

ARCHITECTURAL GUIDELINES

for

**RIVER POINT COMMUNITY
ASSOCIATION**

I INTRODUCTION

I.1 Purpose of Guidelines.

The following list of action by homeowners must be presented to the Architectural Review Committee (ARC) for approval prior to commencement of work. The Architectural Review Committee has up to 30 days to take action on a request.

I.2 Committee Address and Phone.

The address of the Architectural Committee will be the same as the address of the River Point Community Association, Inc. The present address of the Architectural Committee is c/o Kingdom Management, Inc. 12620-3 Beach Blvd. # 301, Jacksonville, Florida 32246. Questions should be directed to Kingdom, which will in turn forward to the Architectural Review Committee. Phone number is (904) 646-2626. Fax number is (904) 645-3966.

I.3 Effect of Governmental and Other Regulations.

Use of property and improvements to Property must comply with applicable building codes and other governmental requirements and regulations. Approval by the Architectural Committee will not constitute assurance that improvements comply with applicable governmental requirements or regulations, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies. For general information about City of Jacksonville requirements, homeowners may write or call the City of Jacksonville - Building Inspection Division, 214 N. Hogan St., Jacksonville, FL 32202, (904) 630-1088.

I.4 Interference with Utilities.

In making improvements to Property, homeowners are responsible for locating all water, gas, sewer, cable television or other utility lines or easements. Homeowners should not construct any improvements over such easements without the consent of the utility involved and homeowners will be responsible for damage to any utility lines. All underground utility lines and easements can be located by contacting the following entities:

Jacksonville Electric Authority	<u>665-6000</u>
Comcast Cable (cable, internet, telephone)	<u>374-8000</u>

I.5 Goal of Guidelines.

Compliance with these Guidelines and Restrictions, the provisions of the Community Declaration and the applicable Supplemental Declaration will help preserve the inherent architectural and aesthetic quality of River Point. It is

important that the improvements to Property be made in harmony with, and not be detrimental to, the rest of the community. A spirit of cooperation with the Architectural Committee and neighbors will go far in creating an optimum environment, which will benefit all homeowners. By following these Guidelines and Restrictions and obtaining approvals for Improvements to Property from the Architectural Committee, homeowners will be protecting their financial investment and will help insure that improvements to Property are compatible with standards established for River Point.

2 SPECIFIC TYPES OF IMPROVEMENTS - GUIDELINES.

2.1 General.

Following is a listing, in alphabetical order, of restrictions as well as a wide variety of specific types of improvements which homeowners typically consider installing, with pertinent information as to each. **UNLESS OTHERWISE SPECIFICALLY STATED, DRAWINGS OR PLANS FOR A PROPOSED IMPROVEMENT MUST BE SUBMITTED TO THE ARCHITECTURAL COMMITTEE AND THE WRITTEN APPROVAL OF THE ARCHITECTURAL COMMITTEE OBTAINED BEFORE THE IMPROVEMENT IS MADE. ANY OTHER IMPROVEMENT NOT SPECIFICALLY LISTED HEREIN REQUIRES COMMITTEE REVIEW AND WRITTEN APPROVAL PRIOR TO INSTALLATION AND/OR CONSTRUCTION OF THE IMPROVEMENT.**

2.2 Additions and Expansions.

Architectural Committee approval is required. (Section 2, B of CC&R).

2.3 Address Numbers.

A sign denoting the street address of the residence, located and designed in accordance with approved standards, shall be required **on** each dwelling unit. Numbers shall be contrasting to the residence, readable from the street and at least four (4) inches. Numbers painted on curbs do not require Committee approval if they are six (6) inches or smaller and are black and white. Curb numbers are not required. (Section 3, J of CC&R).

2.4 Air Conditioning Equipment.

Air conditioning equipment shall not be placed on any Lot unless obscured from view from any Roadway. (Section 3, B of CC&R).

No window air conditioner unit shall be installed in any building. (Section 3, F of CC&R).

2.5 Barbecue Grills.

Barbecue grills may not be stored in a location visible from any Roadway when not in use. (Section 3, B of CC&R).

2.6 Boats.

Boats must be kept within a garage or behind a 6' fence. (Section 3, K of CC&R).

2.7 Campers.

Campers must be kept within a garage or behind a 6' fence. (Section 3, K of CC&R).

2.8 Carports.

Not permitted. See Parking, Storage, Repairs, Section 3, K of CC&R for allowable methods of vehicle storage.

2.9 Clothes Lines and Hangers.

Clothes lines, clothes hangers, clothes washing and drying equipment shall not be placed on any Lot unless obscured from view from any Roadway. (Section 3, B of CC&R).

2.10 Commercial Vehicles.

The third amendment of our Covenants and Restrictions, Section 3, K states that "Vehicles of any kind with "Commercial Signage".... shall be kept within the garage or behind a 6 foot fenced area...." (Section 3, K of CC&R).

New city ordinances (June '07) Section 656.411 regarding parking and placement of certain vehicles and equipment in all residential districts reads in part the following: "The following vehicles and equipment shall not be parked on private property in a residential district or on any public right-of-way in a residential district, except as may be required for normal loading or unloading: (a) heavy trucks and truck tractors; (b) motor vehicles with machinery; (c) school buses, commercial wreckers, hearses and ambulances; (d) passenger vehicles for ten persons or more; (e) trucks used for agricultural purposes; (f) semitrailers; (f) trailers used for transporting landscaping and lawn care equipment, whether or not such trailer is attached to another vehicle; and (h) temporary personal storage units (see above section for further details on size and limitations).

2.11 Decks.

Architectural Committee approval is required. Decks shall not be constructed on or over utility easements. (Section 2, B of CC&R)

Approval by the Architectural Committee shall not be deemed to constitute compliance with the requirements of any local building codes, development regulation or other applicable laws, and it shall be the responsibility of the Owner to comply therewith, nor does approval assure that a permit or approvals are not also required from applicable governmental bodies. For general information regarding building permits, contact the City of Jacksonville at (904) 630-1088 prior to construction of any desired deck improvements.

2.12 Dog Runs/Dog Houses/Dog Pens.

Dog runs, dog houses and/or dog pens shall not be placed on any Lot unless obscured from view from any Roadway. (Section 3, B of CC&R).

2.13 Doors.

Architectural Committee approval is not required for the addition of screen/storm or other doors, if no modification to the framing is required, and material and color are complimentary to the house. Security treatments for doors and windows (i.e., bars and grills, etc.) requires approval. (Section 2, B of CC&R).

2.14 Driveways.

Architectural Committee approval is required for modification, expansion, or resurfacing of driveways. (Section 2, B of CC&R).

2.15 Fences.

Architectural Committee approval is required. Vinyl fences are allowed if natural wood tone in color and no lattice design at the top (HOA Board vote '07). No fence or wall shall be erected nor hedge maintained on an part of the Property which is higher than six feet from the normal surface of the ground. Chain link fences are prohibited. (Section 3, G of CC&R).

2.16 Firewood Storage.

Firewood storage shall not be placed on any Lot unless obscured from view from any Roadway. (Section 3, B of CC&R).

2.17 Flags and Flagpoles.

House Bill 2934 states: "A homeowners' association's governing documents may not prohibit the outdoor display of the United States flag by an owner or resident if the flag is displayed in a manner consistent with federal flag display laws. "Flag of the United States" means the flag, as defined under the federal flag display laws, that is made of fabric, cloth, or paper and that is displayed from a staff or flagpole or in a window. It does not include a flag depiction made of lights, paint, roofing, siding, paving, materials, or any similar building, landscaping, or decorative component."

2.18 Garbage Containers and Storage.

Garbage and trash cans and receptacles shall not be placed on any Lot unless obscured from view from any Roadway. (Section 3, B of CC&R).

"..... All garbage and trash must be stored in closed containers and in such location so as to be hidden from view from any adjacent Dwelling Unit or Lot." (Section 3, E of CC&R).

City of Jacksonville - Public Works Division - City ordinance states: “For small home projects performed by the homeowner, residents can discard up to one cubic yard (two full construction wheelbarrows) of building materials weekly on household garbage collection day. Materials must not exceed 5 feet in length or width or weigh more than 40 pounds. If possible, containerize all materials and place them separately from the household garbage for verification of quantities. If you will be generating quantities more than listed above, you will need to hire a rubbish removal company to provide a construction debris container. Any debris from work performed by a contractor must be removed by the contractor. As with all household garbage, waste should be placed at the curb no later than 6:00 a.m. on collection day. Waste should not be placed at the curb before 5:00 p.m. the day prior to scheduled collection and all empty containers must be removed from the curb no later than 6:00 a.m. the day after scheduled collection.”

2.19 Gardens - Flower.

Architectural Committee approval is not required. All flower gardens must be weeded and carefully maintained. (Section 3, L of CC&R).

2.20 Greenhouses.

Greenhouses shall not be placed on any Lot unless obscured from view from any Roadway. (Section 3, B of CC&R).

2.21 Hot Tub, Jacuzzi, Whirlpool, Sauna.

Hot tubs, jacuzzis, whirlpools and saunas (also referred to as “hothouses”) shall not be placed on any Lot unless obscured from view from any Roadway. (Section 3, B of CC&R).

2.22 Irrigation Systems.

Underground manual or automatic irrigation systems will not require approval of the Architectural Committee.

2.23 Landscaping.

Architectural Committee approval is required when the plan includes retaining walls (Section 3, G of CC&R) and/or grade changes (Section 3, D of CC&R).

“Each owner shall maintain his parcel, whether improved or unimproved, in good condition at all times....” (Section 3, L of CC&R).

2.24 Lights and Lighting.

Exterior lighting for security or other uses must be directed at the ground and house, whereby the light cone stays within the property boundaries and the light source does not cause glare to other properties. (Section 3, A of CC&R).

Holiday lighting and decorations do not require approval. It is recommended that they not be installed more than 30 days prior to the holiday and they be removed within 30 days following the holiday. (Section 3, L of CC&R).

2.25 Mailboxes.

Architectural Committee approval is required. (Section 3, I of CC&R).

US Postal Service has issued basic regulations regarding curbside deliveries: "The vertical height from road surface to bottom of mailbox needs to be between 41" and 45". The distance from the outside edge of curb or edge of road surface to front of the brick mailbox must be 6" to 8". At least 1 inch high letters and numbers in contrasting color on the side of the box visible to the carrier's regular approach. You must have a flag. And the newspaper receptacle must not touch the mailbox or interfere with the delivery of mail."

U.S. Postal Service Code 3.2.7 Address Identification states: "Every curbside mailbox must bear a house number if street names and house numbers have been assigned by local authorities."

2.26 Motor Homes.

Motor homes must be kept within a garage or behind a 6' fence. (Section 3, K of CC&R).

2.27 Painting.

Architectural Committee approval is required for any change to exterior painting. The submittal must include color swatch or manufacturer's paint chips indicating color number and location (i.e., base, trim and accent color). Considerations will include, but may not be limited to, the home's architecture, stone or brick accents, roofing color and neighborhood. (Section 2, B of CC&R).

2.28 Patios.

Architectural Committee approval is required. Patios or expansions to the home will require submission of detailed plans and specifications by a duly licensed architect, engineer, landscape architect or other similarly qualified professional. (Section 2, B of CC&R).

2.29 Paving.

Architectural Committee approval is required. Paved area or exterior change or alteration will require submission of detailed plans and specifications by a duly licensed architect, engineer, landscape architect or other similarly qualified professional. (Section 2, B of CC&R).

2.30 Ponds.

For retention ponds already in place, “It shall be the responsibility of the property owners on whose property those jurisdictional wetlands and/or storm water run off retention ponds reside to keep them free from debris, lawn and tree trimmings or other foreign matter and to contain the overgrowth of both aquatic and surface plant life so as to allow access for necessary inspections and maintenance of input and overflow structures.” (Section 3, L of CC&R).

2.31 Pools.

Architectural Committee approval is required. (Section 2, B and 3 D of CC&R).

2.32 Retaining Walls.

Architectural Committee approval is required. (Section 3, G of CC&R).

2.33 Roofs.

Architectural Committee approval is required for any change to color or design of shingle. The submittal must include color swatch and/or new design pattern. (Section 2, B of CC&R).

2.34 Sewage Disposal Systems.

Cesspools, septic tanks, or other non-central systems will not be approved. (Section 4, A of CC&R).

2.35 Sheds.

Sheds shall not be placed on any Lot unless obscured from view from any Roadway. (Section 3, B of CC&R).

2.36 Siding.

Architectural Committee approval is required. (Section 2, B of CC&R).

2.37 Solar Energy Devices.

Architectural Committee approval is required. (Section 3, B of CC&R).

2.38 Sprinkler Systems.

Underground manual or automatic irrigation systems will not require approval of the Architectural Committee.

2.39 Temporary Structures.

Temporary structures are not permitted to remain on any Lot unless during actual construction of the permitted permanent improvement. (Section 3, C of CC&R).

2.40 Trailers.

Trailers must be kept within a garage or behind a 6' wooden fence. (Section 3, K of CC&R).

2.41 Tree Removal.

Architectural Committee approval is required if a living tree having a trunk diameter greater than six (6) inches is removed. Trees smaller than six (6) inches in diameter does not need approval. (Section 3, L of CC&R).

2.42 Wood Storage.

Architectural Committee approval is required unless obscured from view from any Roadway. (Section 3, B of CC&R).

2.43 Yard Waste.

City of Jacksonville - Public Work Division - City Ordinance states: "Yard waste including, grass clippings and leaves (these items must be in cans of 20 to 32 gallon size or in sealed plastic bags holding a maximum of 40 pounds), shrub trimmings, tree limbs and palm fronds. Collection of yard waste is limited to 5 cubic yards weekly-- approximately a standard size pickup truck load or 30 bags. Cut any limbs to 5 feet or shorter, 6 inches or less in diameter and stack in piles parallel to the curb. Tree removal and trimming services are required by ordinance to remove any yard waste they generate. Items will only be picked up curbside of a developed lot. No other or additional pick ups will be made."

2.44 Xeriscape.

Architectural Committee approval is required. (Section 2, B & 3, D of CC&R). Please refer to Florida Statues §720.3075(4) for further details.