

INDEX FOR
THE INLETS AT RIVERDALE WEST

ARCHITECTURAL STANDARDS,
ARCHITECTURAL REVIEW PROCEDURES AND
REGULATIONS OF THE ARCHITECTURAL REVIEW BOARD

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**ARCHITECTURAL STANDARDS, ARCHITECTURAL REVIEW PROCEDURES
AND REGULATIONS OF THE ARCHITECTURAL REVIEW BOARD**

I. PURPOSE

One of the most effective methods of assuring the protection of the master land concept, community lifestyle environment and individual property values is through the establishment of high Architectural Standards. In order to accomplish this objective, the Architectural Review Board (ARB) reviews Applications and Architectural Documents for all new construction and alterations, modifications, or changes to existing properties, including landscaping. Each application is evaluated on its own merits with reasonable flexibility for design function and creativity.

AUTHORITY & RESPONSIBILITIES:

The authority for the ARB is set forth in the Declaration of Restrictions for The Inlets at Riverdale West (the "Declaration"), and the By-laws of The Inlets at Riverdale West, Inc. ("By-laws") which encumber every lot or parcel. The ARB is responsible for carrying out its duties on behalf of all members of The Inlets at Riverdale West, Inc. ("Association") for the benefit of the total community.

Responsibilities:

On behalf of the Association, the ARB is empowered to perform the following services:

1. To establish Architectural Standards and exterior design themes for the community.
2. To establish Architectural Review criteria and procedures for the protection of property values.
3. To review all Architectural Review Applications for compliance with Architectural Standards and the Declaration.
4. To assure compatible architectural designs with neighboring lots.
5. To require high standards of design and quality construction.
6. To establish fees for the review of Applications as may be required.

7. To assure that all properties are properly maintained.
8. To monitor violations of Architectural Review criteria and notify the Board of Directors of the Association for appropriate action.
9. To amend Architectural Review criteria and Architectural Standards as may be required from time to time.
10. To contact applicants whose plans and specifications have been disapproved, and to provide reasonable assistance and recommendations for adjustment to bring Applications into compliance with Architectural Standards and Covenants.
11. To maintain copies of Applications, Architectural documents, and related records.
12. To inform members of the Association regarding activities of the ARB and changes in criteria as they may occur.

MEMBERS:

The ARB shall include a minimum of three members, except that the initial ARB shall consist of two (2) members, who shall be selected to create a balance of with experience in architecture, construction, and landscaping.

MAJORITY VOTE:

The vote of a majority of the members of the ARB shall constitute a decision for approval or denial of an Application. In all cases, however, the Board of Directors of the Association shall have review powers of denied Applications.

MEETINGS:

The ARB shall meet as necessary to review Applications within 15 days maximum of receipt.

FEES:

The ARB may establish fees, to ensure compliance with the construction plans, as submitted to the ARB.

1. An initial design and review fee shall be required for the two step review process, the application review phase for the preliminary design concept, and only one construction review prior to building permit application. Please see Appendix, Section VII, Page D for specific

requirements for submittals. If the application is rejected after the construction review, an additional review fee shall be charged for each resubmission. If the house is redesigned, a new application fee is required. Additions/renovations to existing homes will be charged a separate fee.

2. A compliance deposit may be required. The ARB shall conduct an inspection of the property and improvements prior to occupancy. If the work is deemed to be in compliance with the approved plans, the compliance deposit shall be returned within thirty days. In addition, all repairs to sidewalks or common elements damaged during construction must be made prior to the return of the deposit. Any work that does not comply with the approved plans shall result in the holding of the compliance deposit until the corrections are made.

II. SITE DEVELOPMENT STANDARDS

A. Existing Vegetation:

1. Preservation

- a. It is the intent of the ARB to have each property owner preserve any non-exotic existing trees that are four inches (4") and greater in diameter, that are located five feet (5'0") and beyond from the edge of the proposed foundation and driveway. Buildings should be sited to preserve the largest trees on lots.
- b. No site clearing shall take place in any form before a site plan, accompanied by an existing tree survey, is and approved by the ARB.

B. Erosion Control:

1. Erosion Control

- a. Every attempt should be made to preserve existing trees, shrubs and ground covers during construction activities to minimize site disturbance resulting in bare soil conditions. Remove no more vegetation than necessary. (See Section B, Existing Vegetation, for limitations on removal of vegetation.)

- b. Temporary swales and other sediment control methods may be required to reduce run-off and control erosion during construction.

2. Existing Utilities

- a. The builder and the lot owner are responsible for knowing the locations and types of all utilities and must protect existing utilities during construction.
- b. Unless an alternate method of construction trash removal is approved by the ARB, one trash dumpster per lot under construction is required, and should be located within the lot lines, off the private street right-of-way.
- c. Any on-site Port-a-John should be located twenty feet (20'0") back from the right-of-way line, with the access door facing the opposite direction from the street.
- d. Any construction activity or related parking shall not block traffic flow along the street.
- e. Any spillage of concrete, dirt or other construction material or debris onto the paved street shall be removed from the surface during the same day.
- f. Any damage to streets, curbs, walks or common areas during the course of construction on any lot shall be repaired to original conditions by the lot owner.

3. Inspection by the ARB

- a. Periodic inspections will be made by the ARB while construction is in progress to determine compliance with the approved architectural documents. The ARB is empowered to enforce its policy as set forth in these Standards, by an action, including an action in a Court of Law, to ensure compliance.
- b. One set of current construction plans must be kept on the job site during working hours.

III. ARCHITECTURAL STANDARDS

A. Specific Architectural Standards:

1. All structures shall comply in strict accordance with the requirements of the County of Manatee.
2. No single story dwelling shall have an air-conditioned square footage of less than 1,400 square feet, exclusive of screened areas, open porches, terraces, patios, and garages. No multi-story dwelling shall have an air-conditioned square footage of less than 1,400 square feet and at least 1,000 square feet of the air-conditioned square footage shall be on the ground or first floor of the dwelling, exclusive of screened areas, open porches, terraces, patios, and garages.
3. All dwellings shall have a minimum of a two-car garage. No garage shall be converted to other use unless a replacement is constructed in accordance with applicable regulations.
4. Exterior material(s) of all structures shall be limited to Portland Cement Plaster (stucco), wood, brick, masonry products, decorative textured concrete block, or stone. No aluminum or vinyl siding shall be permitted. No mill finish aluminum windows, doors, or pool enclosures will be approved.
5. Minimum roof slope shall be 5:12. The composition of all roofs shall be cement or clay tile, wood shake or shingle, slate, metal standing seam, or, if asphalt shingles are proposed, the minimum acceptable shall be 25 year warranty dimensional shingles with fungus retardant. No built-up roofing or single-ply membrane roofing shall be permitted, except for small transitional areas as specifically approved by Architectural Review.
6. Driveways shall be exposed aggregate concrete, cement or tile pavers, or stamped/colored concrete, all as approved by Architectural Review. Sidewalks must be constructed to minimum county standards at time of dwelling construction. Any proposed decorative treatment of driveways shall be incorporated into the improvement plans.

7. No window or wall air-conditioning units shall be permitted in any building. Compressor and fan units for central air-conditioning systems which are located outside of a building shall be walled, fenced, or landscaped so as to be hidden from view.
8. No antennae, aerials, or satellite dishes shall be placed on any lot or affixed to the exterior of any building, nor shall such objects protrude beyond the exterior of any building. Quality solar panels will be considered and, to the extent possible, should be installed in an aesthetically unobtrusive manner. Solar panels must lay flush on the roof and may not be angled off from the roof.
9. Accessory structures, pool cabanas, and similar structures shall be constructed of the same materials and colors, and be of the same general architectural style as the dwelling.
10. Exterior lighting should be incorporated into the overall landscaping and building architecture and be designed to minimize the casting of light into other lots. One (1) yard light is required per lot in style and finish specified by ARB.
11. Basketball backboards and similar play equipment shall be located so that they are not visible from the street.
12. Privacy walls for enclosure of boats and trailers on non-waterfront lots shall be of brick, stucco, decorative textured concrete block, or stone as approved by Architectural Review. Permitted walls shall be constructed so that there is a "finished" side facing the street or adjacent properties.
13. No trash, rubbish, grass clippings, or other refuse shall be kept on any property except in sanitary containers concealed from public view.
14. No signs shall be allowed on the property at any time except as follows:
 - a. Standard "For Sale" sign as described in Section 12.04(1) of the Declaration.
 - b. During construction, a single sign of maximum dimension 24" x 36", indicating the name of the owner, general contractor, and architect.

No subcontractor, supplier, or financial institution signs will be permitted.

- c. Signs required by law or government regulation shall be permitted only to the minimum extent required by subject law or regulation.
15. Prior to the commencement of any work described therein, all building plans and specifications, including a site plan, landscape plan, materials lists, and color palette, for the original construction, alteration or addition of any structure, wall, or hedges, shall be approved in writing by the ARB.

The ARB shall have the right to reasonably approve or disapprove said plans based upon the following criteria:

- a. Compliance thereof with these restrictions and of all laws.
- b. Harmony of exterior design, location, and finish elevation with regard to existing structures and topography. Repetition of existing elevations of homes on adjoining lots is discouraged.
- c. Quality of described workmanship and materials.
- d. Aesthetic considerations.

The ARB's approval or disapproval as required in these covenants shall be in writing. If the ARB fails to approve or disapprove any plans and specifications within thirty (30) days after the plans, specifications and other required data have been submitted to it, the submission shall be deemed to have been denied approval.

B. General Provisions:

The Architectural Standards are to assist homeowners, architects, landscape architects, and builders in their planning and design of single-family homes in THE INLETS AT RIVERDALE WEST. There are several documents to be reviewed by the Homeowner and Architect to determine the specific covenants and restrictions for THE INLETS AT RIVERDALE WEST. These include:

- 1. Declaration of Restrictions

2. Articles of Incorporation for the Association.
3. By-laws of the Association.

C. Maintenance:

1. Refer to Declaration of Restrictions for THE INLETS AT RIVERDALE WEST, Article 5 for Covenant for Maintenance Assessments, and Article 7 for Repair and Maintenance.
2. Each owner shall be responsible for the maintenance of his lot, including the landscaping and lawn and, if applicable, any dock constructed adjacent to the Lot. Each owner shall be responsible for routine mowing and lawn care of any drainage or swale located upon his lot and shall maintain such lawn or landscaping as may exist in the portion of the street right-of-way adjacent to his lot between the front line of the lot and the edge of the curb or paving of the street notwithstanding that responsibility for maintenance of the swale as a drainage facility and the maintenance of all areas within the street rights-of-way rests with the Association. Each owner shall maintain such lot and improvements at his sole expense, and such maintenance shall extend to and include all structures, fixtures, equipment and appliances each to be maintained in good condition and repair and in an attractive condition and in keeping with the standards of maintenance throughout THE INLETS AT RIVERDALE WEST. Maintenance by the Owner shall further include painting, repair and building surfaces, screening and caging, walks and other exterior improvements. All such maintenance and repairs shall conform to such maintenance standards as established by the Association.

IV. ACCESSORY FURNISHINGS STANDARDS

A. Mailboxes:

1. All residences are required to include a standard THE INLETS AT RIVERDALE WEST mailbox/light fixture as described in the attached Exhibit "1."
2. Mailbox/light fixture shall be located per U.S. Post Office requirements.

B. Mechanical Equipment:

1. All mechanical equipment, including, but not limited to, trash cans, HVAC units, and pool/spa equipment, shall be screened from streets and adjacent lots by a natural screening or wall.
2. Solar equipment use shall be specially requested through the ARB and will be reviewed on its own merits.
3. Satellite dishes on lots are not permitted.
4. Outside antennas of any type or size will not be permitted.

C. Accessory Structures, Decorative Objects, and Athletic - Play Structures:

1. All elements such as play houses, greenhouses, trellis or roofed shade structures, lattice structures, barbecue units, decorative and ornamental yard figures, athletic netting, swing sets, slides, and any other accessory structure, decorative objects, or athletic/play structures shall not be located in the setbacks and shall be located so as not to be visibly obtrusive from streets and adjacent lots. Additional landscaping shall be used to help screen its view from streets and adjacent lots.
2. The design, materials, and colors shall be complementary to those of the building.

V. SITE AND LANDSCAPE DESIGN STANDARDS

A. Plant Material Quality And Quantity:

1. Intent

All plant materials shall conform to the standards for Florida Number One (#1) or better, as given in 'Grades and Standards for Nursery Plants', parts I and II, State of Florida, Department of Agriculture, in Tallahassee, or as thereafter revised. This section will provide basic standards for plant material quality and quantity for each lot.

- c. Screen, buffer, and hedge plantings composed of shrubs shall be planted according to the minimum size.
- d. For shrub selection, refer to paragraph 7 of this section, Recommended Plant Palette.

4. Groundcovers

- a. Groundcovers shall complement shrub and tree plantings within each lot.
- b. The minimum installation size and spacing of groundcovers will depend on the type of groundcover. The groundcover should have eighty percent (80%) coverage within one (1) year of installation.
- c. For groundcover selection, refer to item 7, Recommended Plant Palette.

5. Sod

- a. All areas not left in a natural state, and all non shrub and groundcover planting areas, shall be sodded. Sod shall extend from a lake's normal water level to the back of the street curb and to all lot lines. Seeding and/or sprigging are not permitted.
- b. Lawns shall be chosen from the Turf Palette List.

6. Mulch

- a. All shrub and groundcover areas shall be mulched with a two inch (2") minimum layer of shredded bark or pine straw mulch.
- b. Pebbles, sand, rock, plastic sheeting, and similar materials shall not be considered an acceptable alternative to grass, groundcover, or mulch, unless otherwise approved by the ARB, and in no case shall they be used in lieu of organic mulches.

2. Trees

- a. Proposed trees shall either blend well with the existing trees, or should complement them with an interesting or distinguished character.
- b. Trees with four inch (4") and greater trunk diameters, removed from the lot, shall be replaced with new material at the ratio of one to one. In any event, the minimum number of shade trees per lot shall be one (1) shade tree for every two thousand (2,000) square feet and fraction thereof, or as stated above, whichever is greater. A shade tree is defined as one reaching a normal maturity of thirty five foot (35') height by thirty foot (30') spread.
- c. The trees shall have an initial installation size of not less than two and one half inch caliper (2½" cal), ten foot overall height (10' oah) with five foot spread (5'spr).
- d. Palms can be substituted for shade trees. However, three (3) Palms will be required to receive credit for one (1) shade tree. No more than thirty percent (30%) of the required trees may be Palms.
- e. For tree selection, refer to item 7, Recommended Plant Palette.

3. Shrubs and Hedges

- a. Proposed shrubs shall blend well with existing and recently planted shrubs in the neighborhood and shall be of an initial size to accurately portray the design intent of the approved drawings.
- b. The total landscape area required for shrubs shall be a minimum of fifteen percent (15%) of the open space on the lot, including paved areas. In lieu of some shrub material, ground-cover may be planted. Existing shrub and groundcover vegetation to remain within the lot will apply towards the required shrub area.