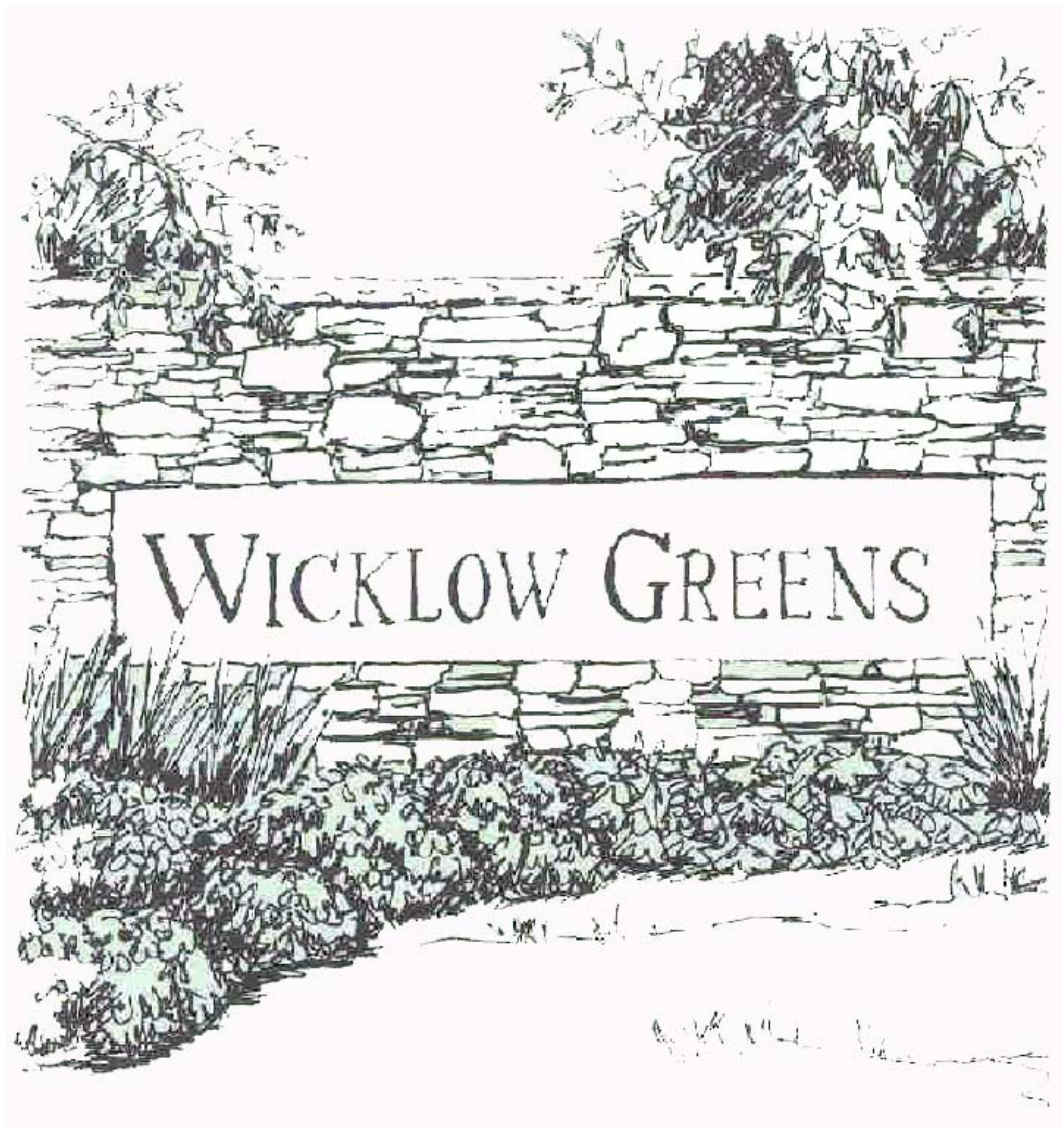


DESIGN STANDARDS MANUAL
FOR
WICKLOW GREENS AT TUSCAWILLA
COMMUNITY ASSOCIATION, INCORPORATED



Revision History

9/24/2004 Version 1.1 Section 1. K – Modified playsets to coincide with out parcels as described in Covenants and Deed Restrictions.

11/20/2007 Version 2.0 Section 1. K – Modified Play Equipement standards

11/20/2007 Version 2.0 Section 1. R – Added Invisible Fencing standards

11/20/2007 Version 2.0 Section 3. F – Added Retaining Walls And Planting Borders standards

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FOREWORD

Article XV of the Declaration of Covenants, Conditions, Easements and Restrictions for Wicklow Greens at Tusawilla provides for the establishment of the Architectural Review Board (ARB) to have full authority over any matter concerning the exterior appearance of all lots. All plans and specifications are required to be reviewed and approved by the ARB. This Design Standards Manual (DSM) contains guidelines for the development of all such plans and specifications. This DSM may be amended at any time by the ARB pursuant to the terms and conditions in the Declaration. All owners and /or their consultants should review the DSM and consult with the ARB before submitting a Design Review Application.

The purposes and objectives of the Design Standards Manual include the following:

- (a) To protect and conserve Wicklow Greens at Tusawilla as a first-class single family residential community in Central Florida.
- (b) To establish a uniform design vocabulary with high aesthetic standards.
- (c) To encourage the best design and construction standards possible.
- (d) To create and preserve a unique, pleasant and harmonious physical environment that will enhance a quality residential appearance.
- (e) To promote functional plans with a sensitive response to settings and surrounding structures.
- (f) To promote the creative use of natural topography and maximum preservation of quality natural plants and trees.

SECTION ONE: SITE PLAN STANDARDS

A. EASEMENTS:

- (1) Each lot is served with underground utilities. The location of these utilities within the right-of-way and on-site should be confirmed in the field when a topographical survey of the lot is done.
- (2) All utility company pull boxes, transformers, etc., have been set within the easement of right-of-way. Future grading around these structures shall insure proper drainage. Planting shall be done in a manner which reduces the visual impact of these structures.

B. BUILDING SETBACKS:

- Front Yard30 feet
- Side Yard.....10 feet
- Rear Yard25 feet
- Side Yard.....20 feet (comer lots)
- Pool's Water Edge15 feet from rear property line and no closer than the established side building setback plus 5 feet.
- Decks and Patios10 feet from rear property line and not nearer than side building setback.

C. OTHER SETBACK GUIDELINES:

- (1) Roof overhangs: May extend into setbacks a maximum of 3 feet.
- (2) Roofed or trellised structures shall recognize building setbacks. Planters, privacy walls or fences, and solariums must be approved by the ARB.
- (3) Accessory buildings and landscape structures shall be located within the main building setbacks unless otherwise approved by the ARB. (See item "0" for additional information.)
- (4) Mechanical equipment may not extend into side yard set backs unless prior approval of the ARB has been obtained.

D. POOLS, DECKS AND ENCLOSURES:

- (1) Pools shall not be constructed in front or side yards. (Declaration, 8.9. 1)
- (2) Pool, outdoor shower and spa areas as well as barbecue areas shall be designed to provide for the privacy of the homeowners, golfers and neighbors.
- (3) The pool must be enclosed by a fence or wall and conform to safety standards as required by Governmental laws.
- (4) Pool screen enclosures must be located entirely within the extension of the side walls of the main residential building. (Declaration, 8.24)

E. WALLS AND FENCES:

- (1) No fences or walls shall be erected on residential property unless approved in writing by the ARB. Refer to the Declaration of Covenants, 8.23.
- (2) Acceptable fence materials are brick, stucco, wrought iron, stone and other metals such as aluminum and coated steel as approved by the ARB. No chain link, vinyl or wood fencing of any kind will be allowed.
- (3) No fencing or wall of any kind shall be approved unless privacy, safety, or concealment of service areas cannot be achieved by any other means,
- (4) ALL walls and fencing visible to public streets must be landscaped with MATURE PLANT MATERIAL. The landscaping plan must be submitted as part of the Design Review Application.
- (5) Fence setback from the street must be no less than eighty (80) feet from the front property line unless placement interferes with a pool enclosure. In this case, no closer than five (5) feet forward of the pool enclosure to house attach point. Comer lot setback must be no less than twenty-five (25) feet from the side property line and must be landscaped with MATURE PLANT MATERIAL.
- (6) Fencing must be adjacent to the entire rear property line. Side property fencing must likewise be adjacent to the side property line and is subject to the setback limitations in paragraph E-5. No free standing, unattached walls or fences of any kind will be allowed.
- (7) Fence height shall not be less than four (4) or more than six (6) feet above finished grade. Golf course fences can be no more than four (4) feet above finished grade and must be see through. Side walls or fences that adjoin the COMMUNITY WALL shall be no higher than the community wall and therefore will not protrude above it or be visible from public streets.
- (8) Masonry materials (brick or stone) or stucco, if used in a fence or wall, must be the same type and color as the residence, unless approved in writing by the ARB.
- (9) POND LOTS: All fencing on any pond lot must be the same design, material, height and color as the existing safety fence at the pond common area.

FENCING MAINTENANCE REQUIREMENTS: Prior to the publication of this Design Standards Manual, fences of types other than the above were allowed by the Developer. These fences were approved in a new condition and must be maintained in a condition similar to installation. Homeowners are required to maintain their fences in a condition free of defects, rot, mildew, and unsightly stains.

F. GARBAGE AND TRASH CONTAINERS:

All garbage and trash containers (standard types approved for trash), and properly contained yard refuse shall be kept within enclosures approved by the ARB or behind solid walls that are part of the dwelling. All containers and enclosures must be designed and maintained to prevent animal access. All containers and yard refuse may only be set out on the day of pickup. The containers shall be put back in the storage areas on the same day. In no event, should any of the containers in their storage areas be visible from neighboring property, public or private. (Declaration, 7.11)

G. DRAINAGE:

All storm water from any lot must drain onto or into adjacent street fights-of way, easements, or retention areas. Storm water from any lot shall not be allowed to drain or flow onto any adjacent lot unless an easement exists in accordance with governmental permits. All work done on any lot affecting grade, original drainage plan, flow of surface water drainage, the alteration or removal of any environmental berm or swale or storm berm or swale, must be in accordance with the site drainage and grading plans approved by the City. No owner shall be permitted to alter the grade of any lot to change the direction of, obstruct, or retard the flow of surface water drainage. Owners of Lots 10, 11, and 14 through 30 must construct and maintain the drainage berm at the rear of their lots according to plans approved by the City.

H. MAILBOXES:

- (1) The only approved mailbox for Wicklow Greens is Brandon Industries, Model # P50-M I, Standard Black color. The mailbox is available from Creative Mail Box, 14445 East Colonial Drive, Orlando, FL 32826. The phone number is 407282-7402.
- (2) All address numbers must be displayed on both sides of the mailbox with 3 inch polished brass numerals. No other items are to be permanently displayed on the mailbox.
- (3) No reflectors of any kind are to be attached to any part of the mailbox.

I. BASKETBALL GOALS:

- (1) The erection of one basketball goal is permitted on each lot.
- (2) The goal cannot be mounted to the house in any way.
- (3) A single support or pole must be of rust resistant material and be **BLACK** in color.
- (4) The backboard must be of fiberglass or similar rust and decay proof material
- (5) Backboard dimensions must not exceed 36 inches by 48 inches.
- (6) Placement of the goal must be within the building setback limits and no closer to the front of the home than the center of the largest garage door.

J. FLAGS:

When a homeowner displays a flag or banner (hereinafter referred to as flags), it must be done in a manner consistent with the architectural objectives of Wicklow Greens. The homeowner must comply with the following:

- (1) Only one flag can be displayed.
- (2) The flag cannot exceed the dimensions of 3 feet by 5 feet.
- (3) The flagpole holder must be mounted to the house itself and must be finished to match.
- (4) The flag cannot be displayed higher than 10 feet above finished grade,
- (5) Flagpole or holder cannot be longer than 6 feet.
- (6) At no time may the flag be displayed away from the building structure of the home.
- (7) Free standing flag poles of any type are not permitted.

- (8) All flags are subject to the approval of the ARB, except the current flag of the United States of America.

K. PLAY EQUIPMENT:

1 Wicklow Greens is a family community; therefore installation of play equipment such as swing sets, climbing equipment, jungle gyms, etc., by homeowners is permitted. The homeowner must consider the impact any equipment will have on aesthetic and architectural standards of our community. If the proposed installation is in the property setback, the ARB will ask the neighbor adjoining the setback to consent to the installation. However, if the neighbor does not consent to the installation in the setback, the ARB may still consider the application for approval, based on all the circumstances presented. Approval for playground equipment installation will be for a maximum of three (3) years or until the requesting Owner moves, whichever is shorter. The Owner may reapply at the end of the three (3) year period. All play equipment must meet the following standards:

- (1) All installation of play equipment will require ARB approval.
- (2) Height of the equipment shall not exceed twelve (12) feet.
- (3) Play equipment must be located entirely within the building setback lines unless approved by the ARB as described above.
- (4) All play equipment must be located at the rear of the house and not be visible from the street.
- (5) The play equipment shall be located such that it will have minimal visual impact on adjacent properties.
- (6) Landscape screening may be required.
- (7) A tree house of any kind is prohibited.

L. REFLECTORS:

No reflectors of any kind are to be mounted, attached or displayed on Residential Property.

M. ANTENNAS AND MINI DISHES:

Depending on the location of the installed mini dish, all homeowners are expected to make a reasonable effort to minimize the visual impact on the public views of equipment, such as use of mature landscape screening. Refer to 8.18 of the Declaration.

N. AIR CONDITIONING, MECHANICAL, AND POOL EQUIPMENT:

All exterior air conditioning equipment must be screened from street views and adjoining lots with opaque walls attached to and made part of the main dwelling or as otherwise approved by the ARB. Additionally, all pool equipment, tanks used for propane, water, or chemicals, or any other type of mechanical equipment must be completely hidden from street views as well as the views of neighboring property. All plans for screening equipment must receive the prior approval of the ARB. (Declaration; 8.22; 7.13)

O. OUTBUILDINGS AND ACCESSORY STRUCTURES:

All outbuildings or accessory structures must be located within the building setback lines established for the main residential dwelling. Any structure must be of equal design and material quality as the main dwelling. Absolutely no pre-fabricated structures will be allowed. All plans for outbuildings or accessory structures must be preapproved in writing by the ARB. (Declaration; 8.9.3)

P. COMMUNITY WALL:

No attachment may be made to the community wall, including vines or other vegetation. No permanent structure can be installed within five feet of the community wall except pre-approved side walls or fences. See previous item E.7.

Q. DRIVEWAYS, CURB CUTS, WALKWAYS:

The location, size, and approach angle of all driveways are subject to the approval of the ARB. Any materials or finishes for walkways and driveways other than standard broom finish concrete, such as pavers or stamped patterns, must receive prior approval. No painted or acrylic finishes will be allowed.

R. INVISIBLE FENCING

Invisible fencing (in-ground electric fence) for pets is allowed. Generally, requests for invisible fencing will be approved subject to the ARB approval of the proposed fence location prior to installation. All controller boxes and other equipment shall be hidden from view. The invisible fence must be located between the residence and the sidewalk and no closer than 10 ft. from the any sidewalk adjacent to a street and 5 ft. from the side yard property line where possible.

SECTION TWO: ARCHITECTURAL STANDARDS

A. GENERAL:

Wicklow Greens is a community of custom homes, each of which possesses unique, individual design elements. Each design is reviewed by the ARB on its own merits. Any approval that may be interpreted as a deviation from these Standards, will not be considered a precedent for any future designs. All design plans must conform and comply with all Governmental Regulations, building and zoning regulations of the City, particularly those applicable to the Tusawilla PUD.

B. THE FLOOR PLAN:

- (1) The minimum square footage of heated and cooled living area is 2,500 square feet per dwelling.
- (2) Access to the main entry should be emphasized.
- (3) Plans should allow abundant use of natural lighting in all spaces.
- (4) Ceiling heights should be a minimum of 9'-0" for first floor flat ceilings, 8'-0" for the second floor. If the ceiling is sloped, the average height shall comply with the foregoing minimum.
- (5) All residential dwellings shall include an attached garage. Garages must accommodate a minimum of two cars, but not more than four. Garages must have a side entry/load so as not to face any street, the front of any other residence, or the golf course, except where the ARB has approved other than a side entry/load due to lot constraints or peculiarities. All garage doors must be electrically operated. No garage shall be converted to another use without the substitution of another garage meeting all the requirements of the ARB and the Declaration.

C. ELEVATIONS AND FACADES:

- (1) The facade and elevation plan of each home in Wicklow Greens should incorporate distinct quality design elements that create architectural interest while adhering to high aesthetic standards. Individual elements should blend into a unified design of elegant, quality residential appearance that is harmonious with the surroundings.
- (2) Variety in massing of building sections is encouraged in order to break long expanses of flat wall. Varied roof lines which give interest and animation are desirable.
- (3) No dwelling shall exceed 35 feet in height, except as permitted by the ARB.
- (4) No dwelling shall consist of more than two (2) full stories unless otherwise permitted by the ARB.
- (5) Acceptable wall finish materials include stucco, brick, natural stone, created stone, or materials otherwise approved by the ARB. No exposed concrete or concrete block is allowed.

D. ROOFS:

- (1) The roofs of all dwellings shall be pitched. The pitch of all roofs shall be a minimum of 6:12. Mansard, gambrel and flat roofs are not allowed. Roofs over verandas, porches, breezeways, etc. will be considered at a lower pitch as long as they are not over 20% of the total roof area.
- (2) Metal flashing, gutters, downspouts and other exposed sheet metal may not be unfinished metal, except copper. Gutters must be properly integrated into the roof design and finished in a color to match the dwelling.
- (3) Acceptable materials for roof finishes are: 30-year architectural shingles; clay tile; cement tile, standing seam copper; slate, or other materials approved by the ARB. **ALL ROOF COLORS MUST BE APPROVED BY THE ARB.** No pure white, pure black or primary colored roofs will be permitted. (Declaration; 8.16)
- (4) Chimneys shall be designed to coordinate with the general theme of the residence. No exposed prefab metal chimneys or ventilator caps shall be approved.
- (5) **SOLAR COLLECTORS AND SKYLIGHTS** must receive approval of the ARB. **SOLAR COLLECTORS CANNOT BE MOUNTED ON THE FRONT OF ANY ELEVATION.** Solar collectors must be flat in design and black and color. No other roof mounted equipment will be allowed.

E. FINISH MATERIALS AND COMPONENTS:

- (1) The most important objective for the selection of materials is longevity. The long-term maintenance requirements should be considered. Materials used should give the appearance of permanence and enhance the refinement and gracious elegance of the architecture. Only high quality materials are allowed at Wicklow Greens. All exterior finish and ornamental accent materials must be preapproved. Recommended exterior finish materials include: stucco; natural and artificial stone; wood; tile; cast or wrought iron grates, grilles, ornaments, etc.; and others as approved by the ARB.
- (2) **DOORS:** All exterior door must be made of insulated metal or exterior grade wood. The front entry door should accent the gracious elegance of the total design. Transoms and distinctive door styles are encouraged for the front entry. The door itself must have a minimum height of 6'8".
- (3) **WINDOWS** should add interest to the total design. No silver or raw metal finishes will be permitted. Metal windows must be anodized or have factory applied color. All window framework color visible on the exterior is subject to ARB approval.
- (4) **GLAZING:** No reflective, foil covered, or mirrored glass is allowed in the exterior facades. Energy saving glazing is recommended. Tinting of windows is subject to ARB approval which takes into account the degree of tint and aesthetics involved.
- (5) **SHUTTERS:** Operable shutters are permitted as protection to windows when appropriate to the dwelling design. Fixed ornamental shutters of wood, vinyl, composite, or other approved materials are allowed when pre-approved and complimentary to the total design.
- (6) **CANVAS AWNINGS:** No canvas awnings of any kind will be allowed.
- (7) **EXTERIOR LIGHTING:** All exterior illumination should be designed and installed to avoid glare, either direct or indirect, that is visible from the streets or other residential

property. Decorative light fixtures must be of high quality and in conformance with the architecture of the home. Only incandescent lamps are allowed. No colored bulbs are allowed.

- (8) UNFINISHED SURFACES: No unpainted stucco finishes, primer only surfaces, bare wood trims, or bare metal finishes (except copper) are allowed.

F. COLOR:

- (1) Color is essential to the finished appearance of any home. It is the element that enhances, compliments, and brings to life to the architectural expression.
- (2) The use of bright, saturated colors, glossy finishes and colors that deviate from the visual continuity of Wicklow Greens are prohibited. Additionally, color choices perceived to be identical to existing adjacent homes will not be approved. Dark colors are permitted for shutters, doors, millwork, accents etc.; however, not for the main body of the dwelling.
- (3) Roof color should enhance the overall appearance. Roof colors not permitted are solid black, white, red and other primary colors or other deviations.
- (4) Pool screen enclosures must be black (bronze).
- (5) All color selections whether initial or subsequent are subject to the approval of the ARB.

SECTION THREE: LANDSCAPE STANDARDS

A. GENERAL:

The quality of landscaping design and materials directly effects the atmosphere and property values of Wicklow Greens. Plantings on each lot must work within or have a relationship with the overall appearance of the community landscaping in order to achieve continuity rather than a hodgepodge of disparate elements.

Plantings chosen must be able to stand up to the rigors of the Central Florida climate, with its cold winters and hot summers. Care should be taken to select varieties intended for important foundation and privacy plantings that do not drop leaves seasonally or die back during freezes. Use of a professional landscaping company is strongly recommended.

Boundaries between lots should be designed with soft profiles which flow together and avoid abrupt edges. Many of the lots border the golf course, and this transition must also be smooth and reflect the community avenue plantings.

B. GRADING AND DRAINAGE:

- (1) Manipulation of the ground surface within the individual lots must consider overall drainage and the impact of berming within the site and as it meets the adjacent land functionally and aesthetically.
- (2) The intent of carefully continued drainage of private lots is to keep the fairways and streets as dry as possible and to put as much water back into the ground water system as possible. It is also a safeguard against interior lot flooding during five, ten, and fifty year storms
- (3) Wicklow Greens has incorporated a major drainage system through the entire community which is designed to accept individual lot drain water at designated points.
- (4) Any berming concept being developed within the individual lot must consider its connection to the mounding and swale patterns already established on the adjacent golf course.
- (5) Lots must drain by positive flow as must as possible within the overall master grading and drainage plan.
- (6) All water generated on any lot shall not flow onto adjacent lots or unapproved locations on the golf course.
- (7) All berms and/or swales shall be designed as gently rolling, free form ground sculpture and otherwise in conformance with the community surface water management system.
- (8) All topographical change must occur within the lot property boundaries and meet adjacent land at grade.

C. PLANTING:

- (1) The removal of any tree on a lot must be in compliance with the rules and regulations of the City of Winter Springs, Florida and its Arbor Ordinance. ANY TREE REMOVAL REQUIRES PRIOR ARB APPROVAL AND MUST COMPLY WITH ARTICLE 7.18. No tree may be removed for the views of the golf course.
- (2) A basic plant palette has been established for the home sites in Wicklow Greens. These lists are to be used as guidelines in plant material selection. Plants were selected for their ability to survive in the environment and compatibility with other plants in Wicklow Greens. See Section "F" for the Plant Palette.
- (3) The following MINIMUM LANDSCAPING STANDARDS have been established for Wicklow Greens: A minimum initial investment of \$3000 should be made to establish the foundation plantings in the front of the home in areas that are viewed from the street. Comer lots require a minimum of \$5000. Lots without trees must plant at least two trees.
- (4) The planting of five and laurel oaks is encouraged.
- (5) Any dead or severely damaged trees, shrubs, ground cover, etc, must be removed and replaced with appropriate size and type plantings within thirty days.
- (6) The intent of landscape development on each lot is to enhance the community and establish a natural, flowing character to its landscape. The planting scheme should have a mature effect as possible at installation and employ a variety of plant types in order to build a transition.
- (7) RIGHT- OF -WAY: The planting of trees in the right-of way between the sidewalk and the street is restricted to Live Oaks placed fifty feet apart. The only other plant materials allowed in the right -of -way are flowers and accessory plantings within a two-foot radius of the mailbox post. No plant material adjacent to the mailbox post may exceed three feet in height.
- (8) The ARB encourages the plantings along the property boundaries where lots meet the golf course to be curvilinear in form rather than to reinforce the actual property boundary line.
- (9) EDGERS: All planting beds shall have hand cut edges and no prefabricated edgers of any kind will be allowed.
- (10) MULCH: No gravel will be allowed as mulch. Mulches such as shredded cypress or pine bark nuggets are acceptable.
- (11) GRASS: No type or variety other than St. Augustine grass shall be planted on lots in Wicklow Greens. Partial sodding, plugging, and seeding are not permitted. Article 8:30.

D. IRRIGATION SYSTEMS:

- (1) All landscaped and grassed open space on residential properties shall be irrigated with 100 % coverage.
- (2) The plans and specifications for each irrigation system shall be approved by the ARB.
- (3) The irrigation system shall be designed so it blends into the landscape when not in operation. Pop-ups shall be used where practical and all risers shall be staked. Risers shall be painted to blend into the landscape.
- (4) All valves shall be buried in Ametek (or equal) valve boxes. All work shall be done in accordance with local codes. Backflow preventers shall be located in planting beds

sufficient to hide them- All control boxes shall be located inside garages or otherwise out of public views.

E. EXTERIOR LANDSCAPE LIGHTING:

- (1) Exterior landscape lighting can enhance the architectural and landscape elements when correctly designed as well as provide a safer environment,
- (2) All exterior lighting fixtures and landscape illumination plans must be approved in advance by the ARB. All security lighting must be approved by the ARB.
- (3) All above-grade fixtures for the illumination of trees and plantings shall be CONCEALED AS MUCH AS POSSIBLE in the shrub beds to prevent daytime visibility. Such fixtures will not be allowed in grass areas visible from the street, golf course or adjacent properties. All fixtures shall be installed and shielded to prevent glare onto neighboring properties. When below-grade fixtures are used to up-light trees, the non-glare standards also apply.
- (4) All outdoor lighting shall use incandescent lamps. No colored lamps are allowed.
- (5) WALKWAYS AND DRIVEWAYS: No exterior lighting of any kind is allowed adjacent to a driveway. Lighting adjacent to a walkway is allowed. Maximum height for walk lights is twelve inches and below grade junction box hardware must be used to minimize daytime visibility. In no case can exterior lighting be installed in the right -of -way or within fifteen (15) feet of the street.
- (6) Field testing of all fixture locations at night prior to installation is recommended. This will help avoid excessive light spillage on unintended areas such as garage doors, bare wall expanses, driveways, etc. Pre-testing will determine the best locations to allow for a quality lighting effect that enhances rather than overpowers the night landscape.

F. RETAINING WALLS AND PLANTING BORDERS

To preserve the unique and harmonious physical appearance of the neighborhood, all retaining walls and planting borders will present a uniform appearance. When a retaining wall or low border is needed to enhance the maintainability and appearance of a landscape, such a wall or border may be built using layered stone such as that used for the common walls at the entrance of Wicklow Greens (old stacked stone). Any retaining wall or planting border must be approved by the ARB. Some accommodations may be made by the ARB in order to ensure the matching of the retaining wall to the accent finishes of the residence.

G. THE PLANT PALETTE:

- (1) A basic plant palette has been established for lots in Wicklow Greens, These lists are to be used as guidelines in plant material selection. Included are varieties that have the capacity to survive in the environment and that are suitable for the overall visual appearance and quality of the Wicklow Greens landscape,
- (2) The ARB encourages the use of plant materials on the approved list. Any plants not on this list need the specific approval of the Architectural Review Board. Inclusion on this list does not imply automatic approval.

(3) The following lists are intended to serve as a basic foundation for homeowners to reference and expand upon as there are hundreds of varieties of plant materials available. Consulting a professional is strongly recommended in order to determine required growing conditions of each variety as well as to create an esthetic design. Current diseases and blights need to be considered also.

a. LIST OF ACCEPTABLE SHADE TREES

- Live Oak (*Quercus Virginiana*)
- Laurel Oak (*Quercus Laurifolia*)
- Sycamore (*Plantanus Occidentalis*)
- Southern Magnolia (*Magnolia Grandiflora*)
- Sweetgum (*Liquidamber Styraciflua*)
- Red Maple (*Acer Rubrum*)
- Slash Pine (*Pinus Elliotti*)

b. LIST OF ACCEPTABLE ACCENT AND FLOWERING TREES

- Bottlebrush (*Callistemon Species*)
- Dogwood (*Cornous Florida*)
- Ligustrum (*Ligustrum Japonicum*)
- Crepe Myrtle (*Lagerstroemia Indica*)
- Wax Myrtle (*Myrica Cerifera*)
- East Palatka Holly (*Ilex Opaca*, East Palatka)
- Hollywood Juniper (*Juniperus Torulosa*)
- Loquat (*Eriobotrya Japonica*)
- Nellie R. Stevens Holly (*Ilex Hybrid*)

c. ACCEPTABLE PALMS

- Canary Island Date Palm (*Phoenix Canariensis*)
- Py my Date Palm (*Phoenix Roebelenii*)
- Pindo Date Palm (*Butia Capitata*)
- Lady Palm (*Rapsis Excelsa*)
- Cabbage Palm (*Sabal Palmetto*)
- European Fan Palm (*Chamerops Humuliso*)
- Saw Cabbage Palm (*Paurotis Wrightii*)
- Sago Palm (*Cycas Revoluta*)

d. ACCEPTABLE SHRUBS AND ACCENT PLANTS

- Anise (*Illicuim Anisatum*)
- Spider Lilly (*Crinum Asiaticum*)
- Camellia (*Camellia Japonica*)
- Pittosporum. (*Pittosporum Tobria*)
- Sandankwa (*Viburnum Suspensum*)
- Sweet Viburnum (*Viburnum Odoratissimum*)
- Plumbago (*Plumbago Capensis*)

- Indian Hawthorn (*Raphiolepis Indica*)

e. ACCEPTABLE SHRUBS AND ACCENT PLANTS, CONTINUED

- Azaleas (*Rhododendron Species*)
- Coontie (*Zamia Floridana*)
- Ligustrum (*Ligustrum Species*)
- Juniper (*Juniperus Species*)
- Dwarf Chinese Holly (*Ilex Comuta Rotunda*)
- Dwarf Yaupon Holly (*Ilex Vomitoria Nana*)
- Schellings Holly (*Ilex Vomitoria*)
- Dwarf Burford Holly (*Ilex Comuta Burfordi Compacta*)
- Japanese Yew (*Podocarpus Macrophylla*)
- Gardenia (*Gardenia Species*)
- Heavenly Bamboo (*Nandina Domestica*)
- Loropetalum (*Loropetalum Chinese*)
- Boxwood (*Buxus Species*)
- Thryallis (*Galphimia Glauca*)

f. ACCEPTABLE GROUND COVERS

- Mondo Grass (*Ophiopogon Japonicum*)
- Border Grass (*Liriope Muscari*)
- Giant Grass (*Liriope Evergreen Giant*)
- Dwarf Shore Juniper (*Juniperus Conferta Compacta*)
- Parson's Juniper (*Juniperus Parsonii*)
- African Iris (*Moraea Iridiodes*)
- Blue Lilly of the Nile (*Agapanthus Africanus*)
- Boston Fern (*Nephrolepis Exaltata*)
- Holly Fern (*Cyrtomiun Falcatum*)
- Daylilies (*Hemerocallis Species*)
- Society Garlic (*Tulbaghia Violacea*)

**WICKLOW GREENS AT TUSCAWILLA COMMUNITY
ASSOCIATION APPLICATION TO THE ARCHITECTURAL REVIEW BOARD**

THIS SECTION TO BE COMPLETED BY PROPERTY OWNER:

PROPERTY OWNER: _____

PROPERTY ADDRESS: _____

WORK PHONE #: _____ HOME PHONE #: _____

DESCRIPTION OF IMPROVEMENTS:

*SPECIFICATIONS OF IMPROVEMENT: (specifications must contain particulars of improvement, i.e., colors, & materials list. If roof involved, outline of roofline as related to existing structure. If fence include color, style, height. Follow the requirements stated in your Covenants and Restrictions and refer to the "DESIGN STANDARDS MANUAL". If you do not have a copy of the Design Standards Manual, please request a copy by sending a request to the ARB to the address below. **IF ADDITIONAL SPACE IS NEEDED, PLEASE ATTACH ON ANOTHER SHEET OF PAPER.***

*SITE PLAN: Use a copy of lot survey if available or draw here showing lot property lines, location of existing house, and highlight where improvement will be placed. If you have architectural site plans, attach to this application. **(MAKE SURE TO FOLLOW SETBACK REQUIREMENTS.) PLEASE SUBMIT 2 COPIES***

*ELEVATION SKETCH: (if improvement is porch be sure to show how rooflines come together) **PLEASE SUBMIT 2 COPIES***

I hereby submit to the Architectural Review Board for consideration, and agree to obtain necessary building permits and adhere to building setbacks as specified by state or local rules and regulations.

DATE: _____ SIGNATURE: _____
(MUST BE PROPERTY OWNER)

THIS SECTION TO BE COMPLETED BY ARB: APPROVED DENIED DATE: _____

COMMENTS: _____

SIGNATURES: _____ / _____ / _____