

Amelia Bay Estates

Site and Architectural Design Standards

Introduction

In accordance with the Declaration of Covenants, Article VII (a), Architectural Control, the Design Review Board (DRB) has established the following standards to ensure the design of the homes and lot improvements will preserve the beauty and enhance the aesthetic quality of Amelia Bay Estates.

The Property is hereby made subject to the following Design Standards, and every Parcel Owner agrees to be bound hereby. These Design Standards are in addition to the approval of the Application for Final Review of Design. It is strongly recommended a pre-application submittal be made to the DRB inclusive of a site plan, floor plans, and elevations prior to the property owner completing the Construction Documents for Final Review of Design.

Site and Lot Design Standards

1. *Dwelling Placement*

- a. The placement of the single-family dwelling on the lot shall meet or exceed all required setbacks and all other Zoning Code and Declaration of Covenants (DOC) requirements, whichever is more restrictive. Any proposed variance* from these requirements shall be presented to the DRB for review or approval prior to submission of the Application for Final Review of Design.
- b. Setbacks: Front Yard: 25 feet* (DOC) 35 feet (County)
 Rear Yard: 25 feet
 Side Yard: 7.5 feet* (DOC) 15 feet (County)
 Street Side Yard: 25 feet
- c. No building shall be placed closer than 20 feet from adjacent building on adjacent lot. Buildings on the same lot shall be no closer than 10 feet.
- d. Lot coverage by the principal dwelling and a guest house shall not exceed the buildable area in accordance with the recorded plat.

Amelia Bay Estates

Site and Architectural Design Standards

- e. The minimum air conditioned and or heated square feet of the dwelling shall be 2,400 square feet. A guest cottage, if built simultaneous with the dwelling, shall count toward the minimum square footage.
- f. The minimum garage square footage shall be 400 square feet and adequate to park two full size autos and or SUVs.
- g.* A separate garage structure is allowed for autos or SUVs. The garage structure shall be the same style of architecture and proportion too as the primary dwelling (commercial metal buildings are not permitted) using the same materials, same garage door type and sizes, incorporating windows and other design features to enhance the aesthetics of the overall property. Landscaping and driveway materials shall be in accordance to these standards to create a comprehensive design. Placement of the garage structure shall be subject to these standards, County Zoning, lot coverage and ABR approval.
- h.* Commercial vehicles, RV's, boats, campers and trailers shall be 100% shielded and hidden from view from the street and adjacent properties. Solid fencing, landscaping and hedging is required. Such vehicles shall not be placed in a driveway longer than a 48-hour period.

2. Garage Doors and Driveways

- a. The garage doors shall not face the primary street. The primary street is determined by address of the lot. It is recommended the use of a single 9-foot-wide garage door per parking bay, being more aesthetically proportional to a single-family dwelling.
- b. Flush garage doors are not allowed. A paneled or paneled with glass panel at top of door or a historical decorative panel door are acceptable.
- c. The driveway shall provide a turnaround or backing-up space to preclude backing out of the driveways where possible. Driveways shall be a minimum of 7.5 feet from adjacent lot property line.
- d. The driveway and walkway shall be, as a minimum, broom finished concrete with expansion joints laid out as a grid. At least one joint in the middle of the width of the driveway and ten feet (10') on center in the length of the driveway. The joint in the walkway shall be eight feet (8') on center. An eight-inch minimum (8") wide boarder delineated with a score line and finished with a smooth surface.

Amelia Bay Estates

Site and Architectural Design Standards

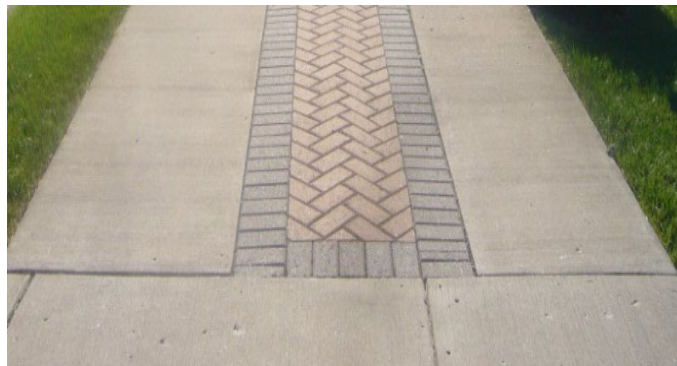


Concrete

- e. The driveway and walkway are an important aesthetic element to the residence and the community. The DRB highly recommends the use of different textures and materials. The following are design examples. Other designs meeting the intent of the examples will be reviewed by the DRB.



Two Textures Concrete



Concrete and Pavers

Note: Gravel in lieu of pavers can be used as an accent beyond front setback

Amelia Bay Estates

Site and Architectural Design Standards



Concrete and Paver Grid



Pavers with Concrete Frame



Stamped and Colored Concrete

Amelia Bay Estates

Site and Architectural Design Standards



Concrete Pattern with Faux-Grass

Note: Gravel is acceptable in lieu of the faux-grass



Random Concrete Pattern with Faux-Grass

Note: Gravel is acceptable in lieu of the faux-grass



Brick Paver

Note: Color and pattern shall complement the design of the home.

Amelia Bay Estates

Site and Architectural Design Standards

3. Landscape Design, Service Courts, Walls and Fences:

- a. Landscape Design shall, at a minimum, meet the requirements of the Landscape Code of the County, Section 37.05, within the buildable area of the lot. In addition to the Landscape Code, a 2" caliper Live Oak (*Quercus virginiana*) street tree shall be planted starting 15 feet to 20 feet from the side property line and spaced, to enhance the dwelling and not to adjust the driveway location, at 40' on center along the front property or easement of the property. For example, a 100-foot-wide lot would have two (2) trees, a 150-foot-wide lot would have three (3) trees, etc.
- b. Landscape design and plans are recommended to be done by a Landscape Architect or a landscape nursery. The designers name and plans shall be part of the DRB application,
- c. All equipment (AC compressors, pumps, generators, etc.) shall be within a service court, screened with a solid fence or wall with materials and color to match the dwelling. The height to exceed by twelve inches (12") the height of the equipment. The access to the service court through a gate shall be from the rear so that the equipment is not visitable from the street and adjacent lot.
- d. At least one service court shall have a designated area for trash and allocated recycle containers.
- e. Walls and fences may be permitted to enclosed portions of the side and rear yard for privacy and special purposes, such as service courts, dog runs, swimming pools, and alike. The placement of walls and fences shall not be permitted in the front yard, except as entry design element which enhances the design of the property. Side yard walls or fences shall be setback 15 feet from the front face of the dwelling.

4. Landscape Materials:

- a. The following types of mulch are permitted and highly recommended as a standard.
Large Pine Nugget, Natural Cypress Mulch, Small Pine Nuggets, Pines Fines, and Pine Needles.
- b. Artificial or colored mulch is not an acceptable standard. Any other type of mulch shall be approved by the DRB.

Amelia Bay Estates

Site and Architectural Design Standards

- c. Trees, shrubbery, and ground cover shall be selected for type, size and quality in accordance with the Landscape Code of the County, Tables 37-1, 37-2, 37-3 and 37-4.
- d. The selection of native trees, shrubby, plants and pollinator friendly plantings is strongly recommended.

5.. Mailboxes and House Numbers:

- a. Mailboxes and their support element shall be made from a material that is rust resistant or painted with corrosive resistant paint. The design of the support element shall be complementary to the design of the home. An example would be a traditional home with decorative black lighting fixtures should have a black decorative turned post and bracket as the supporting element. The mailbox and supporting element shall not be massive. Any type of cartoonish or memorabilia type of box and support is not allowed.
- b. The assigned street address shall be affixed onto the front of the dwelling, clearly visible and legible from the street. The number shall be mounted to either side of the front door, approximately 5 feet to center above the front porch floor or in an appropriate esthetic location. The height of the numbers shall be in accordance to the county codes. The location of the house numbers shall be submitted on the front elevations for the DRB application depicting the size, color and text style. Mounting house numbers above the door, on columns or the fascia is discouraged.
- c. Plaques incorporating the house numbers may be used provided that the overall dimensions do not exceed twenty inches (20") in length and sixteen inches (16") in depth. Materials may be ceramic, wood or non-corrosive metals. The location of the plaque shall be submitted on the front elevation drawing for the DRB application depicting the size, color and text style.

6. Septic Systems:

- a. A septic system which is higher than 1 foot above the finished grade and not blended into the finish grade is not permitted in the front yard of the lot.
- b. A septic system higher than 1 foot above grade and hidden from the street by either an enhanced berm of the grade, existing natural vegetation or new landscaping material is permitted.

Amelia Bay Estates

Site and Architectural Design Standards

- c. A grading plan and landscape plan shall be submitted to the DRB for approval at the time of application for new construction.

Architectural Design Standards

1. *Design Philosophy:*

- a. The objective of the DRB is to ensure that “quality of design” is achieved in every home design. The DRB requires a Florida Registered Architect experience in the design of residential homes to prepare the plans.
- b. The DRB recommends the use of the book “A Field Guide to American Houses” for references for the appropriate features, massing, proportions, roof types, materials, details, trims, etc., as the home is being designed.

2. *Foundation:*

- a. A minimum finished first floor elevation is established by FEMA and the recorded plat for the subdivision. The highest elevation set is required. DRB recommends consulting with a professional engineer or surveyor as well as the Nassau County Ordinances.
- b. When the elevation of the first finish floor is above grade and existing trees are to be saved adjacent to the home, it is recommended a pier or stem wall foundation is to be used to minimize the amount of fill which would impact the trees. The piers or stem wall shall be veneered with stucco, coquina stucco, split faced block, brick or stone.

3. *Exterior Wall Finishes:*

- a.* Primary wall finishes include light textured stucco, fiber cement siding, shingles, board and batten, brick and stone. The use of brick or stone may be used to enhance an entry porch or as a wainscot.
- b. The use of vinyl or aluminum siding, fascia and soffit is not permitted.
- c. Additional wall cladding material will be considered on a case-by-case basis.
- d. All windows and doors shall be cased with trim to match the exterior finish material. The casing shall consist of head, jamb and sill trim. The sill trim

Amelia Bay Estates

Site and Architectural Design Standards

shall be 2" wider than the jamb trim and the head trim shall be 3" wider than the jamb trim. These details shall be part of the DRB application.

4. *Fascia, Soffit, Frieze and Trim:*

- a. The finished fascia material may be of wood or fiber cement board with a nominal size of 5/4" x 8".
- b. The finished fascia size may be reduced when the architecture has exposed rafter tails.
- c. Soffit materials may be light textured stucco, wood, bead board, fiber cement board or open rafter tails with bead board sheathing under the main roof sheathing.
- d. Continuous soffit venting with a high-grade plastic or aluminum is recommend versa screens due to squirrel, bees and or rodent damage.
- e. The frieze shall be the same material as the trim and be designed to be part of the cornice. The frieze shall part of a horizontal or raked cornice.
- f. Corner boards shall be used with cladding. The size shall be nominal size 1"x 4". Nominal size of 1' x 6" may be used to achieve the proper detail for the size of the home. Other corner treatment will be considered on a case-by-case basis.

5. *Roof and Roofing Materials:*

- a. The primary roof structure shall be have a minimum pitch of 5:12. Dual roof pitches are acceptable based on the style of architecture. The DRB discretion may require a higher roof pitch based on the style of architecture.
- b. Flat roofs are allowed for a small area which may be used as a connection between buildings or as an enhancement of the style of architecture. Approval of the DRB is required for the use of flat roofs.
- c. Roofing material shall be a 30-year architectural fiber glass composite shingle or cedar wood shakes or colored cement tile or stand seam metal. Color of roofing shall be in harmony with the home color scheme.

Amelia Bay Estates

Site and Architectural Design Standards

6. *Windows and Exterior Doors:*

- a.* All windows and doors shall be either wood, or wood clad, or anodized aluminum, or vinyl. Window muntins are required for all traditional architecture, such as and not limited to Farmhouse, Colonial, Georgian, Victorian, etc. Modern Architecture shall have a collage of windows which enhances the aesthetics of the dwelling. A collage of windows are a grouping of different sizes to create a pattern.
- b. Color shall be in harmony with the home color scheme.

7. *Chimneys, Roof Penetrations and Satellite Dishes:*

- a. The size and dimensions of the chimney shall be in proportion to the scale of the home. A minimum dimensional size to be two feet eight inches (2'-8") by four feet eight inches (4'-8"). The chimney shall extend three feet (3'-0") above a ten-foot (10'-0") horizontal from the slope of the roof.
- b. The chimney finish material should match the material of the walls or may be brick, stone or stucco veneer. The chimney should be in concert with the same trim detailing of the home.
- c. Spark arrestor is recommended and shall be exposed unless detailed appropriately with the chimney design. Rain or wind screens shall be painted.
- d. Roof penetrations such as plumbing vents, exhaust vent, roof vents shall be offset to the rear of the roof ridge and painted to match the color of the roofing material.
- e. Satellite dishes shall not be mounted on the house which will be seen from any street. It is recommended to be placed in the rear yard on a pole and with appropriate landscape buffered from the public right of way. There shall only be one dish per lot and maximum size of twenty-four inch (24") in diameter.

8. *Colors:*

- a. There should be at a minimum a body color, trim color and an accent color. The body is the primary color of the home. The trim color is for the fascia, soffit, frieze, corner boards, front door side-lites, trim around windows and

Amelia Bay Estates

Site and Architectural Design Standards

doors. Accent color is for the front door (slab only), decorative shutters, changes of cladding material and gable end louvers.

- b. The trim color may be used as the accent color.
- c. The color palette shall be a collection of warm colors or cool colors but not mixed. It is recommended to use a national paint company who has established a collection of colors based on the style of architecture. These color collection pamphlets can be found at your local home improvement store.

The Homeowner Association Board of Directors and the Design Review Board (also known as the Architectural Review Board) have worked together in accordance with the Declaration of Covenants, Conditions, Restrictions and Easements for Amelia Bay to establish the Site and Architectural Design Standards. From time-to-time an appendix may be added to further improve the Site and Architectural Design Standards.

The Board would like to thank all existing and new property owners, in advance, for their appreciation and support of the Site and Architectural Design Standards. The result from following and adhering to these standards will result in *“quality of design and lifestyle”* for all of the residents in the Amelia Bay Estates community.