

1. Colors

Color is intended as a primary theme element. Pastels, earth tones, off-whites and light values, with darker or lighter accents should be used to highlight the character of the Dwelling. Changes from one color to another must always occur on an inside corner. All exterior colors must be in conformance with the Master Color Palette, provided by the Builder.

2. Design Duplication

In plotting adjacent structures, variation in color scheme and elevation type is very important. Consider structures on the opposite side of the street and any within visual proximity. Repetitive plans should be alternately reversed in plotting. Maintain privacy by being sensitive to windows of adjacent structures and views one structure may have of the other. Landscaping material can most frequently mitigate these circumstances.

Front elevations are required to be different on either side of every Dwelling built and no more often than one in two Dwellings built adjacent to one another. This means that no same elevation is permitted on two Dwellings on either side of the first Dwelling built. Elevations may not be repeated on the opposite side of the street, and will be subject to the same 1:2 ratio.

Alternate elevations will permit the same floor plan to be built next door, since the elevations are different. Within cul-de-sacs, no two adjacent color schemes, or elevations directly across the cul-de-sac, will be permitted. Home buyers prefer to own a home that is unique and distinguished from others, yet compatible with the overall theme of the community. The same elevation, or color scheme, **shall not be permitted** on any two adjacent Lots, or any Lots directly across the street from one another.

3. Details of Architecture

The following sections describe the elements that will create the architectural theme in Hampton Park.

6.1 Accessory Structures

Patio covers, trellises, gazebos or any other accessory structures shall be compatible with the materials, architectural and colors of the main Dwelling and shall be constructed as permitted by governing codes, particularly with respect to height, size and setbacks. Freestanding columns for lighting are permitted.

Covered patios and screened enclosures should be designed as integral elements within the Dwelling, and shall meet all required setbacks. Pan roofs are prohibited. When patios are placed on the rear corner of a corner Lot, they must not extend beyond the building setback into the corner of the yard.

Pools shall be in ground and designed in accordance with local governing authorities. Pool enclosures shall be consistent in design, color and material with architectural theme and **bronze or dark brown in color**.

6.2 Balconies

The use of balconies on two-story plans is encouraged. They shall be incorporated into the Dwelling form to articulate and provide interest to large wall masses. The railings shall be consistent in character and mass and made of wood, factory finished aluminum or polymer. Spindlework, gingerbread and other Victorian styles are encouraged.

6.3 Chimneys

Chimneys shall be simple in design and have appropriate proportion using the same materials as adjacent walls or appropriate accent materials (stone or brick); the chimney cap trim shall be complimentary to the fascia detailing; exposed flues must be finished and match the exterior wall surface.

6.4 Doors

Exterior doors are focal points and should be covered with sufficient overhangs to protect visitors from the elements. Entry doors should evoke the spirit of style with raised wood panel pattern and large glass light. Front door patterns can help create variation between Dwellings in the same proximity to one another. Two or three different door panel patterns will add to the individuality of each Dwelling and add variation in the "Street Scene."

Windows and transoms over the door are encouraged to add height and scale.

6.5 Driveways/Walkways/Sidewalks

Driveways provide an opportunity to augment the architecture and landscape. Stamped concrete patterns, decorative scoring and ribbons are encouraged, particularly in court and side loading garage locations, where there is a larger expanse of concrete. Treatment of this type enhances the feeling of quality and human scale of the driveway element.

County required sidewalks, are as shown on the construction plans, and shall be built to County code. Walkways shall be of the same material as the driveways and be designed in a serpentine free form shape, unless the design style of the Dwelling is very formal and needs the focal impact when approaching the front door.

Driveways and walkways are to be constructed of concrete, concrete pavers, brick, tile or interlocking stone. It is suggested that driveways and walkways be integral colored concrete, keystone, and painted or integral color. If concrete, an accent edging of brick or other contrasting material is encouraged, if consistent with the design style. Asphalt and gravel driveways are prohibited.

6.6 Fences and Walls

6.6.1 Introduction

Special consideration has been given to fencing and walls to insure consistency within Hampton Park. The materials, height and appearance of each type of fence and wall has been established according to location, purpose, durability and the desired visual effect.

The EXHIBIT at the end of this section provides FENCE GUIDELINES permitted in Hampton Park.

6.6.2 Privacy Fences

Privacy fences shall be six (6') feet high shadow box fencing constructed with polyvinyl (PVC) or wood. If PVC, must be dark brown. If wood, must be pressure treated, three (3) rail, number one cypress or pressure treated pine, painted or stained dark brown within ninety (90) days of installation, with 1"x6" notched pickets. Posts shall be no less than 4"x4" at ten (10') feet on center. Fence hardware must be hot dipped galvanized or stainless steel. Any fencing visible from a public area must be of aluminum material only. Chain link or wire fencing is prohibited.

6.6.3 Amenity Fences

If fencing is desired on the rear and/or the side of homes backing up to an important view, such as the boundary of a Neighborhood or a lake, then the mandatory type of fence is an Amenity Fence.

Amenity fencing must be anodized aluminum or wrought iron, bronze color, with 2"x2" posts spaced at six (6') feet on center. Pickets shall be 5/8"x5/8" at four (4') feet on center and the stringers shall be 1"x1". Amenity fences are limited to four (4') feet in height when backing up to lakes. When Amenity fences are located on the Village boundary, they are called Amenity/Boundary fences and they must be six (6') feet high and made of Aluminum or Wrought Iron. Wood, wire and chain link Amenity fences are prohibited.

6.6.4 Decorative Fences

Decorative fences shall be picket design of painted or stained dark brown or bronze pressure treated wood or polyvinyl. Fences may not exceed two (2') feet six (6") inches in height. Pickets shall be one (1") inch by four (4") inches. The stringers (rails) shall be two (2") inches by four (4") inches. Posts shall be for (4") inches by four (4") inches at ten (10') feet on center.

6.6.5 Masonry Privacy Walls

Walls will constitute planter walls, privacy walls or walls used to screen mechanical components. These might typically be desirable at lanais, master baths or living areas. Masonry privacy walls shall be six (6') feet high with decorative stucco banding. The walls shall be constructed of eight (8") inch concrete block with a painted stucco finish to match the home. Masonry veneers such as brick, stone, or structural brick can be used as accent materials applied to provide variety. The location and placement of walls will be considered on a case by case basis.

6.6.6 Fence Locations

Fences placed along side property lines may not begin less than a maximum of ten (10') feet back from the front corners of the home. Fences may not interfere with the drainage patterns or project above any adjacent Lot's walls or fences. Privacy fences must parallel the rear property line.

On an interior Lot, side and rear yard fencing must be placed along the Lot line and run parallel to home owner's side of the property. In the case of an existing fence, the new fence must align at the termination

point of the neighbor's fence and attach to that fence, regardless of existing fence's setback.

Side by side fencing is not permitted. This is not meant to prohibit a privacy fence that is placed totally within the rear yard and encloses a smaller area for privacy and/or safety reasons.

On a corner Lot, the fence must not extend into the side yard setback and, the fence must terminate ten (10') feet from the front public corner of the home. Landscaping is recommended to achieve privacy on the public corner side of a patio.

Variances to the above requirement may be considered, only if acceptable hedge material is placed along the **outside** of the fence and is subject to conditional approval until the hedge material is planted and the ARC can view the impact.

If a fence is desired on a corner Lot, on a Lot abutting a lake or a Village boundary, there are special conditions required. For example, if a corner Lot abuts an interior Lot in the rear, the interior Lot owner must landscape the street side of the fence and attach it to the terminus point of the abutting corner Lot's rear fence.

For other special conditions contact the Architectural Review Committee before submission of the application.

6.7 Garages

Garages are a major elevation and massing element. It is recommended that setbacks vary on adjacent Lots by two (2') feet or more, forward to the street or to the rear setback. It is recommended that a minimum of fifteen (15%) percent of the Dwellings on any given street be side loaded garages. This prevents the streetscape from appearing monotonous with garages dominating. Side loading garages are encouraged because they humanize the automobile scale, as a courtyard achieves in other types of Dwellings.

A variety of garage door fronts is encouraged. Raised panels are encouraged, along with windows, which soften the effect from the street.

All garages should be oversized by at least two (2') feet in width and depth to promote garage storage. An electrical outlet shall be provided in the garage ceiling for an electric garage door opener and an electric garage door opener provided as standard.

6.8 Lighting/House Numbers

All exterior lighting is to be indirect and shielded to prevent glare and spill over onto adjacent Lots and the street. Lighting should be incorporated into an entry element, if located away from the Dwelling. Low voltage lighting is strongly encouraged in the interest of energy conservation. Pole mounting heights may not exceed eight (8') feet and photocell or time clock for automatic operation should control switching. The light fixture should be consistent in theming to community light fixtures.

Carriage lights, adjacent to the garage door, are encouraged to promote safety when backing out at night, and to light the way for a visitor approaching the front door of the Dwelling.

House numbers shall be three (3") inches in height, Arabic in character, uniform in material, and black in color. They must be located at the garage or entry area of the Dwelling so that they are visible from the street. House numbers must be illuminated in the evening hours. Check with the Fire Marshall for further requirements.

6.8 Porches and Railings

Porches shall be composed of elements that add to the architectural theme such as columns, posts and railings. Detailing the elements with gingerbread, spindlework, arches, ornate pickets and molding is recommended. Front porches may be implied by the use of columns or posts combined with increased overhangs. Screened front porches are prohibited.

6.9 Roofs

Florida style roofs include hip, Dutch gable, gable shed and break pitch (used where porch roofs transition to main Dwelling roof). Prohibited roof shapes include mansard and flat, built-up roofs (except in very limited applications at the rear of homes). Aluminum "Pan" roofs are prohibited. Breaking up large roof planes with smaller elements is encouraged. This can be accomplished with dormers containing windows or vents, gables with classical ornamentation like half round recesses, half circle vents or plant-on-fans. Roof slopes are acceptable 6:12 to 10:12. Gable decorations are strongly encouraged. Dormer windows and vents are recommended.

Acceptable roof materials include, twenty (20) year dimensional asphalt shingles or fiberglass shingles. Prohibited roof materials include wood shakes, metal, and concrete tile. Wood fascias or exposed rafter tails with two (2") inch minimum nominal dimensions with heavy body stain or painted finish are recommended. Rain gutters shall be designed as an integral part of the fascia detail, if they are installed.

Flashing sheet metal, vents, etc shall be painted to match adjacent surface. Skylights and solar panels shall be integrated into roof designs and the color must blend with the roof color.

6.10 Windows and Window Ornamentation

Provide molding at headers, trim, potshelves, shutters or other appropriate ornamentation around windows facing the street or public areas. The use of half-round or rectangular transom glass and/or window walls that achieve the intent of the requirement is strongly encouraged on all front elevations of the Dwellings. Banding is required around all windows on each elevation of the dwelling. The front must be raised. All other side, rear, and other elevation banding may be raised or scored, if in a different texture and/or color.

Divided lights and factory white or accent color window frames are encouraged. The use of mill finished windows or sliding door frames are prohibited. The use of reflective glass or applied reflective film is prohibited.

6.11 Mailbox Specifications

Gang mailboxes will be provided by the United States Postal Service.

EXHIBIT F
REQUIRED LOT SIGNAGE

The use of "For Sale" signs are for Spec homes only. To maintain curb appeal, there will be no signage on available lots. For lot reference, we will have stakes with painted lot numbers on boundary lines.

HAMPTON PARK REQUIRED SETBACKS

FRONT: Twenty (20') feet from the front property line

SECONDARY FRONT YARD: Ten (10') feet from property line

SIDE: Five (5') feet from the right side and left side property lines

BACK: Ten (10') feet from the rear property line

The required setbacks are to "be measured to the face of the structural wall of the home or building. Non-structural veneers will not be considered encroachments".

REQUIRED INTERIOR MINIMUM SQUARE FOOTAGE

50' LOT – 1400 square feet

65' LOT – 1700 square feet

75' LOT – 1800 square feet

90' LOT – 2000 square feet

Square footage shall be based on the ANSI standard measurement from the outside of wall to outside of wall for all conditioned spaces.

ARCHITECTURAL STANDARDS AND CRITERIA

1. Architectural Elements

Many architectural elements combine to create the overall Florida style. A large palette of elements allows great flexibility, creativity, and variety while providing continuity and cohesiveness to the overall community of North Hampton.

Porches and verandas are elements that have a major impact on this style. Both elements provide a transition from private to public space that adds to the feeling of "Neighborhood." Incorporating details such as a porch, balcony or possibly a veranda can provide a great opportunity to express individuality and variety with this style. Dwellings with porches should be fairly distributed throughout the Neighborhood. Perhaps, this is best implemented by pre-designing certain models to receive a "porch" elevation.

Building Mass and Scale

- The preliminary components of any building are massing and scale. These components require careful articulation in their architectural expressions, particularly where viewed from roads and public access.
- Buildings shall have simple forms. Wall planes should be articulated both vertically and horizontally with projections and combinations of one and two story elements. Verandas and screened porches should be integrated in the massing of the main Dwelling, where possible.
- Single story elevations on the soft side of two-story structures should be plotted on corner Lots. Lots adjacent to pedestrian access routes or adjacent to public areas should create a comfortable transition in scale between public areas and two-story mass.
- Two-story Dwellings should have a stepped effect from the rear where these Dwellings are viewed from the rear or from a major thoroughfare.

Building Heights and Setbacks

The Maximum height of Dwellings shall be thirty-five (35') feet measured from the first finished floor level to the top of the roof. When multiple rooflines exist, then the tallest roof peak will be used for this test.

Single family detached Dwellings should reflect friendly profiles at street fronts and boundary edges. "Friendly" in this case refers to a structure's relationship to human scale.

Each Neighborhood within North Hampton may have its own criteria for setbacks. The purpose of establishing setbacks is to preserve views, privacy and spacing proportion, as it relates to exterior building massing and scale. Setback requirements will vary depending upon Lot width, street right-of-ways and the County's requirements. Builders are encouraged to vary front setbacks to improve the "Street Scene." Please refer to page 41 for Standard Required Setbacks.

4. **Colors**

Color is intended as a primary theme element. Pastels, earth tones, off-whites and light values with darker or lighter accents should be used to highlight the character of the Dwelling. Changes from one color to another must always occur on an inside corner. All exterior colors must be in conformance with the Master Color Palette, provided by the Builder.

5. **Design Duplication**

In plotting adjacent structures, variation in color scheme and elevation type is very important. Consider structures on the opposite side of the street and within visual proximity. Repetitive plans should be alternately reversed in plotting. Maintain privacy by being sensitive to windows of adjacent structures and views one structure may have of the other. Landscaping material can most frequently mitigate these circumstances.

Front elevations are required to be different on either side of every Dwelling built and no more often than one in two lots built adjacent to one another. No same elevation is permitted on two lots on either side of the first Dwelling built. Elevations may not be repeated on the opposite side of the street and will be subject to the same 1:2 ratio. Qualifying alternate elevations will permit the same floor plan to be built next door to one another. In Phase III, plans must not be of a repetitious exterior design within less than every third lot on either side of the street without sufficient variations in architectural details, materials and finishes. The decision as to whether design elevations are sufficiently different will be the sole discretion of the ARC.

The same elevation or color scheme **shall not be permitted** on any lots adjacent to one another, across from one another or around a cul-de-sac. Owners prefer a home that is unique and distinguished from others, yet compatible with the overall theme of the community. In Phase III, repetitious color schemes will not be permitted in less than a 1:4 ratio.

Details of Architecture

The following sections describe the elements that will create the architectural theme in North Hampton.

6.1 Accessory Structures

Patio covers, trellises, gazebos or any other accessory structures shall be compatible with the materials, architectural and colors of the main Dwelling and shall be constructed as permitted by governing codes, particularly with respect to height, size and setbacks. Freestanding columns for lighting are permitted.

Covered patios and screened enclosures should be designed as integral elements within the Dwelling, and shall meet all required setbacks. Pan roofs are prohibited. When patios are placed on the rear corner of a corner Lot, they must not extend beyond the building setback into the corner of the yard.

Pools shall be in ground and designed in accordance with local governing authorities. Pool enclosures shall be consistent in design, color and material with architectural theme and **bronze or dark brown in color.**

6.2 Balconies

The use of balconies on two-story plans is encouraged. They shall be incorporated into the Dwelling form to articulate and provide interest to large wall masses. The railings shall be consistent in character and mass and made of wood, factory finished aluminum or polymer. Spindlework, gingerbread and other Victorian styles are encouraged.

6.7 Chimneys

Chimneys shall be simple in design and have appropriate proportion using the same materials as adjacent walls or appropriate accent materials (stone or brick); the chimney cap trim shall be complimentary to the fascia detailing; exposed flues must be finished and match the exterior wall surface.

6.8 Doors

Exterior doors are focal points and should be covered with sufficient overhangs to protect visitors from the elements. Entry doors should evoke the spirit of style with raised wood panel pattern and large glass light. Front door patterns can help create variation between Dwellings in the same proximity to one another. Two or three different door panel patterns will add to the individuality of each Dwelling and add variation in the "Street Scene."

Windows and transoms over the door are encouraged to add height and scale.

6.9 Driveways/Walkways/Sidewalks

Driveways provide an opportunity to augment the architecture and landscape. Stamped concrete patterns, decorative scoring and ribbons are encouraged, particularly in court and side loading garage locations, where there is a larger expanse of concrete. Treatment of this type enhances the feeling of quality and human scale of the driveway element.

County required sidewalks, are as shown on the construction plans, and shall be built to County code. Walkways shall be of the same material as the driveways and be designed in a serpentine free form shape, unless the design style of the Dwelling is very formal and needs the focal impact when approaching the front door.

Driveways and walkways are to be constructed of concrete, concrete pavers, brick, tile or interlocking stone. It is suggested that driveways and walkways be integral colored concrete, keystone, and painted or integral color. If concrete, an accent edging of brick or other contrasting material is encouraged, if consistent with the design style. Asphalt and gravel driveways are prohibited.

6.10 Fences and Walls

6.6.1 Introduction

Special consideration has been given to fencing and walls to insure consistency within North Hampton. The materials, height and appearance of each type of fence and wall has been established according to location, purpose, durability and the desired visual effect.

The EXHIBIT at the end of this section provides FENCE GUIDELINES permitted in North Hampton.

6.6.2 Privacy Fences

Privacy fences shall be six (6') feet high shadow box fencing constructed with polyvinyl (PVC) or wood. If PVC, must be dark brown. If wood, must be pressure treated, three rail, number one cypress or pressure treated pine, painted or stained dark brown within ninety (90) days of installation, with 1" x 6" notched pickets. Posts shall be no less than 4" x 4" @ eight (8') feet on center. Fence hardware must be hot dipped galvanized or stainless steel. Any fencing visible from a public area must be of aluminum material only. Chain link or wire fencing is prohibited.

6.6.4 Amenity Fences

If fencing is desired on the rear and/or the side of homes backing up to an important view, such as the boundary of a Neighborhood, the Golf Course or lakes, then the mandatory type of fence is an Amenity Fence.

Amenity fencing must be anodized aluminum or wrought iron, bronze color, with 2" x 2" posts spaced at six (6') feet on center. Pickets shall be 5/8" x 5/8" at four (4') feet on center and the stringers shall be 1" x 1". Amenity fences are limited to four (4') feet in height when backing up to lakes or the golf course. When Amenity fences are located on the Village boundary, they are called Amenity/Boundary fences and they must be six (6') feet high and made of Aluminum or Wrought Iron. Wood, wire, and chain link Amenity fences are prohibited.

6.6.4 Decorative Fences

Decorative fences shall be picket design of painted or stained dark brown or bronze pressure treated wood or polyvinyl. Fences may not exceed two (2') feet six (6") inches in height. Pickets shall be one (1") inch by four (4") inches. The stringers (rail) shall be two (2") inches by four (4") inches. Posts shall be four (4") inches by four (4") inches at ten (10') feet on center.

6.6.6 Masonry Privacy Walls

Walls will constitute planter walls, privacy walls or walls used to screen mechanical components. These might typically be desirable at lanais, master baths or living areas. Masonry privacy walls shall be six (6') feet high with decorative stucco banding. The walls shall be constructed of eight (8") inch concrete block with a painted stucco finish to match the home. Masonry veneers such as brick, stone, or structural brick can be used as accent materials applied to provide variety. The location and placement of walls will be considered on a case by case basis.

6.6.6 Fence Locations

Fences placed along side property lines may not begin less than a maximum of ten (10') feet back from the front corners of the home.

Fences may not interfere with the drainage patterns or project above any adjacent Lots walls or fences. Privacy fences must parallel the rear property line.

On an interior Lot, side and rear yard fencing must be placed along the Lot line and run parallel to home owner's side of the property. In the case of an existing fence, the new fence must align at the termination point of the neighbor's fence and attach to that fence, regardless of existing fence's setback.

Side by side fencing is not permitted. This is not meant to prohibit a privacy fence that is placed totally within the rear yard and encloses a smaller area for privacy and/or safety reasons.

On a corner Lot, the fence must not extend into the side yard setback and, the fence must terminate ten (10') feet from the front public corner of the home. Landscaping is recommended to achieve privacy on the public corner side of a patio.

Variances to the above requirement may be considered, only if acceptable hedge material is placed along the **outside** of the fence and is subject to conditional approval until the hedge material is planted and the ARC can view the impact.

If a fence is desired on a corner Lot, on a Lot abutting a lake or a Village boundary, there are special conditions required. For example, if a corner Lot abuts an interior Lot in the rear, the interior Lot owner must landscape the street side of the fence and attach it to the terminus point of the abutting corner Lot's rear fence.

For other special conditions contact the Architectural Review Committee before submission of the application.

6.7 Garages

Garages are a major elevation and massing element. It is recommended that setbacks vary on adjacent Lots by two (2') feet or more, forward to the street or to the rear setback. It is recommended that a minimum of fifteen (15%) percent of the Dwellings on any given street be side loaded garages. This prevents the streetscape from appearing monotonous with garages dominating. Side loading garages are encouraged because they humanize the automobile scale, as a courtyard achieves in other types of Dwellings.

A variety of garage door fronts is encouraged. Raised panels are encouraged, along with windows, which soften the effect from the street.

All garages should be oversized by at least two (2') feet in width and depth to promote garage storage. An electrical outlet shall be provided in the garage ceiling for an electric garage door opener and an electric garage door opener provided as standard.

6.8 Lighting/House Numbers

All exterior lighting is to be indirect and shielded to prevent glare and spill over onto adjacent Lots and the street. Lighting should be incorporated into an entry element, if located away from the Dwelling. Low voltage lighting is strongly encouraged in the interest of energy conservation. Pole mounting heights may not exceed eight (8') feet and photocell or time clock for automatic operation should control switching. The light fixture should be consistent in theme to community light fixtures.

Carriage lights, adjacent to the garage door, are encouraged to promote safety when backing out at night, and to light the way for a visitor approaching the front door of the Dwelling.

House numbers shall be three (3") inches in height. Arabic in character, uniform in material and black in color. They must be located at the garage or entry area of the Dwelling so that they are visible from the street. House numbers must be illuminated in the evening hours. Check with the Fire Marshall for further requirements.

6.12 Porches and Railings

Porches shall be composed of elements that add to the architectural theme such as columns, posts and railings. Detailing the elements with gingerbread, spindlework, arches, ornate pickets and molding is recommended. Front porches may be implied by the use of columns or posts combined with increased overhangs. Screened front porches are prohibited.

6.13 Roofs

Florida style roofs include hip, Dutch gable, gable shed and break pitch (used where porch roofs transition to main Dwelling roof). Prohibited roof shapes include mansard and flat, built-up roofs (except in very limited applications at the rear of homes). Aluminum "Pan" roofs are prohibited. Breaking up large roof planes with smaller elements is encouraged. This can be accomplished with dormers containing windows or vents, gables with classical ornamentation like half round recesses, half circle vents or plant-on-fans. Roof slopes are

acceptable 6:12 to 10:12. Gable decorations are strongly encouraged. Dormer windows and vents are recommended.

Acceptable roof materials include, twenty (20) year dimensional asphalt shingles or fiberglass shingles. Prohibited roof materials include wood shakes, metal and concrete tile. Wood fascias or exposed rafter tails with two (2") inch minimum nominal dimensions with heavy body stain or painted finish are recommended. Rain gutters shall be designed as an integral part of the fascia detail, if they are installed.

Flashing sheet metal, vents, etc shall be painted to match adjacent surface. Skylights and solar panels shall be integrated into roof designs and the color must blend with the roof color.

6.14 Windows and Window Ornamentation

Provide molding at headers, trim, potshelves, shutters or other appropriate ornamentation around windows facing the street or public areas. The use of half-round or rectangular transom glass and/or window walls that achieve the intent of the requirement is strongly encouraged on all front elevations of the Dwellings. Banding is required around all windows on each elevation of the dwelling. The front must be raised. All other side, rear, and other elevation banding may be raised or scored, if in a different texture and/or color.

Divided lights and factory white or accent color window frames are encouraged. The use of mill finished windows or sliding door frames are prohibited. The use of reflective glass or applied reflective film is prohibited.

6.15 Mailbox Specifications

**EXHIBIT F
REQUIRED LOT SIGNAGE**

The use of "For Sale" signs are for Spec homes only. For lot reference, the Developer will install corner stakes with painted lot numbers on boundary lines. Builders may install Lot Marker signs that meet the specifications provided by the Developer in the Marketing & Graphics Handbook.

NORTH HAMPTON REQUIRED SETBACKS

FRONT: Front load garages - Twenty-five (25') feet from front property line on all roads

Exception: NORTH HAMPTON CLUB WAY - Phases I and II require thirty (30') feet from front property line

Side load or Courtyard garages - Twenty (20') feet from front property line on all roads

Exception: NORTH HAMPTON CLUB WAY - Phases I and II require twenty-five (25') feet from front property line

SECONDARY FRONT YARD: Sixteen (16') feet from the property line on the side yard or corner lot conditions

SIDE: Five (5') feet from the right and left side property lines

BACK: Ten (10') feet from the rear property line

All measurements are taken "from the face of the exterior walls".

REQUIRED INTERIOR MINIMUM SQUARE FOOTAGE

50'/55' LOT - 1400 square feet

65' LOT - 1700 square feet

**80' LOT - 1800 square feet
2400 square feet**

**Phases I and II
Phase III**

**90' LOT - 2000 square feet
2700 square feet**

**Phases I and II
Phase III**

**100' LOT - 2300 square feet
3000 square feet**

**Phases I and II
Phase III**

Square footage shall be based on the ANSI standard measurement from outside of wall to outside of wall for all conditioned spaces.

NORTH HAMPTON FENCE GUIDELINES

North Hampton

Landscape Standards

and

Criteria

LANDSCAPE STANDARDS AND CRITERIA

1. Overview

One of the objectives in developing North Hampton lies in establishing a visual sense of community as a whole, while allowing for the expression of individual taste and style. The Landscape Standards and Criteria provide the framework for this type of development to occur.

Although there is no specific landscape architectural theme in North Hampton, it is important that the development of the landscape and site plan be a logical extension of the house and the surrounding natural environment. The plans for the Lot and landscaping should evolve together. The materials and design should blend with the natural environment. The outdoor spaces such as patios, pools and sidewalks should relate to the indoor spaces as well as the surrounding environment. The feeling of a "natural environment" in the use of plant materials is encouraged, as opposed to a "heavily manicured" concept.

An easy way to accomplish this natural approach is to ensure that larger specimen trees are preserved by Builders when clearing and preparing lots for construction of dwellings. Hardwoods and pine trees of a specific minimum size must be saved wherever possible to maintain a natural wooded feel. Smaller underbrush plant materials can be removed to provide amenity views.

Establishment of a strong community landscape image is critical to the successful marketing of North Hampton as a community. This requires specific requirements for the landscape design of the Individual Dwellings. With respect to the streetscape, it is the responsibility of the Builder to provide plantings that enclose and help define the street as public space.

Treatment of the rear yards of the Dwellings will vary somewhat depending on the location of the Dwelling. Lakefront homes will have different requirements than those without it; and Dwellings that border open spaces are different again. In the former case, it is necessary to concentrate on enhancing or screening the rear foundation and patio area of the Dwelling, while keeping the rear perimeters of the property open so as not to interfere with an adjoining neighbor's view of the lake. In the situations where the backyard abuts another yard, consideration of the home owner's privacy is the primary concern. If the backyard is adjacent to a

community open space, golf course or the Lot rear can be viewed from a major thoroughfare, the landscape design requires greater sensitivity to the public landscape. In summary, how these different types of Lots are handled, is a balance between the individual property owner's request and that of the overall community.

All plans shall conform to Nassau County standards.

As of 11/08/04, all golf course and premium lots are required to have a Developer

inspection prior to lot clearing, at which time preserved trees will be tagged. It is the

Builder's responsibility to tag trees that are to remain on any lot. Builders removing

tagged trees and/or clear cutting lots without prior approval will be required to

provide substantial additional landscaping. In Phase I, the Builder will provide and

plant Live Oak street trees in conjunction with the Dwelling landscape package.

These trees will be uniformly centered on the front of the lot, four (4') feet behind

the right of way and of approximately the same height. One (1) tree will be installed

for each Lot, with the exception of corner Lots which require two (2) street trees.

See EXHIBIT V-6 on page 58.

For Phase 2 and all subsequent Phases, please see **Notes** on EXHIBITS V-1 to V-7.

2. Landscape Plans for Submittal to ARC

- A. Plan sheet size no larger than 11"x17"
- B. Scale of Drawings
- C. North arrow
- D. Plant list and key to identify specific size, common and botanical names.
- E. Existing trees: All existing hardwood trees 6" or greater in diameter measured at the trunk and all pines 8" or greater in diameter measured at the trunk shall be shown to a separate symbol. Natural areas shall be illustrated using a freehand outline of the clustered trees.
- F. Existing trees to be removed shall be marked with an X. Larger trees planned for removal (as described in item E above) are subject to approval by the ARC in advance of lot clearing.
- G. Existing easements, right of ways, and utilities must be shown on plan.
- H. All surface materials are to be clearly noted as to their type and composition.
- I. General notes to indicate 100% irrigation coverage on all sod and planted areas.

3. Acceptable Landscape Materials and Practices

The following plant quality standards shall apply to landscape plans used in conformance with this section:

- All trees and shrubs shall be Florida No. 1, or better as defined in "Grades and Standards for Nursery Plants," Part I and Part II, State of Florida, Department of Agriculture, in the most current edition.
- Grass sod is to be Stenotaphrum Secundum variety: Floratam or Floratine. St. Augustine grass on sandy soil type. **BUILDER MUST SOD THE ENTIRE LOT TO THE PROPERTY LINES.**
- Side entry garage doors shall be screened from adjacent property with trees and shrubs. See EXHIBIT V-7 on page 59 for details.
- Natural Areas - The location of all natural areas shall be delineated on the plan, including areas of palmetto cover which must either be planted with shrubs or ground cover or, heavily mulched with pine straw, 18"-24" std. 3g. spec, to restrict weed growth.
- All shrubs shall be three (3) gallon or 24" minimum height and all ground cover to be one (1) gallon full.
- Planting and mounding is to be executed in such a manner as to provide positive drainage of all areas, it is the responsibility of the owner/builder/landscape contractor to insure positive drainage is maintained. All sites must be graded to maintain positive drainage.
- Existing trees may be substituted for required trees at the discretion of the ARC. (Type, caliper, and condition of tree considered.)

4. Minimum Planting Requirements

For this section please refer to EXHIBIT W - **Planting Palette** on pages 50 through 52 and EXHIBITS V-1 through V-7 for details on pages 53 to 59.

4.1 Front Yard

- This area includes that portion of the yard from the edge of the street pavement to the front of the Dwelling, including the front half of the side yards. Corner Lots with side yards towards the street must be landscaped in a character similar to that of the front yards.
- All Lots shall be landscaped with the following elements or a combination thereof: grass, ground covers, shrubs, vines, hedges, trees and/or palms.
- The desired appearance of the yard shall be natural in character, with formal accent areas, rather than exotic. Use native or complimentary species. Private courtyards, formal entries and gardens can use exotic or unusual materials such as specimens of palms, etc. The overall effect shall be of a park-like setting with street trees and continuous grass areas predominating.

- White rock sand, pebbles, wood chips or similar materials shall **not** be an acceptable alternative to grass or ground cover in the yard.
- All shrub beds and natural areas not covered with sod shall receive a three (3") inch layer of mulch. No bare ground is acceptable.
- Existing trees shall be preserved and maintained wherever possible.
- Mounding is encouraged to create topographic variety. Large mounds that have smooth transitions and soft natural forms are preferred. Abrupt or "lumpy" mounds will not be allowed. Planting directly on top of mounds is discouraged. Care should be taken to insure that all drainage is accommodated when using mounds.
- Articulation of grass and shrub areas are to be expansive and integrated. Isolated, small pockets of planting beds are discouraged.
- Secondary driveways to garages and parking courts shall be sufficiently landscaped to minimize the impact of extensive paved areas and to screen parked cars.
- Major front yard canopy trees shall be fourteen (14') feet to sixteen (16') feet in height - with no less than three (3") inch caliper.
- **ALL TREES TO BE CONTAINER GROWN.**

4.2 Rear Yard

- This area includes that portion of yard from the rear property line to the back of the Dwelling, including the back half of the side yards.
- Hedges are encouraged for screening and enclosure along the property boundary. For those Lots abutting the lakes, wetlands and pedestrian trails, landscaping compatible with a "naturalistic" planting is strongly encouraged. Builder shall include sod to the top of the waterline of the lake on all Lakefront Lots. Golf Course Lots must have an additional 20% landscaping, above the required plantings, and keep with the "naturalistic" look. All Golf Course Lots must submit site specific landscape plans. Views of open spaces must not be obstructed from neighboring Lots.
- Rear and side yards' canopy trees shall be a minimum of twelve (12') feet to fourteen (14') feet in height - with no less than two (2") inch caliper.
- **ALL TREES TO BE CONTAINER GROWN.**

4.3 Streetscape

- A streetscape edge shall be established within each new area or sector, as it is developed. Considering the variety in residential architectural style, it is highly desirable to create a cohesive and unifying street landscape.

- When trees are planted in grassy areas, a small three (3') foot diameter circle with mulch should be maintained around the tree. Circular cutouts with small ornamental plantings at the base of the trunk are discouraged.
- On all lots, at least one Live Oak street tree(s) shall be located within the lot, and will be provided by the Builder at the same time that the house is being landscaped. In Phase 2 and subsequent phases, the Developer will furnish and the Builder will arrange for delivery and install one (1) - 100 gallon Live Oak as the required street tree. Additional street tree(s) may be used to supplement the required Live Oak street tree and may include: Laurel Oak (*Quercus Laurifolia*) and Magnolia (*Grandiflora*). Fourteen (14') feet to sixteen (16') feet in height, three (3") inch caliper.
- The Builder is responsible to screen air conditioning units, trash storage areas, pool equipment, and any other unsightly elements from public view. This can be accomplished by a privacy fence or with shrubs spaced appropriately around the object to be screened.
- The Builder is responsible for screening electric company transformers, the telephone junction boxes, and any other visually unattractive elements from public view that fall upon the Lots. This screening will be accomplished utilizing shrubs spaced three (3') feet O.C. Type and size of shrubs shall be selected to effectively screen full height of object, at maturity.
- **ALL TREES TO BE CONTAINER GROWN.**

5. Plant Palette and Sizes

For consistency in the landscape design of North Hampton, all plant materials shall be selected from the approved **Planting Palette** EXHIBIT W on pages 50 through 52, unless otherwise determined by the Developer. Sizes described in the Planting Palette are **minimum sizes**.

Undesirable Plant Materials – **(Not to be used)** at North Hampton

<u>Common Name</u>	<u>Botanical</u>
<u>Name</u>	
Arbor Vitae	Thuja
Orientalis	
Australian Pine	Casuarina
Spp.	
Brazilian Pepper	Schinus Spp.
Chinaberry	Meloa
Acedarach	
Chinese Tallow	Sapium
Sebiferum	
Eucalyptus Species	Eucalyptus
Species	
French Mulberry	Morus Alba

Jacaranda	Jacaranda
Mimosifolia	
Mimosa	Albiza Spp.
Peltophorum	Peltophorum
Pierocarpum	
Punk Trees	Melaleuca
Spp.	

6. Irrigation Guidelines

- The approach design and installation of irrigation systems is key to successfully establishing and maintaining the landscape quality desired for North Hampton. Avoiding or minimizing unsightly conditions is, of course, the primary concern. The safe performance of the system in which no hazardous conditions are created is another. Lastly, the system should be designed for long term reliability. In the section that follows, guidelines for designing and installing systems that take all three parameters into consideration are provided.
- Xeriscape principles of irrigation and landscape design should be followed to the greatest extent possible, i.e. designing landscape and irrigation based upon water use zones.

6.1 Criteria for Material

- Irrigation heads in turf areas are to be pop-up, either gear drive or spray type. Pop-up spray heads are to have a minimum six (6") inch pop-up height. Risers may be used in shrub areas not adjacent to pavement.
 - PVC pipe is to be a class no less than 160 PVC.
 - Builders are required to install rain sensor devices on all automatic sprinkler systems in conformance with Florida Statute 373.62.

7. Minimum Landscape Maintenance Requirements

7.1 General

- Prior to the sale of a Dwelling the Builder is responsible for maintaining all landscaped areas in a neat and orderly appearance at all times.
- Landscaped areas shall be kept free from refuse and debris. If the ARC judges the maintenance to be insufficient or below an acceptable standard after notifying the Builder, it has the authority to assume the maintenance and forward all necessary costs to the Builder.
- Any plant material, which dies, shall be replaced with plant material of the same variety and size within thirty (30) days.

7.2 Continuing Maintenance Requirements

- Keep all papers, trash, debris and unsightly items picked up and disposed of from all areas of the site.
- Replenish topsoil, mulches, etc., lost from washouts.
- Reconstruct slumped or settled areas on sloping berms.
- Keep all weeds out of planted areas and lawns at all times. This pertains to all building areas, sales models, and parking at the sales area. If a general application of weed control chemical will not totally satisfy the control of weeds, then human or mechanical measure shall be taken for removal of these weeds.
- Mow as required to keep lawns at a suitable height and in a neat and attractive condition.
- Trim grass around all trees, shrubs, plant beds, curbs, buildings, poles, fixed objects, etc., using hand or other tools, in order to present a neat appearance in all areas. Provide tree trunk protection from weed eater wires with cleared mulch area rings or a protective collar.
- Remove grass from pavement and roads after mowing and remove all grass clippings from building-related lawns immediately after clipping. Clippings and grass must not be thrown onto adjacent property. In other areas, remove grass clippings, which might cake or pile up on live grass, causing heating or rotting.
- Water, fertilize and treat for insect infestation all plant materials as required to maintain a vigorous and healthy condition.
- Maintain all swales and water flow areas to minimize erosion.
- Maintain parking lots and roadways in a clean, swept condition.
- Prune back ground cover as necessary to prevent its overtaking shrub plantings.
- Prune and/or trim trees in accordance with standard practices of the American Association of Nurseryman (AAN). Maintain all trees and palms in an upright, plumb position.

7.3 Violations

Failure to properly maintain all landscape material and to promptly remove and replace any dead landscape materials shall constitute a violation of the terms and conditions of sale. Further, once a landscape plan has been approved by the ARC for a particular Lot, the Builder shall develop and improve the Lot in strict accordance with the approved landscape plan. Subsequent to approval by the ARC of the landscape plans and the construction plans, the Builder will not change or modify the plan or the Lot landscaping installed without the prior written approval of the ARC.

