

ON SITE SIGNAGE

The Developer shall provide an approved "on site" signage design package for implementation by the builder (as necessary). Material and colors will be included as part of the package.

All signs to be lighted will be ground lit. The light source shall be hidden from view with appropriate landscaping.

GENERAL RULES FOR VICTORIA PARK 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 homesite 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 days 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 ARVIDA to protect native area, including trees, where possible. Native areas and trees that are to be saved will be fenced off with temporary snow 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

VICTORIA PARK Design Review Coordinator will review all development proposals for conformance to the Design Guidelines. Each submittal should reflect the design intent for the VICTORIA PARK 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

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

Fencing Guidelines

- Required Styles
- Approved Locations
- Privacy Screening
- Pool Fencing
- Service Area Screening
- Appropriate Materials

Landscaping Guidelines

- Screening/Buffering
- Patios
- General Planting Selections
- Minimum Planting Requirements
- Exterior Lighting

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: _____

SET BACKS:
Front (from curb) _____
Rear (from structure) _____
Rear (from pool) _____
Rear (from deck) _____
Sides _____

SQUARE FEET:
Ground Floor _____
Additional Floors _____
Garage size _____
Total area _____
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	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

Date Approved/Denied

ARCHITECTURAL CHARACTER AND STYLE

Addendum One 9-15-01

Requirements for all residential, golf course, building lots within Victoria Park

Side elevations

1. Banding at window and door openings, 6" suggested or consistent with architectural style of house. Banding shall not be less than 4" in width.
2. Window massing and arrangement shall be appropriate and consistent with architectural style.

Rear elevations

1. The rear elevation shall maintain the architectural style, nature and detail of the house. It shall be designed to be sensitive of views from roadways, rear facing amenities and golf course.
 2. Banding at window and door openings, 6" suggested or consistent with architectural style of house. Banding shall not be less than 4" in width.
 3. Simple gable end treatments/detail are highly suggested, (Details such as vents, louvers, stucco projections, etc. consistent with architectural style). The need of which shall be evaluated on a case-by-case basis.
 4. Accent textures consistent with the front facing façade; should the front elevation consists of stone, rough textured stucco, brick, etc., the rear elevation is encouraged to incorporate the same texture; i.e. column pedestals, wainscot, etc.
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