

*Eagles Landing
and
Mallards Landing*

Phase I

AT



Architectural Control Guidelines

ATLANTIC GULF
OF
TAMPA

APRIL 1998

Eagles Landing
and
Mallards Landing
Phase I

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INTRODUCTION

This document is intended to serve as architectural guidelines for Eagles Landing Phase I at West Meadows, also described as Lots 1 through 33, Block 5 of Parcel 5, and Mallards Landing Phase I at West Meadows, also described as Lots 1 through 44, Block 6 of Parcel 5, single family lots within a subdivision in the City of Tampa and duly recorded in the public records of Hillsborough County, Florida. It contains the necessary information to guide homebuilders and homeowners through the preparation of design requirements of said subdivision. This document is prepared specifically for this community and it is suggested that it be reviewed thoroughly and plans be prepared accordingly since plan review will be based on its contents.

All plans are reviewed exclusively by the Architectural Control Committee of ATLANTIC GULF OF TAMPA.

The plans should be addressed for review to:

Architectural Control Committee
Atlantic Gulf of Tampa
10008 N. Dale Mabry Hwy., Suite D-117
Tampa, Florida 33618

101 TITLE

This compilation of guidelines shall be known as the Architectural Control Guidelines, hereinafter referred to as "Guidelines" for Eagles Landing Phase I at West Meadows, which will be referred to hereinafter as "Eagles Landing" and Mallards Landing Phase I at West Meadows, which will be referred to hereinafter as "Mallards Landing".

102 PURPOSE

- 102.1 The purpose of these Guidelines is to provide certain minimum standards, provisions and requirements for appropriate and acceptable design and minimum required criteria for homebuilders and homeowners implementing new construction within Eagles Landing and Mallards Landing.
- 102.2 The suggestions, recommendations, and requirements expressed in these Guidelines hinge upon final approval of plans by and at the discretion of ATLANTIC GULF OF TAMPA through the Architectural Control Committee, (the "A.C.C. ").
- 102.3 These Guidelines are compatible and in continuity with the Declaration of Covenants and Restrictions of Eagles Landing and Mallards Landing (the Declaration).

103 SCOPE

- 103.1 New structures hereafter erected within the Eagles Landing and Mallards Landing shall conform to the requirements of these Guidelines.
- 103.2 Additions, alterations, repairs or any other type of change in any structures that affects the exterior appearance shall conform to the requirements of these Guidelines.
- 103.3 Items to be reviewed by the A.C.C. will include any improvement or structure of any kind, including without limitation, any building, dwelling, fence, wall, sign, site paving, grading, sewer, drain, disposal system, decorative lighting schemes, painting or alteration of a dwelling (including doors, windows, roof), installation of solar panels or other devices, construction of fountains, swimming pools, screened enclosures, jacuzzis, construction of privacy fences, additions of awnings, shelters, gates, flower boxes, shelves and statues, satellite dishes, T.V. antennas, landscape, etc.
- 103.4 These Guidelines are for the purpose of outlining the minimum requirements for residences in Eagles Landing and Mallards Landing as well as to assist homebuilders and homeowners in the design of their

residences. The evaluation of each submittal to the A.C.C. relates to matters of judgment and taste which cannot be reduced to a simple list of measurable criteria. It is possible a submission may meet all guidelines and criteria listed below and still not receive approval, if in the judgment of the A.C.C. its overall aesthetic impact is not acceptable. The approval of an application for one proposed improvement shall not be construed as creating any obligation on the part of the A.C.C. to approve applications involving similar designs for proposed improvements pertaining to different lots. The role of the A.C.C. is to insure that the overall quality level of Eagles Landing and Mallards Landing is maintained at the highest level possible while still allowing for each owner's individual taste in design, colors and materials.

104 MAINTENANCE AND ENFORCEMENT

Maintenance of common areas in West Meadows shall be handled by the Property Owners' Association and it shall also act as the legal entity responsible for the enforcement and adherence to the covenants and restrictions of the development as well as compliance with these Guidelines.

The property Owners' Association shall maintain all private roads within the development, the main entrance feature structure and associated landscape, the individual pod entrance features, the perimeter landscape, the perimeter wall, the landscape within the rights-of-way and other common area land, signage, landscape lighting, community monuments, all as more particularly set forth in the Declaration.

The City of Tampa shall have the right to enforce all the covenants and restrictions and compliance with these Guidelines which affect the health, safety, and welfare of residents.

201 PROCESS FOR CONSTRUCTION

- 201.1 Homebuilders or homeowners will examine the enclosed material for items required for review on submitted plans and specifications.
- 201.2 Submit 2 sets of plans to the A.C.C. In cases of prototype models, a blanket approval may be obtained to be used at Eagles Landing and Mallards Landing. In cases of custom homes, or individual modifications, an individual submittal will be required for each one.
- 201.3 The A.C.C. will release the plans submitted by the homebuilder or the homeowner for building permit after full plan review and approval by ATLANTIC GULF OF TAMPA is accomplished.
Note: Approval of homebuilder or homeowner plans and specifications by
ATLANTIC GULF OF TAMPA does not release the homebuilder or the homeowner from fully complying with all applicable codes and requirements. The ATLANTIC GULF OF TAMPA review process is strictly for compliance with Eagles Landing and Mallards Landing design parameters as dictated in this document.
- 201.4 Send all revisions to the plans and specifications to the A.C.C. for approval in accordance with the above outlined procedure and with the requirements listed in Section 202. Should deviations from approved final plans become apparent during or after construction, without having been approved previously, these shall be subject to removal at homebuilder's or homeowner's expense and at the discretion of ATLANTIC GULF OF TAMPA.
- 201.5 Allow thirty days time for processing and plan review.
- 201.6 The homebuilder or homeowner may start construction proceedings upon written approval of the construction plans by the A.C.C. and receipt of all required permits from municipal or other authorities having jurisdiction over the project.

202 PLANS SUBMITTAL REQUIREMENT

- 202.1 The homebuilder or homeowner will submit comprehensive construction plans and specifications which shall include but not be limited to the items listed:
1. Architectural construction plans:
 - a. Site plan: Showing the location of the house with all property lines, easements, setbacks and restriction lines, drives, walks, building footprint, pools, fences, walls, patios, etc, except for selected lots with existing specimen trees, where

the site plan will be handled by the A.C.C.

No adjustments to the location and siting of the dwelling on the lot after A.C.C. plan approval has been issued, is allowed without resubmitting a new site plan for approval by the A.C.C.

- b. Floor plans at 1/8" or 1/4" scale with dimensions.
 - c. Elevations with finish notations at 1/8" or 1/4" scale with dimensions:
 - i. Showing all exterior materials noting colors and textures.
 - ii. Note type, size and material of all openings.
 - iii. Roof pitch, type and quality of roof covering material.
 - iv. Doors, windows, fences, mechanical equipment.
 - d. Typical wall section.
 - e. Roof plan.
2. Landscaping and irrigation plans:
Showing location, quantity, sizes and species of all plants, trees, shrubs and ground cover proposed as well as the irrigation coverage. Show driveways, sidewalks, and patios.
Homebuilders shall make one (1) submittal for each model to be sold. A separate submittal shall be required for corner lots.
3. Specifications:
Provide information on type and quality of all exterior materials.
4. Square footage (first and second floors):
- a. Air-conditioned space (living area)
 - b. Other

300 ZONING

Existing zoning requirements will be considered as per the approved Planned Unit Development (P.U.D.) for West Meadows, City of Tampa, Florida.

All setbacks reflected on the recorded plat shall be adhered to and reviewed by the A.C.C. Any proposed encroachment shall be reviewed and approved at the sole discretion of the A.C.C.

For all other yard setbacks refer to the Supplemental Declaration of Covenants, Conditions, Restrictions and Easements for West Meadows parcel 5, Phase I (70' Lots), Section 2(c).

301 SITE CONDITIONS

301.1 All lots in Eagles Landing and Mallards Landing are designed to have curb and gutter at the front or side of the lots. This paving and drainage design shall not be altered in any way.

301.2 Homebuilders and homeowners shall refer to site development drawings for any information regarding these areas, and shall strictly adhere to the master drainage plan. Homebuilders shall hold Atlantic Gulf of Tampa harmless from any liability or actions resulting from non-conforming drainage caused by final lot grading by the homebuilders.

302 PARKING

302.1 No parking will be permitted on areas where the subdivision's drainage flow may be interrupted.

302.2 No additional driveway will be permitted for parking purposes except in front of the garage or on a circular driveway.

400 LANDSCAPE REQUIREMENTS

- 400.1 All landscaping will be in accordance with the requirements of the City of Tampa landscape ordinance. Nothing herein shall be construed to reduce the requirements of the City.
- 400.2 Landscape plans submitted shall not be at a smaller scale than 1" = 20'-0". All trees, shrubs, screen material, berms, paving patterns, groundcover areas and any other elements necessary to convey the design intent shall be shown. Plans submitted for approval shall have botanical and common names, height, spread and quantities of all plant material. Plant distances, in the case of hedge material and groundcovers, and spot elevations where earth work is part of the design intent, will also be required.
- 400.3 Walks shall be constructed of four inch concrete. Patterns or alternate paving surfaces may be used. These materials must be submitted and are subject to review and approval. Asphalt pavement shall not be permitted.
- 400.4 Any plant material which dies or becomes unsightly after installation will be replaced by approved plants within 30 days of installation or any notification by the A.C.C.

401 LANDSCAPE INTENT

- 401.1 The developer of Eagles Landing and Mallards Landing, considers landscaping to be a critical design element to the community and to the individual homes within the community. Landscape design should be integrated into the design of the home, from its inception.
- 401.2 The use and preservation of native and naturalized landscape materials is strongly encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.
- 401.3 All landscaping, including sod and groundcovers, shall be installed prior to the issuance of a certificate of occupancy of any home within Eagles Landing and Mallards Landing.
- 401.4 Homeowners shall be responsible for the maintenance of all landscaping, which shall be maintained in good condition so as to present a healthy, neat and orderly appearance at all times. An irrigation system shall be provided to ensure continuous healthy growth and development.

402 PRESERVATION OF EXISTING TREES

- 402.1 Preservation and enhancement of any lots areas retaining native vegetation

is strongly encouraged. No trees measuring four inches (4") or more in diameter at a point three feet (3') above ground level may be removed without written approval of the A.C.C.

403 RIGHT-OF-WAY LANDSCAPE

- 403.1 Street trees shall be planted one each side of the road pavement at 40'-0" o.c., always having a minimum of one (1) tree per lot, by the builder, prior to issuance of a certificate of occupancy by City of Tampa. Before a specific location is decided within the right-of-way, utility lines location must be verified as to avoid any possible interference. The height and specie shall be minimum of 12', Quercus Virginiana, Live Oak, or other approved species with a minimum trunk caliper of 3". Other specifications shall be as explained in Section 404.

404 PLANT MATERIAL

- 404.1 Plants shall have a habit of growth that is normal for the species and shall be healthy vigorous and be equal to or exceed the measurements specified. Plants shall be measured with branches in the normal position. Requirements for measurements, branching, grading, quality, balling and burlapping of plants generally follow the code of standards currently recommended by the American Association of Nurserymen, Inc., in the American Standards for Nursery Stock.
- 404.2 Plant material shall be Florida No. 1 grade or better. Yards shall be completely sodded with St. Augustine/Floritam sod.
- 404.3 Ground covers other than sod, shall be planted in such a manner to present a finished appearance within three months after planting.
- 404.4 Shrubs and hedges shall be a minimum three-gallon plant, be of a minimum height of twenty four inches immediately after planting and shall be planted at a distance of a min. of 18" on center and a max. of 24" on center, such that the screen hedge is capable of growing to close all gaps within the first year of growth. Front and both side elevations of the home shall incorporate this minimum shrub and hedge criteria.
- 404.5 Synthetic material in the form of plants is not permitted.
- 404.6 Trees shall be species with a mature spread of eight feet minimum and having a trunk which can be maintained in a clean condition of at least three feet of clear trunk. Trees having a mature spread of less than eight feet may be grouped together and will count on a 3:1 basis. Three (3) trees count as one (1) tree.
- 404.7 Trees shall be a minimum of twelve feet in height when planted. Trunk caliper shall be minimum of three inches. Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways, and the like, shall not be used within fifteen feet of those

improvements. Trees with invasive root systems, however, can be used in large open yards far from any improvements.

405 IRRIGATION

- 405.1 All lots must be irrigated with an underground automatic sprinkler system providing 100% coverage to all sod and landscaped areas including the road right-of-way from the edge of the road pavement to the lot line. The irrigation system shall be automatically controlled by a time clock. Provisions shall be made for the removal of rust or stain if it is present in the water supply. The water shall be tested to determine if mineral content is at unacceptable level prior to activation of the system. In the event of rust or stain in the water supply, chemical filtration shall be incorporated ed in the irrigation system. If staining occurs after the homebuilder has sold the lot, and the builder's warranty has expired, the homeowner shall be responsible for the removal of the stains and the providing of appropriate chemical filtration to the system.
- 405.2 Pop-up sprinklers shall be used in these areas.
- 405.3 An irrigation plan shall be submitted with the landscape plan. It shall not be at a scale smaller than the landscape plan. All head locations, pipe sizes, valve locations shall be shown. All equipment shall be identified on the plan.
- 405.4 Any wells to be installed and constructed on any portion of the property shall be for irrigation purposes only, shall be approved by the A.C.C. and shall be in strict compliance with any applicable regulations. Chemical filtration shall be required when the source of water could stain the exterior walls.

406 LANDSCAPE LIGHTING

Lighting is to be low key and when used, should be used on accent entrances and special features. Overall high levels of light are not desired. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at a residential level. Exterior lighting must be shielded from adjacent properties.

407 RECOMMENDED LANDSCAPE MATERIAL

In addition to the right-of-way landscape described in Section 403 above, a minimum of three (3) trees, or the minimum required by City of Tampa, whichever is greater, shall be provided by homebuilders. One tree may be substituted by a cluster of three (3) palm trees.

The number of shrubs will be determined by the extent of the front elevation and side elevations in the case of corner lots. The lineal

dimension of the elevation(s) fronting a street, excluding garages, divided by two feet (2') (maximum distance between plants) will yield the number of shrubs. These shrubs may be planted in clusters or in a hedgelike fashion.

407.1 The following criteria should be considered when selecting plants for use within Eagles Landing and Mallards Landing.

1. Native species and evergreens.
2. Relatively resistant to insects and diseases.
3. Cold hardy material.
4. Adaptability to existing soil conditions.
5. Long life expectancy.

407.2 The selection of plant material for development within the project should be given careful consideration. Attention should be given to year round appearance, maintenance requirements and cold resistance. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables, therefore it is necessary that all plans be reviewed and approved by the A.C.C. to ensure that satisfactory plants have been selected for each location.

408 PLANT LIST

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

408.1 GROUND COVERS

<u>Botanical Name</u>	<u>Common Name</u>
1. Asparagus Sprengeri	Asparagus Fern
2. Liex Cornuta Rotunda	Dwarf Holly
3. Juniperus	Various Juniper Ground Covers
4. Liriope	Lily Turf
5. Pyracantha Walderii	Walders Dwarf Pyracantha

408.2 EVERGREEN TREES

1. Eriobotrya Japonica	Loquat Tree
2. Ligustrum Japonicum	Wax leaf Privet
3. Ligustrum Lucidum	Glossy Privet
4. Magnolia Grandiflora	Magnolia
5. Magnolia Virginiana	Sweet Bay
6. Pinus Elliottii	Slash Pine

408.3 PALMS

1. Livistona Chinensis	Chinese Fan Palm
2. Butia Capitata	Pindo Palm

	3.	Chamaerops Humilis	European Fan Palm
	4.	Sabal Palmetto	Cabbage Palm
	5.	Phoenix Robellini	Pigmy Date Palm
	6.	Washingtonia Robusta	Mexican Fan Palm
	7.	Cycas Revoluta	Sago Palm
	8.	Cocos Plumosa	Queen Palm
	9.	Roystonea Regia	Royal Palm
	10.	Phoenix Canariensis	Canary Date Palm
	11.	Cocos Nucifera	Coconut Palm
	12.	Phoenix Reclinata	Senegal Date Palm
	13.	Paurotis Wrightii	Paurotis Palm
408.4		SHRUBS	
	1.	Raphiolepis Indica	Indian Hawthorne
	2.	Cocculus Laurifolius	Snailseed
	3.	Cortaderia Selloana	Pampas Grass
	4.	Eleagnus Pungens	Silverthorn
	5.	Ilex Burfordii	Burford Holly
	6.	Ilex Vomitoria	Yaupon Holly
	7.	Juniperus Spp.	Various Juniper Shrubs
	8.	Ligustrum Lucidum	Glossy Privet
	9.	Mahonia Bealei	Leatherleaf Mahonia
	10.	Myrica Cerifera	Wax Murle
	11.	Nandina Domestica	Heavenly Bamboo
	12.	Nerium Oleander	Oleander
	13.	Photinia Glabra	Red Photinia
	14.	Pittosporum Spp.	Various Pittosporum
	15.	Pyracantha Coccinea	Firethorn
	16.	Trachelospermum Jasminoides	Confederate Jasmine
	17.	Viburnum Oderatissimum	Sweet Viburnum
	18.	Viburnum Suspensum	Sandankwa Viburnum
408.5		SHADE TREES	
	1.	Live Oak	Quercus Virginiana
	2.	Laurel Oak	Quercus Laurifolia
	3.	Acer Rubrum	Red Maple
	4.	Betula Nigra	River Birch
	5.	Swietenia Mahogani	Mahogany
	6.	Callistemon Species	Bottlebrush
	7.	Ilex Cassine	Dahoon Holly
	8.	Delonix Regia	Royal Poinciana
	9.	Acer Rubrum	Red Maple
	10.	Bursera Simaruba	Gumbo Limbo

5 STRUCTURES

INTRODUCTION

500.1

The following design guidelines pertain to specific items of a structure that

- give the character and the overall impression of the house and which must be consistent in each of the pods for the design continuity of the buildings at each pod in Eagles Landing and Mallards Landing.
- 500.2 Homes in Eagles Landing and Mallards Landing shall be erected of concrete block (CBS), frame, steel, or CBS and frame construction, and shall meet the regulations of the Standard Building Code. All block and framing must be covered as specified in Section 502.
- 500.3 Homes in Eagles Landing and Mallards Landing shall be of one (1) or two (2) stories. For maximum height limitation refer to City of Tampa code.
- 500.4 The minimum square footage of living area (air conditioned) of any home in Eagles Landing and Mallards Landing shall be 1900 square feet.

501 ROOF AND ROOFING

- 501.1 Roof structures shall be out of conventional frames, or wood trusses. Flat roofs shall not be permitted unless approved by the A.C.C.
- 501.2 Finish materials for pitched roofs must be consistent throughout the individual pods at Eagles Landing and Mallards Landing. These can be flat cement tile, barrel type cement tile, barrel clay tile, or architectural type fiberglass shingles (dimensional type). Wood shakes, regular shingles or gravel roofs are not permitted. Other materials not specifically mentioned are subject to review and approval by the A.C.C.
- 501.3 Mansard roofs and Gambrel roofs, characterized by steep lower slope and flatter upper portion, shall not be permitted.
- 501.4 Roof top mechanical equipment must be located to reduce or eliminate its visibility from street and sidewalk of adjacent properties.
- 501.5 Gutters and down spouts may be exposed only if painted properly to match the color of the fascia, wall or column.
- 501.6 All exposed roof vents, valleys, flashings and pipes extending through the roof shall be painted the same color as the roof.
- 501.7 Minimum roof pitches in Eagles Landing and Mallards Landing shall be 6:12.

502 EXTERIOR WALLS

- 502.1 The following requirements apply to all exterior walls and all kinds of facade applications for all structures.
- 502.2 All materials must be in compliance with the Standard Building Code, and any other local regulation by the City of Tampa.
- 502.3 Exterior wall finishes shall be consistent in color schemes, texture, compositions and character throughout the individual pods at Eagles Landing and Mallards Landing. All exterior finishes will be subject to review and approval by the A.C.C. Exposed concrete block walls are not permitted nor walls with any other type of exposed modular concrete

- units. No metal finishes will be allowed either.
- 502.4 The finishes are the following:
- A. Stucco (smooth or skip trowel)
 - B. Brick
 - C. Stone
- All wood trim will be finished, painted, stained or otherwise protected from the elements.
- When using brick on the front elevation only, the brick shall wrap around the side elevations for a minimum of 24 inches. The same procedure shall apply to stone.
- 502.5 The houses on corner lots must have the garage located on the side property line farthest from the street, unless this configuration interferes with tree preservation, or a side entry garage is desired, or some architectural treatment is incorporated on the exterior garage wall.

503 WINDOWS

- 503.1 All window framing will be bronzed, cream or white anodized aluminum or wood.
- 503.2 Window shutters may be used. Painted wood or fiberglass will be acceptable.
- 503.3 No reflective window coverings or treatments shall be permitted at Eagles Landing and Mallards Landing. The A.C.C., at its discretion, may control or prohibit window coverings and treatments not reasonably compatible with aesthetic standards of the area.

504 EXTERIOR WALL COLORS

- 504.1 Homebuilders may offer color schemes previously approved by the A.C.C..
- 504.2 When finish materials for the exterior of the structures require painting, the color selection shall be based on compatible colors throughout the individual pods at Eagles Landing and Mallards Landing. Paint colors are subject to review and approval by the A.C.C.
- 504.3 Color samples shall be submitted to the A.C.C. and color coordinated with the elevation; show the proposed paint/color scheme for approval. In no event shall two (2) houses of identical color package be side by side.

505 GARAGES

- 505.1 All homes shall have a minimum of two (2) car garages but no more than three (3).
- 505.2 All driveways shall be of 4" poured concrete, or other masonry type of material acceptable to the A.C.C.. Driveway width shall be at least 16 feet, but not less than door to door width, at the entrance of the garage.
- 505.3 No metal or fiberglass covered carports will be permitted throughout this subdivision.

506 DOORS

- 506.1 Screen doors shall be compatible with the design and color of the home.
- 506.2 Entrance doors shall be compatible with the house design. Material shall be solid wood, fiberglass or metal insulated type. Glass inserts may be included.
- 506.3 Garage doors shall be compatible with entrance doors and may include glass panes.

507 SCREENED ENCLOSURES

No screened enclosure shall be permitted on the front of the house. Patio or pool screened enclosures shall be permitted with the previous review and approval by the A.C.C. If the proposed enclosure comes with a roof, it shall be consistent with the main house roof, i.e.: use same color and type of roof tile. If the roof of the proposed enclosure is made of metal, then the metal shall match the color of the main house roof. If the roof of the proposed enclosure is made of screen also, then the metal structure shall match the window frames of the house.

508 AWNINGS

Awnings shall be permitted only at the discretion of the A.C.C.

509 HURRICANE SHUTTERS

- 509.1 It is the intent of these guidelines to emphasize to homebuilders and homeowners the need to combine the required safety that hurricane shutters provide to all wall openings and the aesthetics of the community.
- 509.2 It is expected that shutters be closed, or installed, only at the expectancy of a storm, and be opened, or removed, once the storm is gone. The reason for this requirement is to avoid the "boarded up" look during a hurricane season.
- 509.3 Hurricane shutters which are fixed to the house structure when not in use, such as the accordion or rolled-up types, will be considered by the A.C.C., provided that they do not obstruct the architectural design of the house and are the same colors as the window frames of the house.
- 509.4 Detachable panels are acceptable to the A.C.C., provided they are removed and stored shortly after the storm has passed. Homeowners who are out of town when a storm threatens, shall be responsible for taking measures in advance of their absence for the installation and removal of the shutters.
- 509.5 All shutter systems shall be submitted for review and approval to the A.C.C.

510 DETACHED STRUCTURES

Any free standing structure contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, doghouse, playhouse, storage room, cabana, etc. must be submitted for approval with the required drawings and information. Approval will be granted only upon the merit of the structure, its compatibility with the main house and desirability for the neighborhood.

These structures must comply with City of Tampa regulations and receive all necessary permits and approvals.

511 FENCING

511 Fencing is permitted in Eagles Landing and Mallards Landing.

511.1 The fence types authorized for fencing of private lots at Eagles Landing and Mallards Landing are:

A. Perimeter Fence:

This fence type is used to define the frontage and entrance of the subdivision. It is required to be installed on property lines adjacent to the New Tampa Boulevard and the north - south collector road. The lots that are required to incorporate this type of fence are Lots 1, 13 through 20 and Lot 33, Blk. 5, Lot 1, 14 through 16 and Lot 42 through 44, Blk. 6. This fence type is 6' high with intermediate columns. For the design of this fence type see illustration No. 1.

B. Enclosure Fence

This fence type is used to define property lines or enclose lot area without obscuring views. It is to be incorporated on the rear and side property lines of lots fronting a lake. This type is a 4' high white aluminum picket fence. In lots fronting the lake, the fencing will stop at the drainage easement. For design of the picket fence type see illustration No. 2.

C. Privacy Fence

This fence type is used to create visual privacy and/or security for lot area. This type of fence may be incorporated only on the property lines not used by the perimeter fence or the enclosure fence. This fence type is 6' high wood shadow box, or board on board, except for the last 15' of side fencing abutting a wetland area, where the height will become 4'. The reduction in height will be gradual at an angle not higher than 45 degrees. The change in height will occur right before the last 15' of fencing so that said portion remains at 4' high in its entirety. Fencing along the rear property line of the lots fronting a wetland will also be 4' high. For the design of this fence see illustration No. 3.

When this fence type meets the perimeter fence, the privacy fence shall adjust its height to the underside of the rolok course of brick of the perimeter fence. See illustration 3A for further details.

511.2 No fencing shall extend beyond five (5) ft. before the front wall plane of

the structure into the front yard. Fencing sections with gates may be installed, where allowed, on side yards. Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the A.C.C. on an individual case basis.

Unless specifically approved otherwise by the A.C.C., all lot fencing shall be constructed of cedar, cypress or yellow pine. Exceptions to these requirements may be granted upon review, based upon architectural merit, especially where brick walls, or trellises, or other similar extensions of the structure are incorporated as part of such fence enclosures.

512 RECREATION STRUCTURES

All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball board) shall be constructed on any part of the lot located in front of the rear line of residence constructed thereon and shall be constructed so as to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior approval of the A.C.C. and without limiting any other criteria for approval, the A.C.C. shall review the height of such structures to assure the privacy of neighboring homeowners. No basketball backboards may be installed adjacent to the street or on any cul-de-sac.

513 AIR CONDITIONERS

No window or wall air conditioning units will be permitted. Outside condensing units (compressors) shall be enclosed by masonry garden walls 30" high, or shrubs, 24" high, at 18" o.c. min. Appropriate access and service space will be provided, but this access shall never be visible from the street(s). The color of these garden walls shall be the same as the color of the house. If any banding or cap is incorporated, these shall match the color of any banding used in the house. This enclosure requirement shall also apply to pool equipment.

514 FIREPLACES AND CHIMNEYS

Any type of chimney design requested to be incorporated into any house at Eagles Landing and Mallards Landing, by homebuilders or homeowners, will have to be submitted to the A.C.C. for review and approval. Each case will be reviewed on an individual basis.

515 SWIMMING POOLS AND TENNIS COURTS

Any swimming pool or tennis court to be constructed on any lot shall be subject to the review and approval of the A.C.C. Pool equipment shall be enclosed by masonry garden walls 30" high. See specifics in Section

512 for access, color, caps or banding.

516 WELL LIMITATIONS

Any wells to be installed and constructed on any portion of the property shall be for irrigation purposes only, shall be approved by the A.C.C. and shall be in strict compliance with any applicable regulations. Chemical filtration shall be required when the source of water could stain the exterior walls.

517 SATELLITE DISHES

Small satellite dishes, of 18" maximum diameter, are permitted as long as they are mounted below the roof line, located in an inconspicuous location and shall be reviewed and approved by the A.C.C. Antennas or other receiving or transmitting devices are not permitted.

518 CABLE T.V., TELEPHONE AND ALARM SYSTEMS

For each new house that is constructed in Eagles Landing and Mallards Landing, it is recommended that it be prewired for cable-TV, telephone and alarm systems.

519 MAILBOXES

All new single family homes built at each individual pod of Eagles Landing and Mallards Landing are required to have a standard mailbox and pedestal (see illustration No. 4). Such mailbox structure shall be installed at the front of the lot, at the edge of the road pavement, to the left of the driveway, as seen from the street. See colors on the same illustration.

If required by the U.S. Postal Service, mail delivery may be made to a centralized box location at any time that the U.S. Postal Service requires a change in the method of delivery.

520 SIGNAGE

Standards for signage shall always be in addition to the minimum required by the City of Tampa sign ordinance. Signage in Eagles Landing and Mallards Landing will be classified as:

1. Identification signs
2. Directional signs
3. Informational signs

Signs or features related to the overall community of West Meadows shall be designed and installed by the developer. These include signs at the

entrance features, directional signs along the New Tampa Boulevard and signage within the Recreational Center.

Signs or features at the entrance of each residential pod shall be designed and installed or built by the developer.

Signage within each individual pod shall be designed and installed by the developer. Other signage proposed by the homebuilders, i.e.: for model centers, or homeowners shall be submitted to the A.C.C. including specific design details such as color, font type and size, materials and location, for review and approval. Such design shall be consistent with the architectural style of the housing product proposed for each particular pod.

521 WAIVERS

The architectural planning criteria set forth herein are intended as guidelines to which adherence shall be required by each homebuilder and homeowner in the property; provided, however, the A.C.C. shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver to be the best interest of the property and the deviation requested is compatible with the character of the property.

600 MAINTENANCE DURING CONSTRUCTION

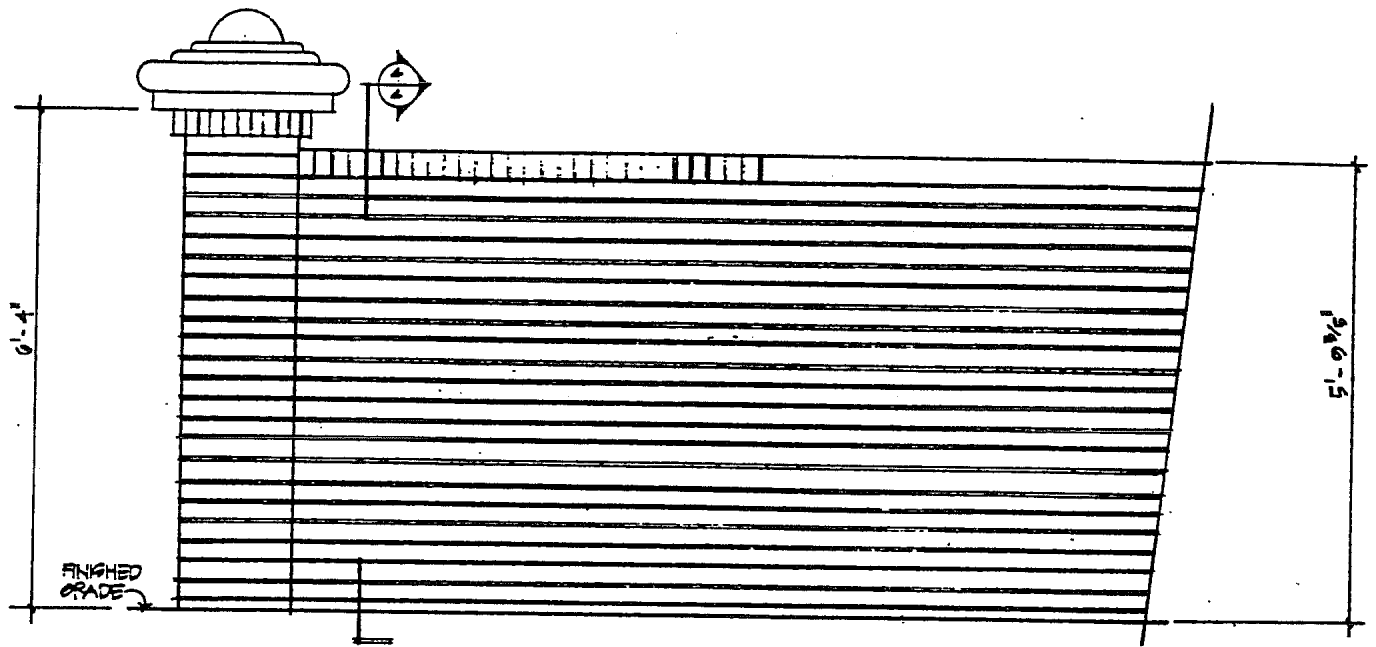
During construction all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) to assist in keeping the debris from being scattered.

After construction no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within five (5) days of notification by ATLANTIC GULF OF TAMPA. Failure to comply with the request will cause removal of the debris by action of the ATLANTIC GULF OF TAMPA and all related costs will be charged to the homebuilder or the homeowner.

7 COLOR SCHEDULE

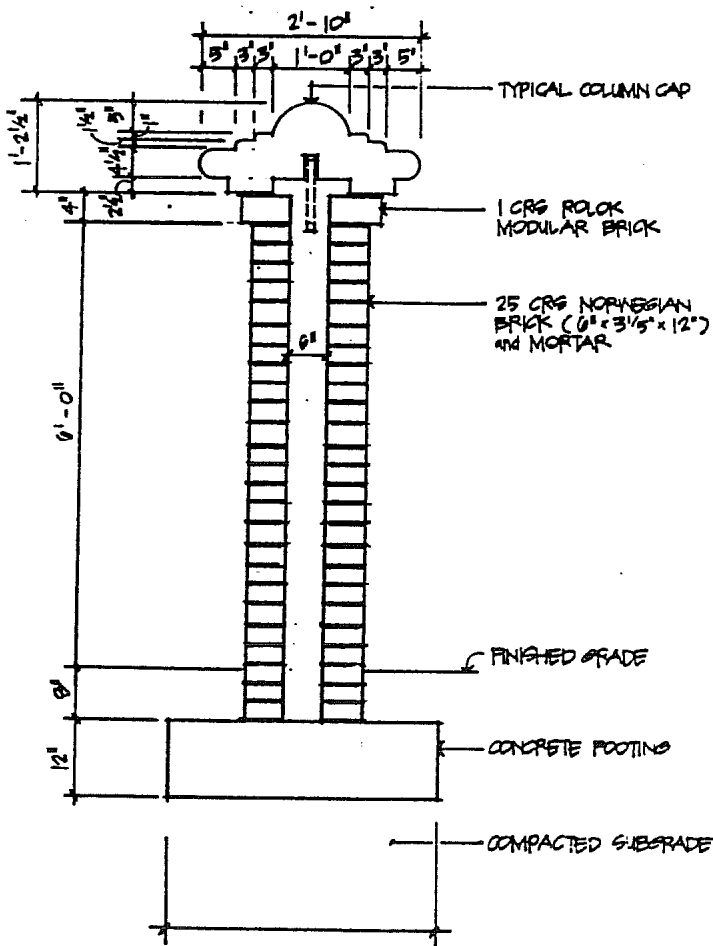
700 ENVIRONMENTAL COLOR SCHEDULE FOR INDIVIDUAL PODS

Any type of site structure, i.e.: mailboxes, signs, etc, designed by individual homebuilders, must adhere to a specific color scheme. These color schemes must be submitted for review and approval to the A.C.C. Mailbox colors have been specified. See illustration No. 4 for these.



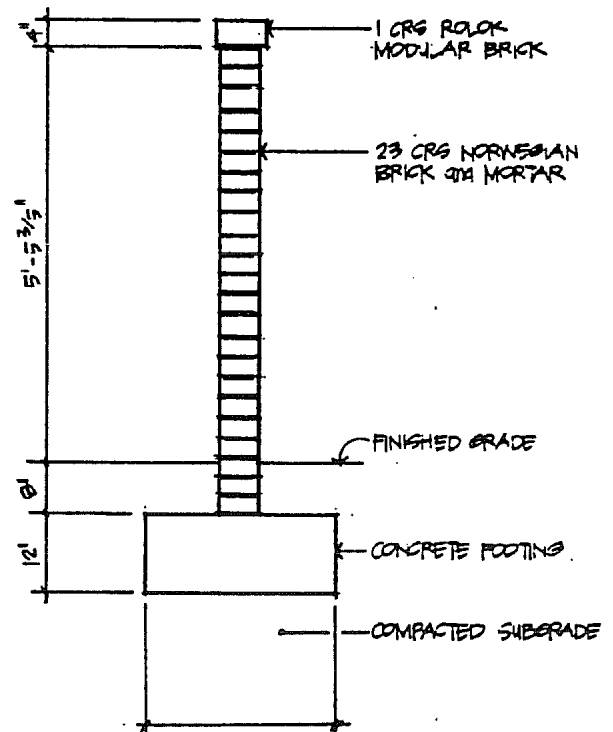
WALL ELEVATION

SCALE: 3/8" = 1'-0"



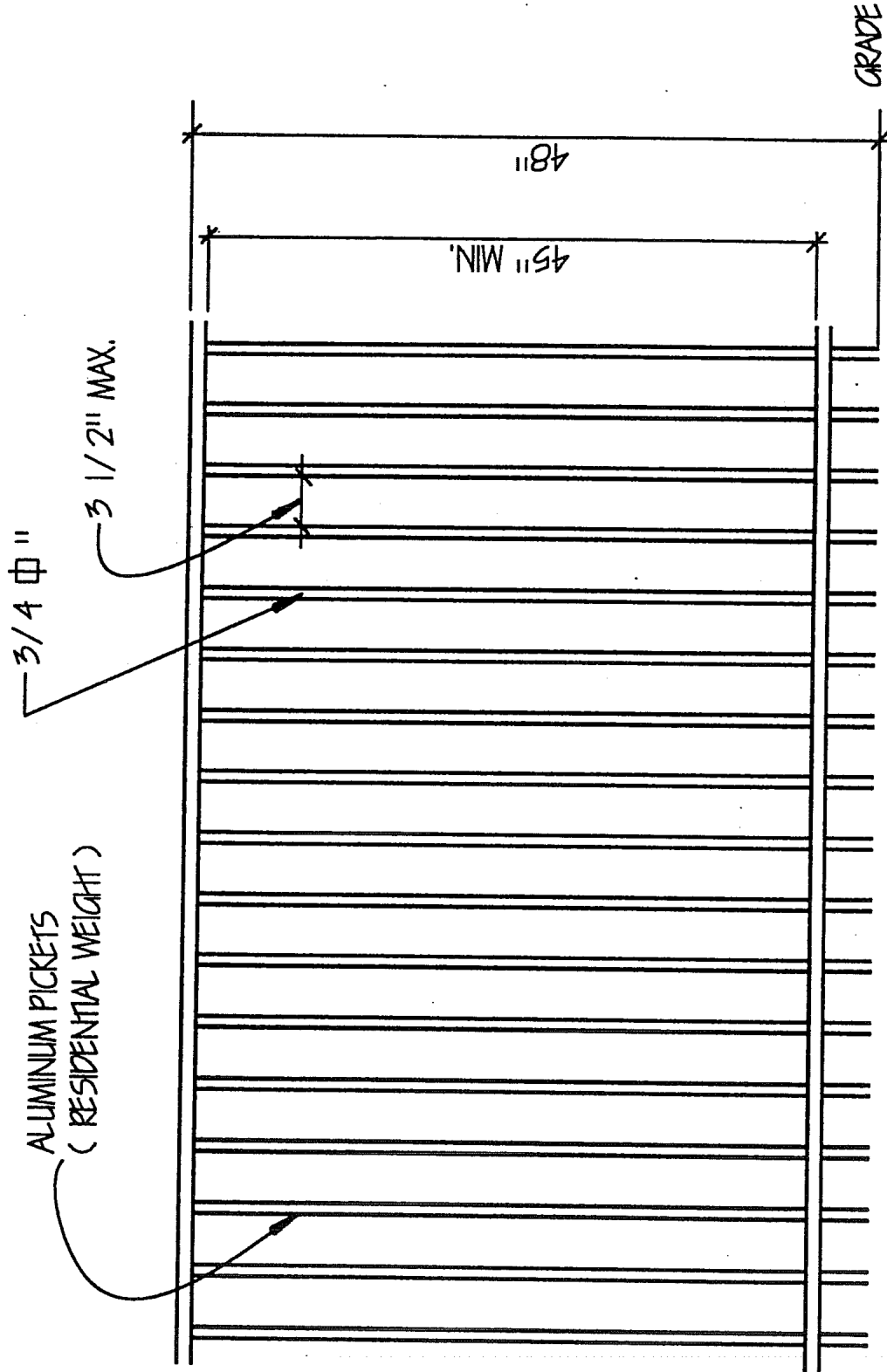
COLUMN SECTION

SCALE: 3/8" = 1'-0"



TYPICAL WALL SECTION

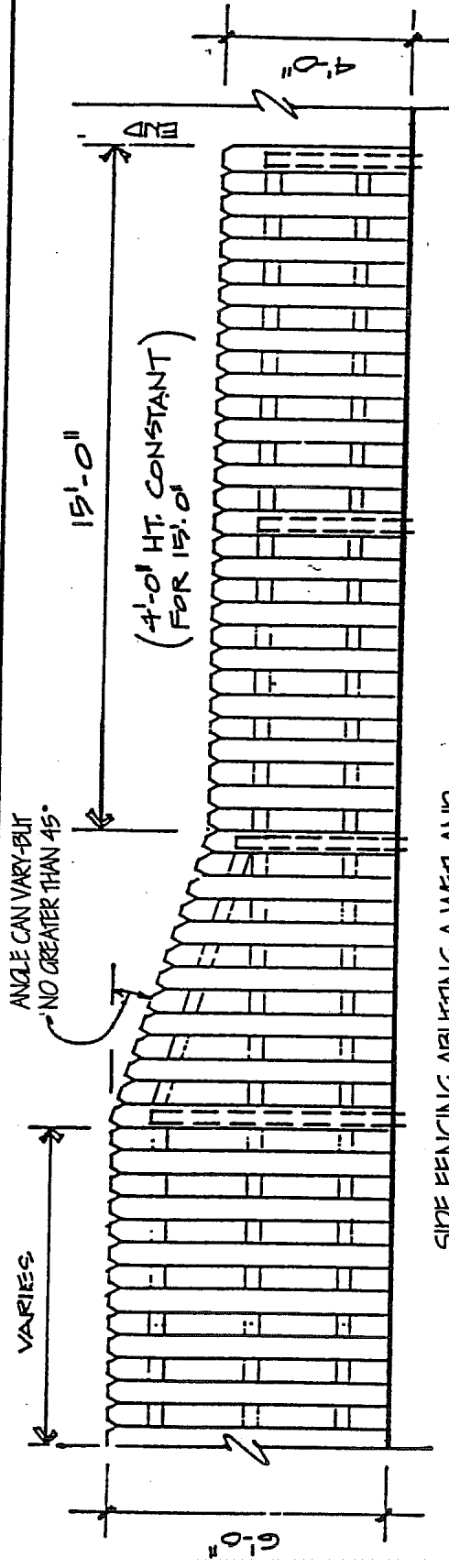
SCALE: 3/8" = 1'-0"



TYPICAL PICKET SECTION

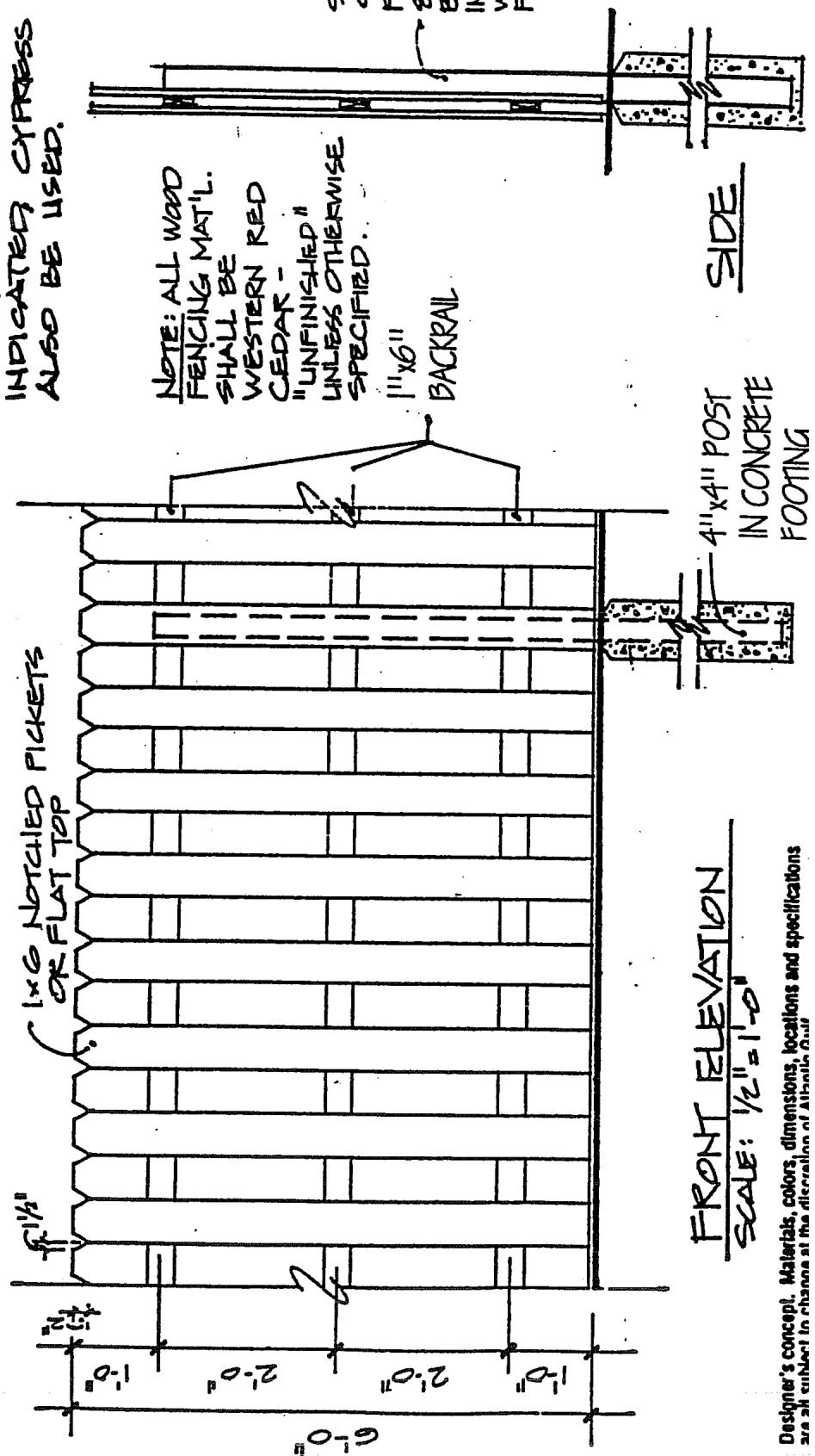
NOT TO SCALE

Last Revision:
9/13/93



NOTE: WHEREVER CEDAR IS INDICATED CYPRESS CAN ALSO BE USED.

SIDE FENCING ABUTTING A WETLAND
SCALE: 1/4" = 1'-0"



FRONT ELEVATION
SCALE: 1/2" = 1'-0"

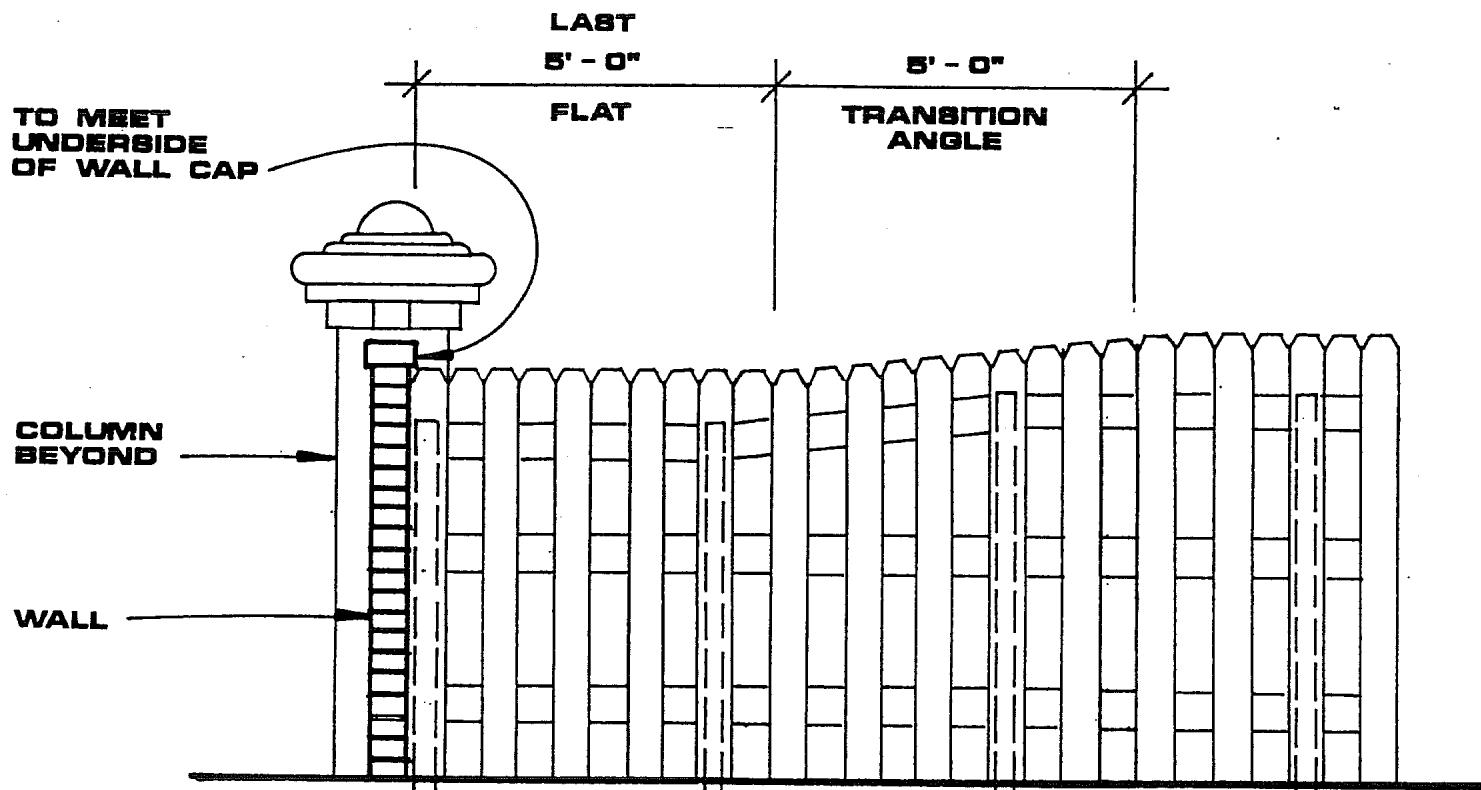
Designer's concept. Materials, colors, dimensions, locations and specifications are all subject to change at the discretion of Atlantic Gulf.

ATLANTIC GULF OF TAMPA

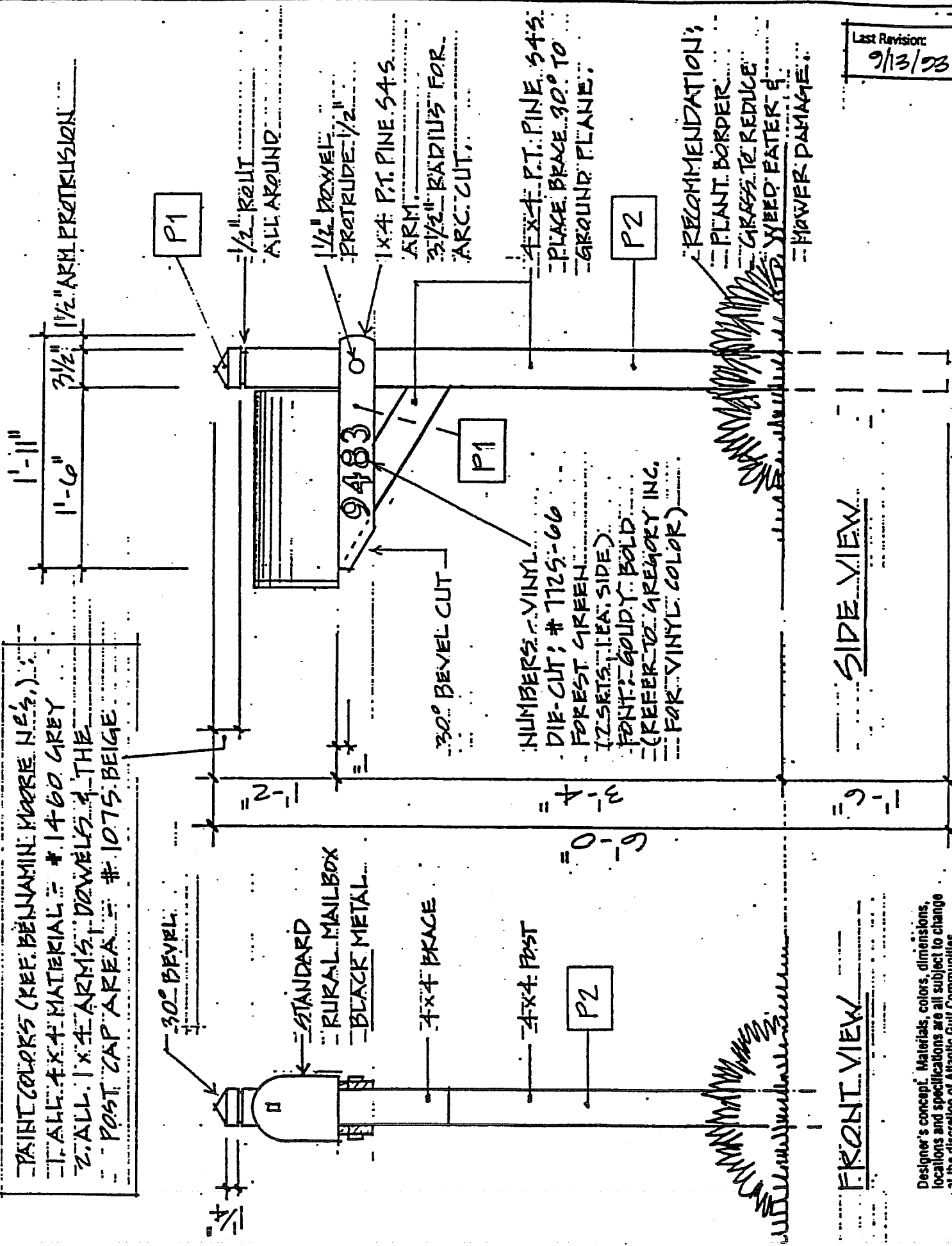
Illustration No. 3

Eagles Landing and Mallards Landing

PRIVACY FENCE - WOOD SHADOWBOX



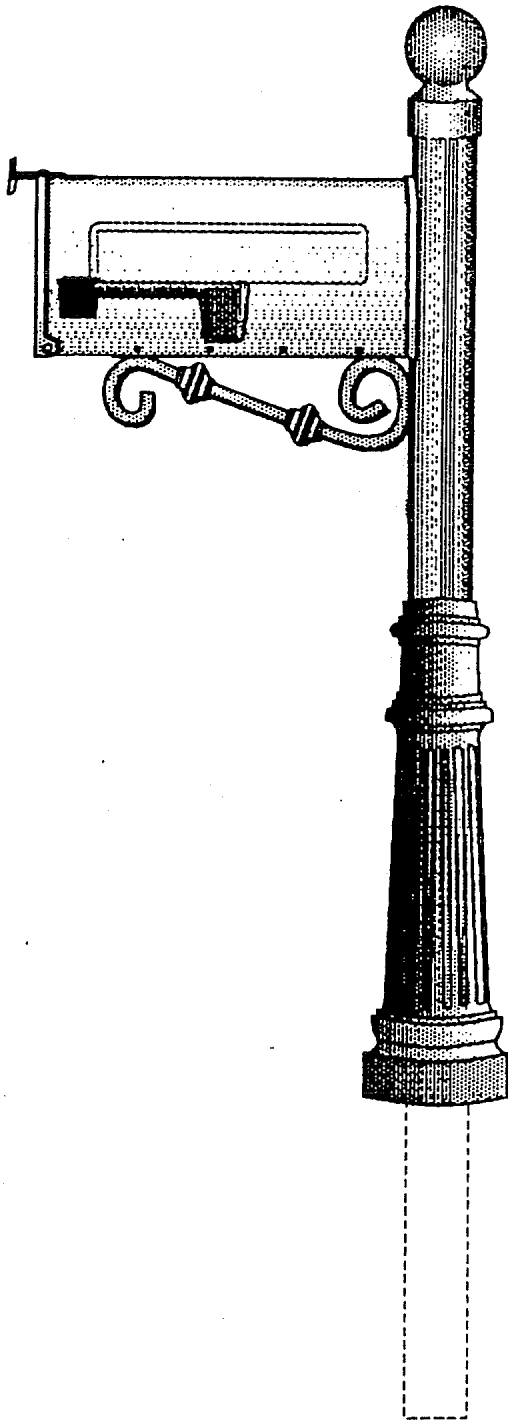
PAINT COLORS (REF. BENJAMIN MOORE N.E.S.):
 1. ALL 4x4 MATERIAL = # 1460 GREY
 2. ALL 1x4 ARMS, DOWELS & THE
 POST CAP AREA = # 1075 BEIGE



SIDE VIEW

FRONT VIEW

Designer's concept. Materials, colors, dimensions, locations and specifications are all subject to change at the discretion of Atlantic Gulf Communities



■ ATLANTIC GULF
OF TAMPA

Illustration No. 4 (Revised)

Hawthorn Estates

TYPICAL MAILBOX