

SAVANNAH RULES & REGULATIONS

Adopted January 22, 2009

(Revised June 16, 2020)

I. Changes in Appearance of Home and/or Lot

Homeowner requests for changes in landscaping, painting of exterior of home with other than the existing color, satellite dish, hurricane shutters, solar pool heaters, emergency generators, and other outside renovations must be submitted to the Architectural Review Committee for approval. (A request form is contained in this packet).

A. Construction

1. Building Envelope, Setbacks and Placement of Residence: Because lots vary in size, shape, easement locations, and interface with community common areas, the standard building envelope and specific setback criteria to which each residence must conform is that which has been approved for each building and lot and appears of record in the official records of the SHOA. Each and every lot will accommodate the standard building envelope and, so long as the residence is constructed within the building envelope, a variance will not be required.
2. Size of Residence: The minimum and maximum living area of each residence is measured by calculating the total air-conditioning square footage of the residence, exclusive of garages, porches, patios and terraces. The size standards for a one-story residence are 1,477 square feet to 3,762 square feet. Two-story residences are prohibited. The maximum height of any structure may not exceed thirty-five (35) feet as measured in accordance with the Sarasota County Zoning Ordinance.
3. Design and Elevations: The style of the houses in Savannah is, generally, Mediterranean Revival. Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles.

Elevations must be that approved for the structure on the lot, as it appears of record in the official records of the SHOA. Elevation approval shall consist of a review of front, side, and rear elevations. All elevation treatments shall follow the common architectural design theme of the residence as closely as possible to that which appears of record in the official records of the SHOA. Homes and lots shall be kept in a neat, clean and orderly condition.

The Board or the ARC may require that plans and a physician's affidavit be submitted in advance before consideration of unobtrusive access ramps for medical necessity or disability requiring a ramp for egress or ingress.

4. Pools and Enclosures: All swimming pools must be in ground and screen enclosed. Pools and spas shall not be permitted on the street side of the residence and no screening of a pool area may stand beyond a line extended and aligned

with the sidewalls of the dwelling. No portion of any pool, decking, or enclosure shall be permitted to extend outside the building setback lines. All screen framing, doors, doorframes, and structural members of enclosures shall be anodized or electro-statically painted a color in harmony with the exterior color and texture of the residence. All screening shall be of a white or charcoal tone unless approved by the Board or the ARC.

B. Fences and Walls

No fences or walls shall be allowed on any lot outside the established building envelope. Decorative entry walls, entry gates, courtyard walls, and privacy walls surrounding and abutting pool decks are considered structures appurtenant to the residence and may be allowed with-in the building envelope. Said structures, if approved, may not exceed an average height of six (6) feet exclusive of pilasters or ornaments and shall in no instance exceed eight (8) feet in height, and shall be designed and constructed of material identical to or compatible with the materials, colors, finishes, textures, and architectural style of the principal structure. Individual treatments, including landscaping, shall be a determining factor of any approval.

C. Exterior Materials and Colors

1. Exterior colors proposed for existing houses that, in the opinion of the Board or the ARC would be inharmonious, discordant, or incongruous, are not permitted. The colors of exterior walls, banding, doors and trim shall be integral to, and harmonious with the exterior color scheme of the residence.
2. Exterior colors proposed for new structures must be in compliance with the Savannah at Turtle Rock Standards and Criteria for New Construction.

Artificial, simulated or imitation materials (i.e., plywood, aluminum siding, simulated brick, etc.) are not permitted on the exteriors of a residence. The following exterior materials, in most cases, are acceptable and appropriate:

- (a) Stucco
- (b) Masonry — stone or brick
- (c) Wood — may be used for columns, fascia, etc., where appropriate
- (d) Metals — may be used for columns, fascia, rain gutters and downspouts, etc., where appropriate

D. Landscaping

Landscaping is an essential element of a residence. A complete landscape plan must be submitted for approval of the Board or the ARC prior to commencement of installation. The plan will be reviewed by the Board or the ARC and approved, or approved with modifications or conditions. The plans shall be carefully designed to frame the residence including full foundation planting. The front yard area shall be designed with beds of layered plant materials. Large and medium shrubs and ground covers will be incorporated in the design with particular emphasis at corners of the

residence to soften the architectural transition to the landscape. Specimen materials and clusters of palms should be used as accent elements. Shrub materials may be planted along both side elevations of the residence. Additionally, the rear yard environments should include shrubs, ground covers and trees. Particular attention should be given to the rear yard with consideration given to line of sight vision of lake views on lake front property. Shrubs and accent plants should also be used to soften the transition of screen enclosure to the landscape. Required landscaping shall be planted such that 60% of the landscape materials shall be allocated for plantings along the front elevation, with 35% along the side elevations (17.5% along each side elevation) and 5% along the rear elevation.

Existing trees should be retained to the greatest extent possible. The landscape plans submitted for a lot must show existing trees of six inches diameter or greater and whether the trees will be preserved or removed. Removing any existing trees must be approved by the Board or the ARC, and any necessary tree removal permits must be obtained from Sarasota County. Copies of tree removal permits may be requested and shall be provided if available.

Landscape plans must be completed at a scale no smaller than 1/8 " = 1' and should show all natural areas, proposed planting beds, sodded lawn, and all tree locations. The plans must also include a plant list with common and botanical names, plant sizes and material spacing. Shrub masses should be located so that a neighbor's views of the water or preserves are not inhibited. Native plants species must be preserved in the sections of the community that abut natural preserve areas. Owners and builders are responsible for protecting and not disturbing protected areas.

The use of native plant material is encouraged because of their inherent adaptability to the area and low maintenance requirements. A list of suggested, but not exclusive, plant material can be found in the current University of Florida IFAS publication "Florida-Friendly Plant List."

Nine (9) specific exotic plants are prohibited in Turtle Rock: Earleaf Acacia; Ear Tree; Australian Pine; Brazilian Pepper; Punk Tree; Downy Rosemyrtle; Carrotwood; Chinaberry; and, Chinese Tallow. These plants are prohibited because of their invasive tendencies and their ability to destroy native plan systems. State statutes and county ordinances prohibiting invasive plants must be strictly observed within Savannah.

Lawn areas of the home site are to be sodded with approved, high-quality grass species (e.g., Floratam or Empire zoysia sod). Lawns may not be seeded, sprigged or plugged. Sod shall extend to the pavement edge of all streets, the water line of any retention areas, canal, swales and easements, common side lot lines, the edge of any community wall, fence or common areas. All areas, which are not sodded, paved, or left in a natural vegetative state must be covered with three (3) inches of mulch. Gravel, rocks, and artificial turf may not be substituted for lawns in Savannah.

- E. Roofs: Clay or cement barrel or flat tile shall be the only roof material permitted on all pitched roofs. The color of the tile shall be compatible with that of adjacent houses. The proportions of roofs shall be considered with the architectural style of the residence and generally shall consist of at least two distinct levels. A minimum pitch of 5/12 on all roofs is recommended.

All roof stacks, vents, flashing, and chimney caps shall be painted to match the approved roof colors. Roof stacks and vents shall be placed on rear slopes of the roofs and shall not be visible from the street unless determined to be absolutely necessary.

Flat roofs and tar and gravel surfaces are prohibited. Gutters and downspouts shall be painted to blend with the exterior color scheme. Storm water flow must be directed to, and conform to, the approved drainage plan and requirements. Solar water heating panels shall be reviewed on an individual basis. All solar panels shall be parallel to the roofline on which they are installed and shall not protrude beyond the roofline. All piping and supports must be painted to match the roof or wall surface on which they are attached.

- F. Garages, Driveways and Sidewalks: Each residence must have a private, fully enclosed two-car garage. Garages shall be attached and part of the main dwelling and in keeping with the architectural style of the residence. Double garage doors shall be a minimum of sixteen (16) feet in width; doors for individual stalls shall be a minimum of eight (8) feet in width.

All residences shall have a driveway of at least sixteen (16) feet in width at the garage entrance and shall extend from the garage entrance to the street. Interlocking paver brick with color all the way through the cement, not stained or painted, with stable and permanent construction, is permitted. Asphalt, blacktop, and painted or stained concrete are prohibited.

Sidewalks shall be of poured concrete with a brush swept surface and shall be compatible with adjacent sidewalks.

Walkways shall be paver brick with color all the way through the cement, not painted or stained, complimentary to driveways and walkways of adjacent lots. The installation and all associated costs shall be the responsibility of the lot owner or builder.

Landscaping: to ensure that an owner's application for approval from ARC is reviewed in an efficient manner, the owner should consider the following restrictions when submitted his or her proposal:

- a. There is a list of "Prohibited Plants/Tree" review your application to ensure that you have not included any such plants in your landscape plan.
- b. No plantings shall be located or placed within any drainage swale.

- c. Plantings shall be at least five (5) feet from the property lines, to leave free access for drainage swales and utility easements.
- d. A neighbor's view of a lake or preserve shall not be hindered or blocked.
- e. No plantings shall be located or placed on any common area or within five (5) feet of any perimeter wall.
- f. Sarasota Code trees shall not be removed or replaced without written approval from Sarasota County. Proof of approval should be submitted with your plan to ARC.

The following are exceptions to the requirements that homeowners must seek, and receive, approval from the Architectural Review Committee (ARC) for any additions or changes to their landscaping.

- g. Homeowners may plant annuals and herbaceous perennials, provided the plants are saleable in Sarasota County (i.e., not banned as noxious weeds or troublesome "exotics") and provided such plantings are not in new beds located within the 5-foot utility setbacks or drainage swales.
- h. Homeowners may replace any dead or dying plants, except for trees, palms or shrubs whose species reach over 15 feet in heights, with new ones of the same species provided the species is not currently banned by Sarasota County (some species planted in Turtle Rock were subsequently banned), and provided such planting is not within the 5-foot utility setbacks or drainage swales.
- i. Homeowners may make plantings of any plant not banned by Sarasota County within beds authorized by a previous ARC approval, provided that the ultimate height of the species is not more than 15 feet. For example, if a home has an existing planting bed, which was ARC approved for planting of junipers, the homeowner may replace the junipers with hibiscus located in their place, and provided such planting is not within the 5-foot utility setback or drainage swales.

It is the responsibility of the homeowner to ascertain from personal records, or ARC records, that their beds were either Palmer Ranch or ARC approved. It is also the responsibility of the homeowner to verify that any plant not purchased from a commercial source in Sarasota County is not banned by Sarasota County. Any error by the homeowner in complying with this rule can mean that the plant will need to be removed. In cases of doubt, therefore, the homeowner should make application to the ARC for a landscaping change.

As always, homeowners are encouraged to seek ARC approval for extensive landscape changes, even where the above exceptions might be applicable. The ARC may be able to offer useful advice to homeowners prior to their making planning investments, and is always pleased to review any proposals with the homeowners

Note that, as before, all trees, and all large palms must have ARC approval. The sole exception is for one-for-one replacement, in the same hole of a tree or palm of the identical species.

II. Lighting

- A. Site lighting may be incorporated in the landscape and architectural plans. Lighting may be used to accent architectural elements and specimen landscape materials. Lighting fixtures should be concealed in shrub beds or lighting wells. Lighting layout and product specifications must be included with the landscape plans. All lighting must be directed within a lot, with no spillover onto adjacent lots. The use of colored lenses is prohibited except when used in holiday displays. All additional lighting after completion must be reviewed by the Board or the ARC. Should site lighting be installed, it will not be maintained by the Association.
- B. Appropriate yard lights that conform in size, design and color to approved yard lights appearing of record in the official records of the Association must be installed and properly maintained. Exterior fixtures must be compatible with those on adjacent lots, or as specified for the lot on record in the official records of the Association (e.g., fixtures manufactured by Melissa, Model 1550).

III. Standards and Criteria for New Construction

If major new construction is contemplated, homeowners should refer to Savannah at Turtle Rock's Standards and Criteria for new construction, dated March 18, 2009, prior to any expenditure of funds.