

**ARCHITECTURAL CONTROL GUIDELINES  
FOR  
JOHNS CREEK II HOMEOWNER'S ASSOCIATION, INC.**

**Amended: April 05, 2017**

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## INTRODUCTION

This document is intended to serve as architectural guidelines for JOHNS CREEK II, a single-family subdivision in St. Johns County, Florida. It contains the necessary information to guide homebuilders and homeowners through the preparation of design requirements of said subdivision and the pertinent governing authorities. 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 Johns Creek II.

The plans should be addressed for review to managing agent of record listed on the Architectural application.

100 TITLE

This compilation of guidelines shall be known as the Architectural Control Guidelines, hereinafter to as "Guidelines" for JOHNS CREEK II.

101 PURPOSE

101.1 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 JOHNS CREEK II.

101.2 The suggestions, recommendations, and requirements expressed in these Guidelines hinge upon final approval of plans by and at the discretion of the Architectural Control Committee (the "ACC").

101.3 These Guidelines are compatible and in continuity with the Declaration of Covenants and Restrictions of Johns Creek II.

102 SCOPE

102.1 New structures hereafter erected within Johns Creek II shall conform to the requirements of these Guidelines.

102.2 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.

102.3 Items to be reviewed by the ACC 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, gazebos, greenhouses, gates, flower boxes, shelves and statues.

102.4 These Guidelines are for the purpose of outlining the minimum requirements for residences in Johns Creek II as well as to assist homebuilders and homeowners in the design of their residences. The evaluation of each submittal to the ACC 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 ACC its overall aesthetic impact is not acceptable unless previously approved for preferred builders. The approval of an application for one proposed improvement shall not be construed as creating any obligation on the part of the ACC to approve applications involving similar designs for proposed improvements pertaining to different lots. The role of the ACC is to insure that the overall quality level of Johns Creek II is maintained at the highest level possible while still allowing for each owner's individual taste, in design, colors and materials.

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 Plans are to be submitted along with submission fee (refer to Exhibit A for fee schedule) to the ACC. In cases of prototype or duplicate models by preferred builders, a blanket approval may be obtained for a particular model to be used at Johns Creek II only. In cases of custom homes, or individual modifications, an individual submittal will be required for each one.

201.3 The ACC will release the plans submitted by the homebuilder or the homeowner for Building Permit after full plan review and approval by the ACC is accomplished.

Note: Approval of homebuilder or homeowner plans and specifications by the ACC does not release the homebuilder or the homeowner from fully complying with all applicable codes and requirements. The ACC review process is strictly for compliance with Johns Creek II design parameters as dictated in this document.

201.4 Send all revisions to the plans and specifications to the ACC for approval in accordance with the above outlined procedure and with the requirements listed in Section 201. 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 the ACC.

201.5 Allow two (2) weeks 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 ACC 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 restrictions lines, drives, walks, roof plan, pools, fences, walls, patios, etc.
  - 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:
    1. 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.

2. **Landscaping and irrigation plans:**  
Showing location, quantity, sizes and species of all plants, trees, shrubs and ground cover proposed. (See 400). Show location and materials of driveways, sidewalks, patios, and existing trees of 6" in diameter and above at a point three feet (3') above ground level. (See 402).
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 St. Johns County Zoning Ordinance.

301 SITE CONDITIONS

301.1 All lots in Johns Creek II 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 of these areas.

302 PARKING

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

302.2 Additional driveway for parking purposes is subject to review and approval.

302.3 No boat, travel trailer, construction equipment, mobile home or motor home can be placed, parked or stored on any lot unless totally contained a garage or otherwise screened from view and located in a rear yard, subject to approval of the ACC. No vehicle with a commercial application as indicated by: a logo or insignia on the exterior of the vehicle; a vehicle with an attached trailer; or any other commercial characteristics, which is over one (1) ton in weight can be placed, parked or stored on any lot unless totally contained within a garage or otherwise screened from view and located in a rear yard, subject to approval by the ACC.

303 SETBACK REQUIREMENTS

303.1 Living unit setback requirements:

1. Front - 20 feet\*
2. Side - 5 feet
3. Rear- 10 feet

All yards shall be measured from the property line to the wall of the structure except where the setback is five feet and then it shall be measured from the edge of the eave.

\*With homes with front facing garages, the required front yard setback shall be 25 feet which shall be measured from the property line to the garage door. For homes on a corner lot, the required front yard shall be 20 feet on the side of the lot used for access to the lot. The

portion of the lot not used for access which has frontage on a right of way shall also be known as a front yard with the required yard being one half of the required front yard (10 feet). The remaining two yards shall be deemed the side yards.



303.2 The foregoing setback requirements may be waived by a written instrument executed by the developer or ACC. Homebuilders and homeowners are under a legal obligation to comply with county requirements even if a waiver is issued.

#### 304 SITE DEVELOPMENT CONSTRAINTS

304.1 The maximum lot coverage for residential development shall not exceed fifty (50) percent. Residential dwellings shall not exceed thirty-five (35) feet in height.

400 LANDSCAPE REQUIREMENTS

400.1 All landscaping will be in accordance with the requirement of the St. Johns County landscape ordinances. Nothing herein shall be construed to be less than nor to reduce the requirements of the County.

400.2 All front and side elevations facing the street require landscaping as outlined in section 404 and 407 of these guidelines.

400.3 Landscape plans submitted shall not be at a smaller scale than 1 " 20<sup>1</sup>-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/spacing, in the case of hedge material and groundcovers, and spot elevations where earthwork is part of the design intent, will also be required.

400.4 Walks shall be constructed of minimum four-inch (4") thick concrete. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials must be submitted and are subject to review and approval by the ACC and applicable agencies. However, asphalt pavement shall not be permitted.

400.5 Any plant material, trees or sod which dies or becomes unsightly after installation will be replaced by approved plants within 2 weeks or any notification by the ACC.

400.6 Equipment Screening: All air-conditioning units, well pumps, pool equipment, etc. shall be screened with landscape or other screening approved by the ACC.

400.7 Yards shall be completely sodded with St. Augustine/Floritam sod.

400.8 It is the responsibility of each lot owner whose lot abuts a lake to maintain the lake bank to the water's edge. It is the responsibility of each lot owner to sod and maintain the area between his property line and the street. It is the responsibility of each lot owner to prevent erosion on all areas of his lot, including easements, by maintaining proper drainage and sodding. At the time a dwelling is constructed on any lot which abuts a lake, it is the responsibility of the Builder to sod the lake bank to the water's edge.

401 LANDSCAPE INTENT

Johns Creek II, LLC, the developer of Johns Creek II, 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. The use and preservation of native and naturalized landscape materials is strongly encouraged.

Landscaping 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, continuity and cohesiveness in the design.

## 402 PRESERVATION OF EXISTING TREES

Preservation and enhancement of any lot areas retaining native vegetation is strongly encouraged and may be subject to SJCO regulations. During the initial home construction, no trees measuring twelve inches (12") or more in diameter at a point three feet (3') above ground level may be removed without written approval of the ACC and potentially SJCO, unless it is located within ten feet (10') of the living unit. After the initial home construction, no trees measuring six inches (6") or more in diameter at a point three feet (3) above ground level may be removed without written approval of the ACC and potentially SJCO, unless it is located within ten feet (10') of the living unit.

## 403 TREES

Front and side yard trees shall be located as shown in the example on Exhibit B.

## 404 PLANT MATERIAL

404.1 Plant material shall be Florida No. 1 grade or better.

404.2 Yards shall be completely sodded with St. Augustine/Floritam sod.

404.3 Groundcovers other than sod shall be planted and mulched in such a manner to present a finished appearance within three months after planting.

404.4 Hedge Shrubs shall be cold tolerant and non-deciduous (evergreen) and be a minimum three-gallon (3 gal.) plant, be of a minimum height of twenty-four inches (24") immediately after planting and shall be planted at a distance of a minimum of eighteen inches (18") on center and a maximum of twenty-four inches (24") on center and conditional that the Hedge Shrubs are capable of growing to close all gaps within the first year after planting. Accent Shrubs shall be a minimum seven-gallon (7 gal.) plant, be a minimum height of forty-eight inches (48") immediately after planting and shall be installed as a contiguous design element to accent the Hedge Shrub material. Groundcovers shall be a minimum one-gallon (1 gal.) plant and shall be planted at a distance of a minimum of twelve inches (12") on center.

404.5 Synthetic material in the form of plants is not permitted, unless approved by the ACC on an exception basis.

404.6 Shade Trees shall be species with a mature spread of twelve feet minimum and having a trunk, which can be maintained, in a clean condition of at least three feet of clear trunk.

404.7 Shade Trees shall be a minimum of eight feet (8') in height when planted. Trunk caliper shall be minimum of three inches (3").

404.8 A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by St. Johns County, whichever is greater, shall be provided by the homebuilder.

Additionally, the street side elevation on side yards of corner lots require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two-car garage door opening. In addition, the street side elevation of side yards on corner lots will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two-car garage opening, divided by one and one half (1 1/2) (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two-car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

#### 405 IRRIGATION

405.1 All yards, lake banks and areas between the property line and the street shall be 100% irrigated. The irrigation system shall comply with the St. Johns landscaping ordinance and the applicable utility company's rules and regulations. 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. In the event of rust or stain in the water supply, chemical filtration shall be incorporated in the irrigation system. If staining occurs after the homebuilder has sold the lot, the homeowner shall be responsible for the removal of the stains and the providing of appropriate filters to the system.

405.2 Pop-up sprinklers, drip irrigation systems or approved equal shall be used in these areas.

#### 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 pedestrian level. Exterior lighting must be shielded from adjacent properties. Colored lighting is discouraged and shall be subject to ACC approval.

#### 407 RECOMMENDED LANDSCAPE MATERIAL

407.1 The following criteria should be considered when selecting plants for use within Johns Creek II.

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 ACC 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 SHRUBS (Hedge and Accent)

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. Nandina Domestica	Heavenly Bamboo
11. Nerium Oleander	Oleander
12. Photinia Glabra	Red Photinia
13. Pittosporum Spp.	Various Pittosporum
14. Vibumum Odoratissimum	Sweet Vibumum

- |                              |                        |
|------------------------------|------------------------|
| 15. Viburnum Suspensum       | Sandankwa Viburnum     |
| 16. Crataegus Sp.            | Dwarf Tudeau Hawthorne |
| 17. Ilex crenata 'Compacta'  | Compacta Holly         |
| 18. Ilex comuta "Carissa"    | Carissa Holly          |
| 19. Ilex crenata "Helleri"   | Helleri Holly          |
| 20. Rhododendron indicum     | Azalea                 |
| 21. Ternstroemia gymnanthera | Cleyera                |
| 22. Buxus macrophylla        | Japanese Boxwood       |
| 23. Ilex x 'Oak Lear         | Oak Leaf Holly         |
| 24. Gardenia jasminoides     | August Beauty Gardenia |

#### 408.3 SHADE TREES

- |                       |            |
|-----------------------|------------|
| 1. Quercus Virginiana | Live Oak   |
| 2. Quercus Laurifolia | Laurel Oak |

500 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 constant for the design continuity of all the buildings at Johns Creek II.

500.2 Homes in Johns Creek II shall be erected of frame or steel construction or concrete block (CBS). All block and framing must be covered as specified in Section 502.

500.3 Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas is as follows:

Minimum house square footage - 1600.

The ACC or the Developer, in its sole discretion, may grant up to a 10% variance to this requirement.

501 ROOF AND ROOFING

501.1 Roof structures shall be out of conventional frames, or wood trusses. Minimum roof overhang shall be 16".

501.2 Finish materials for pitched roofs must be consistent throughout Johns Creek II. Wood shakes, gravel or barre] tile roofs are not permitted. Other materials not specifically mentioned are subject to review and approval by the ACC. Shingles may be used as long as they are specified to be fiberglass or 30-year asphalt architectural dimensional roofing shingles and fungus resistant (FRS).

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 so located to reduce or eliminate its visibility from street, sidewalk of adjacent properties.

501.5 Gutters and down spouts may be exposed only if painted properly to match the color of fascia, wall or column.

501.6 All exposed roof vents, valleys, flashings, eave drip, and pipes extending through the roof shall be painted the same color as the roof.

501.7 Minimum roof pitches in Johns Creek II shall be 6:12. Lower roof pitches will be considered by the ACC on an individual basis for minor components of the main roof (i.e., dormers, porches, bay windows, etc., if compatible with a particular style.)

## 502 EXTERIOR WALLS

502.1 The following requirements apply to all exterior walls and all kinds of facade applications for all structures. All elements of all elevations shall complete a total and continuous design.

502.2 All materials must be in compliance with the Standard Building Code.

502.3 Exterior wall finishes will be consistent in color schemes, texture, compositions and character throughout Johns Creek II. All exterior finishes will be subject to review and approval by the ACC. Exposed concrete block walls, walls with any other type of exposed modular concrete units, and walls with metal finishes are not permitted.

502.4 The finishes are the following:

- |    |                              |    |            |
|----|------------------------------|----|------------|
| A. | Brick                        | C. | Lap siding |
| B. | Stucco (Except heavy trowel) | D. | Stone      |

All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements of nature.

502.5 The houses in Johns Creek II must consist of a minimum of twenty-five percent (25%) of the elevations in brick, stucco, or stone. The houses in Johns Creek II shall either have all-brick or brick and siding, or all stucco or stucco and stone, or stucco and siding, brick and stone, or brick and stucco in their exterior walls. However, the finish materials in each elevation will be limited to two (2). Sidewalls between the front outside corners are considered part of front elevation for purposes of this section. It is the intent of this paragraph that the front elevation be predominantly brick, stucco or stone.

When using brick and siding or brick and stucco in the front elevation, the brick shall wrap around 24" minimum to the side elevations. When using stucco and siding, the stucco shall wrap around 24" minimum to the side elevations.

502.6 It is suggested that the houses on corner lots should have the garage located on the side property line farthest from the street.

502.7 Where monolithic slab construction is proposed for foundations, sufficient footing shall be incorporated into the slab construction so that any exterior walls requiring brick or stucco finish can be constructed with stucco or the first row of brick starting below finish grade. In other words, the brick or stucco wall section should have the same appearance as if the foundation slab was constructed with a stem wall design.

## 503 EXTERIOR WALL COLORS

503.1 Homebuilders may offer color schemes previously approved by the ACC.



503.2 When finish materials for the exterior of the structures require painting, the color selection shall be based on compatible colors throughout Johns Creek II. Paint colors are subject to review and approval by the ACC.

503.3 Proposed paint/color schemes and color samples shall be submitted to the ACC and color coordinated with the elevation for approval. Pre-selected color schemes for prototype models may receive blanket approvals.

#### 504 WINDOWS

504.1 All window framing will be bronzed, cream or white anodized aluminum or wood.

504.2 Window shutters may be used. Painted wood or fiberglass will be acceptable.

504.3 All exterior windows shall be double paned.

#### 505 GARAGES

505.1 All homes shall have a minimum of two (2) car garages.

505.2 All driveways shall be of min. 4" thick poured concrete or as required to meet county requirements.

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 and made of 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 subject to review and approval by the ACC. If the proposed enclosure comes with a roof, then it shall be consistent with the main house roof (i.e., use same color and type of roof shingle). If the roof of the proposed structure is made of metal then it is recommended that the metal match the color of the roof of the house.

## 508 AWNINGS

Awnings shall be permitted only at the discretion of the ACC.

## 509 DETACHED STRUCTURES

Any freestanding structure contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, playhouse, storage room, cabana, etc. must be submitted for approval with the required drawings and information. Aluminum or metal storage sheds are not permitted. Approval will be granted only upon the merit of the structure and desirability for the neighborhood.

## 510 FENCING

Fencing of lots is permitted at Johns Creek II.

510.1 Privacy fence is authorized for fencing of private lots at Johns Creek II. This fence type is used to create visual privacy and/or security for lot area. This type of fence may be incorporated on the property lines of any lot subject to the restrictions contained herein. This fence type is 6' high PVC. All privacy fencing shall be white vinyl in composition. Colored stains and paint are not permitted. Fencing on lots bordering lakes is discouraged but may be allowed subject to the details on Exhibit D. Aluminum or wrought iron type fencing shall be 4' high and bronze or black as shown on Exhibit D.

510.2 No chain link fencing will be permitted on the lots in Johns Creek II.

510.3 No fencing shall be allowed closer to the front of the house than the mid-point of the sidewall plane of the structure. For corner lots, no fence is allowed on the side yard facing the street closer to the street right of way than 20 feet. No fences are allowed in front yards except for on model homes subject to Developer approval. Front yard fencing shall be removed when homes are no longer used as a model. Structural side and support post to face inside of lot.

510.4 Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the ACC on an individual case basis. Exceptions to these requirements may be granted upon review, based upon architectural merit, especially where stucco walls, or trellises, or other similar extensions of the structure are incorporated as part of such fence enclosures.

## 511 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 backboard) shall be constructed on any part of the lot located in front of the rear line of a residence

constructed hereon and shall be constructed so as not to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior approval of the ACC and without limiting any other criteria for approval, the ACC shall review the height of such structures to assure the privacy of neighboring homeowners.

#### 512 AIR CONDITIONERS

No window or wall air conditioning units will be permitted. All air conditioner compressors shall be screened from view, insulated by a fence, wall or shrubbery so as to minimize noise.

#### 513 FIREPLACES AND CHIMNEYS

All proposed chimneys shall be submitted to the ACC for review and approval. A detail of the chimney top should be shown.

#### 514 SWIMMING POOLS AND TENNIS COURT

Any swimming pool or tennis court to be constructed on any lot shall be subject to the review and approval of the ACC.

#### 515 WELL LIMITATIONS

Excavation of wells for the purpose of irrigation of Lots may be permitted, subject to local regulations and provided that in connection with the excavation and installation of such well, the Owner agrees as follows:

1 - The Owner shall obtain, at his cost and expense, all permits necessary and convenient for the installation of such well.

2. The Owner shall assume all liability arising from the installation and operation of the well, including without limitation, contamination of the potable water source, any discoloration of improvements, erosion of soil conditions or flooding. The Owner shall undertake to correct and repair any resulting damage including discoloration of buildings, driveways and sidewalks and to inhibit further damage immediately upon discovery of such injury or damage.

3. If well head is located within the front yard it shall be screened with appropriate permanent plantings sufficient in height and spread for the intended purpose and approved by the ACC.

4. The Owner shall install anti-rust system at time of well install. Details of anti-rust system must be listed on the architectural submittal.

5. The Owner shall be responsible to remove well staining to all affected areas to include but not limited to: sidewalks, curbing, fencing, utility boxes and roadways.

#### 516 SATELLITE DISHES

Satellite dishes may be permitted subject to review and approval of the ACC. Approved Satellite dishes shall be installed on the roof or out of view from the street at the rear of the home.

#### 517 CABLE T.V., TELEPHONE AND CONDUIT

All new houses that are constructed in Johns Creek II shall include the Home-Run Wiring Specifications attached hereto as Exhibit E.

#### 518 ELECTRIC METER BOX AND CONDUIT

Electric meter boxes and conduits shall be painted to match the color of the exterior wall finish.

#### 519 MAILBOXES

All new single-family homes built at Johns Creek II are required to utilize a standard double mailbox and pedestal (see Exhibit F). Such mailbox structure shall be installed at the front of the lot, at the edge of the road pavement as described on Exhibit F.

#### 520 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 ACC shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

#### 520 SOLAR PANELS

Solar panels require architectural submittal with no required architectural submittal fee. Association management may approve submittal provided the install is on the roof structure.

600 MAINTENANCE DURING CONSTRUCTION

During construction, all debris shall be placed in an enclosed single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) or dumpster 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 72 hours of notification by the ACC. Failure to comply with the request will cause removal of the debris by action of the ACC and all related costs plus an administrative fee will be charged to the homebuilder or the homeowner.

**Exhibit "A"**

**Fee Schedule**

## JOHNS CREEK II

### New Construction

- Complete plans — new house plan, site plan, landscape plan and exterior colors \$180.00
- Pre-approved house plan with site plan, landscape plan and exterior colors \$100.00
- Landscape plan and exterior colors submitted after original submittal \$50.00
- Resubmittals \$50.00
- Miscellaneous approvals for pools, screen enclosures, fencing, etc. on new construction \$25.00

New construction plan submittals must be accompanied by a check payable to

---

### Miscellaneous Approvals:

An architectural approval for any improvement, addition, alteration or structure of any kind is required prior to start of project. Refer to the fee category on the current architectural application. For category requiring a fee, submittal must be accompanied by a check in the amount required listed on the current architectural application made payable to Johns Creek PH2 HOA.

**SUBMITTAL FEES ARE SUBJECT TO CHANGE**

**Exhibit "B"**

**Lot Landscaping Requirements**



# Lot Landscaping Requirements





## Exhibit B1 Johns Creek

Lot Landscaping Requirements September 2003

STANDARD LOT	REQUIRED	PROVIDED
FRONT YARD	33'	33'
HEDGE PLANTS	22	22
ACCENT PLANTS	4 MIN.	4
GROUND COVER	33	34

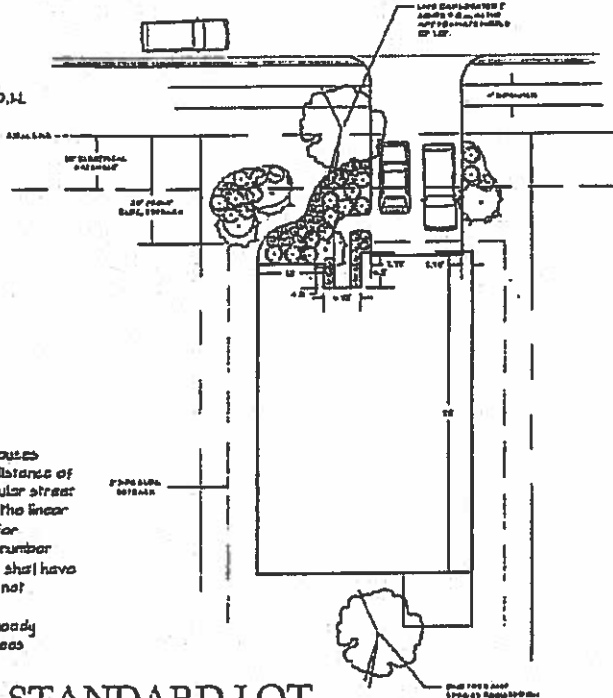
NOTE: ONE LIVE OAK TREE REQUIRED WITHIN R.O.M.  
AND ONE TREE ANY SPECIES REQUIRED ON LOT

### PLANT SYMBOLS

-  TREE
-  ACCENT SHRUB OR SMALL TREE
-  HEDGE SHRUB
-  GROUND COVER

**CAUTION PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWERLINES & UTILITIES!**  
Calculations are based on the linear feet of the houses roadway frontage. Linear feet shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the linear feet and divide by 15" (width of minimum shrub). For groundcover quantities use the linear feet as the number (i.e. 30 L.F. = 30 groundcover plants). All houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be sodded.

NOTE: Electrical easement plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.



### STANDARD LOT

England-Thibbs & Miller, Inc

# Lot Landscaping Requirements





John **Exhibit B-2**

Premium Lot Requirements September 2003

STANDARD LOT	REQUIRED	PROVIDED
FRONT YARD	33'	33'
HEDGE PLANTS	22	22
ACCENT PLANTS	4 MIN.	4
GROUND COVER	110	112

NOTE: ONE LIVE OAK TREE REQUIRED WITHIN R.O.W. AND THREE TREES ANY SPECIES REQUIRED ON LOT

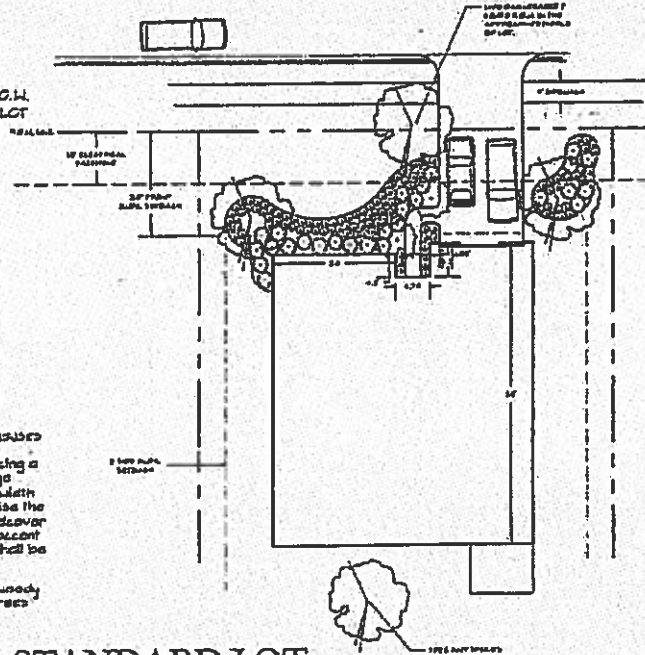
## PLANT SYMBOLS

-  TREES
-  ACCENT SHRUB OR SMALL TREE
-  HEDGE SHRUB
-  GROUND COVER

CAUTION PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWER LINES & UTILITIES!

Calculators are based on the linear feet of the house & existing driveway. Linear feet shall be the total distance of all side and doorways on the side facing a particular street excluding the garage. For hedge quantities take the linear feet and divide by 1.5 (width of minimum shrub). For groundcover quantities use the linear feet as the number (i.e. 36 L.F. = 24 groundcover plants). All houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be seeded.

NOTE: Electrical equipment plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.



STANDARD LOT

England-Thirny & Miller, Inc.





**Lot Landscaping Requirements  
Exhibit B-3**

**Johns Creek  
Lot Landscaping Requirements September 2003**

	REQUIRED	PROVIDED
FRONT YARD	33'	33'
HEDGE PLANTS	22	22
ACCENT PLANTS	4 MIN.	4
GROUND COVER	33	37

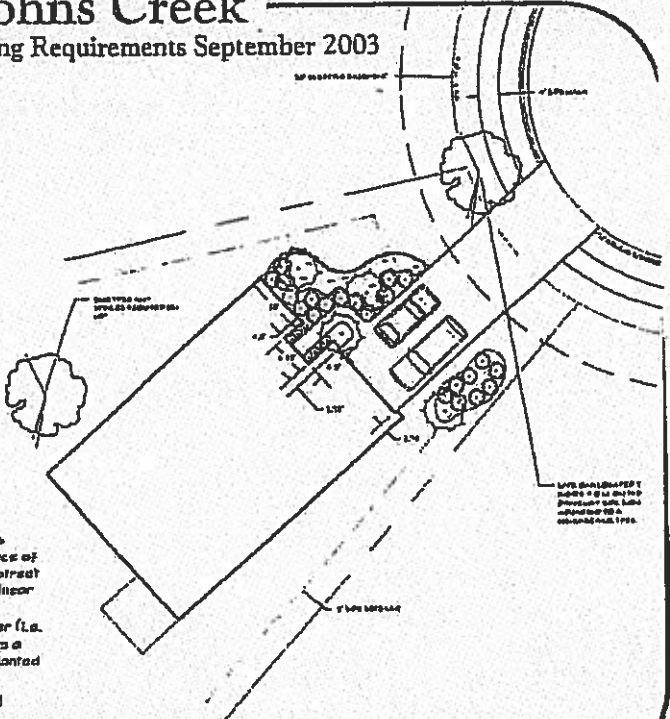
NOTE: ONE LIVE OAK TREE REQUIRED WITHIN R.O.L.L.  
AND ONE TREBEANT SPECIES REQUIRED ON LOT

**PLANT SYMBOLS**

-  TREE
-  ACCENT SHRUB OR SMALL TREE
-  HEDGE SHRUB
-  GROUND COVER

**CAUTION: PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWERLINES & UTILITIES!**  
Calculations are based on the linear feet of the houses roadway fringeage. Linear feet shall be the total distance of all walls and overways on the side facing a particular street including the garage. For hedge quantities take the linear foot and divide by 18" (width of minimum shrub). For groundcover quantities use the linear foot as the number (i.e. 33 L.F. = 33 groundcover plants). All houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be seeded.

NOTE: Electrical easement plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.



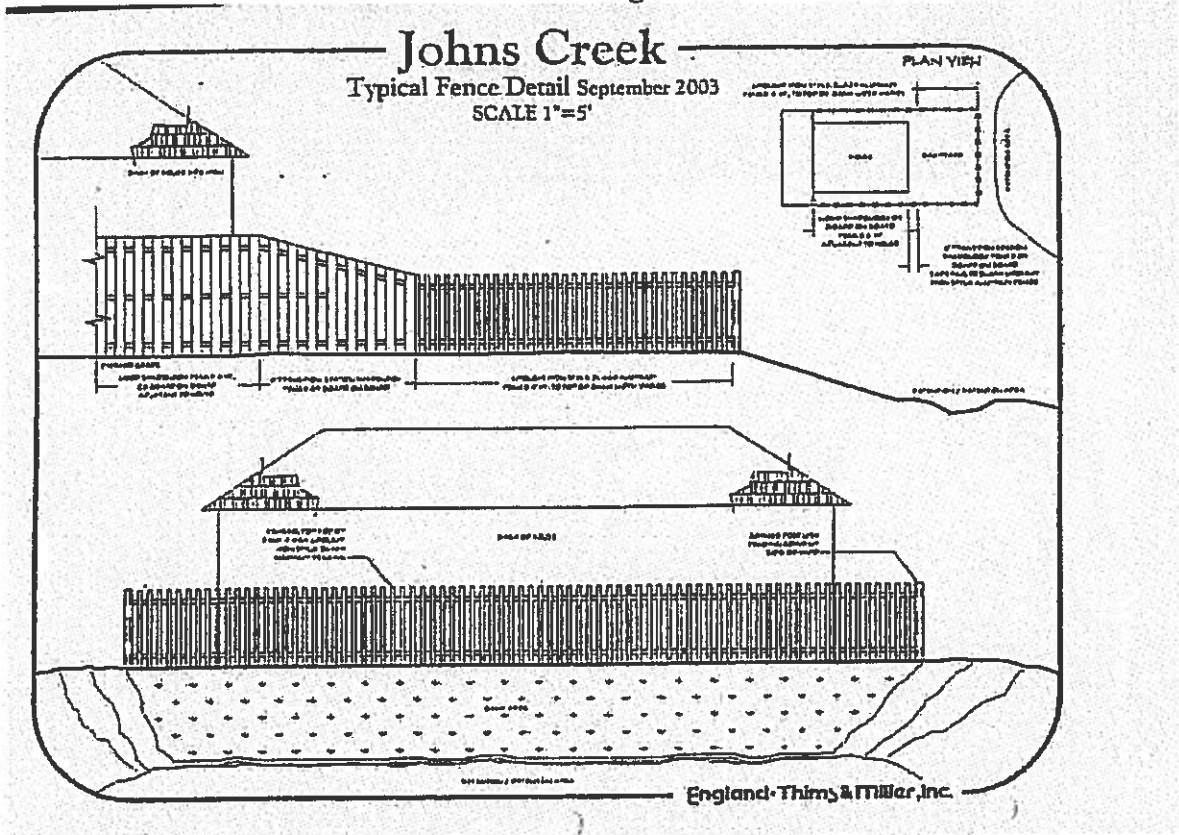
**CUL DE SAC LOT**

England-Thimly & Miller, Inc

**Exhibit "D"**

**Fencing**

**Exhibit "D"**  
**Fencing**



**Exhibit "E"**

**Home Run Wiring Specifications**

**Exhibit "F"**

**Mailboxes**



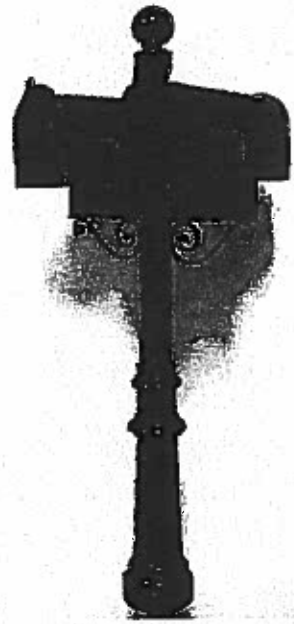
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# JOHNS CREEK

## Scroll Key style Double Mailbox unit

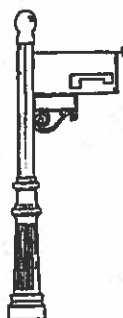


### Scroll Key Double

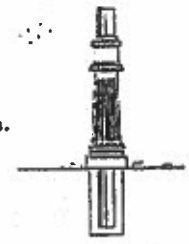
(Single available)

#### Specifications:

Mailbox & Post are all aluminum powder coated black  
Post is fluted extrusion & extends for Inground (cemented) installation.  
Decorative base, finial, & scroll plate are cast aluminum  
Rural mailbox is #1std aluminum



(Single available)



(In-ground installation)

Ph: 904-287-4949 or 904-823-8572



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