Shutters, Trim, Muntins,

_____ Mouldings, Accent Areas

_____ Chimneys

_____ Mechanical Equipment

_____ Multi Family Accessory Structures

_____ Pool Screen Cages

Design Review Application

This form must be completed and submitted with the plans to the Design Review Coordinator for review. Upon completion of the review, a set of plans with approval or comments shall be returned to the builder. Any required revisions must be resubmitted for review.

Date _____ Quadrant # _____

Lot # _____ Block # _____

Street Address _____

Owner/Builder _____

Address: _____ Phone: _____

Engineer: _____

Address: _____ Phone: _____

Architect: _____

Address: _____ Phone: _____

Landscape Architect: _____

Address: _____ Phone: _____

Submittal Requirements:

___ \$250.00 application fee (payable to the Developer).

___ Proposed building plans, including front, sides and rear elevations:

Front elevation denoting architectural style required elements and appropriate number of suggested elements (1/4" scale minimum)

___ Site plan & traffic circulation (1" = 10' scale minimum)

___ Proposed grading & drainage plans (1" = 10' scale minimum)

___ Landscape/irrigation plans (1" = 10' scale minimum)

HOME DESCRIPTION: Number of bedrooms _____
Number of bathrooms _____

SETBACK _____	SQUARE FEET _____
Front (from curb) _____	Ground Floor _____
Rear (from structure) _____	Additional Floors _____
Rear (from pool) _____	Garage Size _____
Rear (from deck) _____	Total Area _____
Sides _____	Total A/C Area _____

Building Height: _____

Design style of structure (specify materials): _____

Plans include a pool? YES _____ NO _____

Pool specifications, including materials, color: _____

Plans include a screen enclosure? YES _____ NO _____

Enclosure specifications, including materials and color of screen enclosure: _____

Please indicate color paint chips and samples of exterior materials, if available.

MATERIAL SPECIFICATIONS:

Driveway Material _____
Finish _____
Color _____

Decks/Patios Material _____
Color _____

Roof Material _____

Color _____

Fascia & Soffit Material _____

Color _____

Exterior Walls Material _____

Finish _____

Color _____

Exterior Trim Material _____

Finish _____

Color _____

Shutters Material _____

Finish _____

Color _____

Chimney(s) Material _____

Color _____

Window Trim Color _____

Exterior Door Color _____

Stone or Rock Photo _____

Mortar _____

Color _____

Exterior Lighting Cut Sheets _____

Fences or Walls (Please give full specifications of materials, etc.)

All plans submitted and approved are subject to further approval by any applicable regulatory agencies.

Design Review Approval/Denial Form

Name of Design Review Coordinator: _____

Address: _____

Name of Builder/Owner: _____

Mailing Address: _____

Property Address: _____

Date Submitted: _____

Please Check the Appropriate Box:

Developer has reviewed the plans and APPROVE them without comment.

Developer has reviewed the plans and require a response to the comments on the page(s) attached hereto.

Developer has reviewed the response to previous comments from the Builder and APPROVES the plans.

Developer has reviewed the response to previous comments from the Builder and DENIES the plans.

Design Review Coordinator Signature

Date Approved/Denied