

SAVANNAH AT TURTLE ROCK STANDARDS AND CRITERIA FOR NEW CONSTRUCTION

SECTION 1. PURPOSE

1.01 PURPOSE: Standards and Criteria for the control of new construction within Savannah at Turtle Rock ("Savannah") are hereby adopted by the Board of Directors (the "Board") of The Savannah at Turtle Rock Association, Inc. ("SHOA") for the purpose of producing an aesthetically pleasing community in harmony with the existing environment, with compatible and complimentary designs, all combining to protect and enhance the property value of each member of the SHOA.

1.02 APPLICABILITY: These Standards and Criteria are adopted pursuant to Paragraphs 6, 8 and 15 of the Declaration of Restrictions for Savannah at Turtle Rock, March 22, 1995, as amended, ("Declarations") and apply to all new construction (i.e., construction that requires a building permit from Sarasota County) on every lot within Savannah. No such construction, improvement, or alteration shall commence on any lot in any manner or respect until approval has been granted by the Board or its designee. Each lot owner, by acceptance of a deed or other instrument of conveyance conveying a lot, shall be obliged and agrees to abide by the provisions of these standards and criteria.

1.03 ENFORCEMENT: The Board, and any other parties having the right of enforcement, shall have the right, but not the obligation, to proceed at law or in equity to compel compliance and enforcement of these standards and criteria. The costs and attorney fees incurred from such proceedings by the party having the right of enforcement who prevails in such action shall be borne by the person alleged to be in violation. Other remedies available to the enforcing party include, but are not limited to: (i) fines; (ii) petition to appropriate governmental agencies to issue a stop order on construction until the violation is corrected; (iii) revoking prior approvals; and, (iv) withholding additional approvals, variances, etc.

SECTION 2. ESTABLISHMENT

2.01 ESTABLISHMENT: The Board may designate an Architectural Review Committee ("ARC"), composed of at least three members, to establish or modify building and planning standards, as guidelines and standards authorized by the Declarations, and approve all improvements in Savannah.

2.02 LIMITATIONS: Approval by the Board or the ARC of any submittal is limited to its conformity with the standards and criteria set forth herein, and to the aesthetics of the improvements, and not to their sufficiency or adequacy. Approval shall not be construed or interpreted as a representation or determination that any governmental regulation, requirement, or code has been properly met. Each applicant, his architect and/or engineer shall be solely responsible for the safety and adequacy of any structure and for obtaining the approval of all appropriate governmental agencies prior to and during construction.

2.03 NON-LIABILITY: The members of the Board and the ARC are charged with the administration and enforcement of these standards to help safeguard and perpetuate the mutual investment values of all property owners and shall be indemnified and held harmless for their actions. Such actions include granting, denying, or withholding of their consent, permission or approval in any instance.

2.04. STRUCTURES AND USE: No structure shall be used except for residential purposes. No business, profession or commercial activity shall be conducted on or from any structure, including temporary activities. No structure other than one single family dwelling together with a garage serving the residence shall be erected, altered, placed or permitted to remain on any lot. No detached structures, either temporary or otherwise, including but not limited to, detached garages, storage buildings, shacks, tents or other outbuildings shall be erected, placed or constructed upon any lot.

SECTION 3. BUILDING PLAN REVIEW

3.01 IN GENERAL: The Board or the ARC from time to time shall establish plan review procedures to formalize and equitably administer the plan review process. The Board or the ARC shall take action on all submittals in a timely manner. The plans may be rejected for any reason, including aesthetic grounds. However, approval of plans shall not arbitrarily or unreasonably be withheld. The Board and ARC intend to be fair and objective in the review process and to be sensitive to the individual aspects of design.

3.02 APPLICATION AND SUBMITTALS: The Board or ARC shall commence the plan review process upon receipt of a complete application package which shall include the following:

- (a) An application letter signed by the applicant and listing the lot and parcel number and the names, addresses, and phone numbers of both the builder and lot owner.
- (b) Three (3) complete sets of final architectural plans including site plans with pool and screen enclosure detail and solar panel placement, if necessary, elevations, floor plans, foundation plans, roof plans, and landscape plans. The site plan shall depict the placement of the residence and appurtenances thereto (driveways, walks, patios, pool, privacy walls, screen enclosures, etc.) on the lot, with setbacks and easements so noted. The orientation of the house on the lot must match the orientation of the architectural plans. Landscape plans shall show all existing trees, size, type and location of new plant material, and the irrigation plan.
- (c) Material specifications and color plans for all exterior surfaces of the building, driveway, and paved surfaces of the lot. Full barrel tile roof samples are required along with 2 x 2-inch color samples of paint colors for stucco, fascia, trim, shutters and doors.
- (d) An accurate copy of building and lot specifications regarding the existing structure on record in the official records of the SHOA, or on record in the official records of Sarasota County, Florida.

The Board or the ARC shall return one full set of plans to applicant noting its actions and comments, and retain one set for its files. Plans, which are rejected, must be revised and resubmitted for further review. No plans shall be approved or returned until the builder or owner has remitted all required builder fees.

3.03 VARIANCES: In those instances where strict compliance with a specific term, condition or criteria would create an undue hardship by depriving the owner the reasonable use of his site or where, in the opinion of the Board or the ARC, there are unusual characteristics which affect the property or use in question, and which would make strict compliance with the standards undesirable, the Board or the ARC may grant a variance from the standards as long as the general purpose and intent of the standard is maintained. All variance requests and approvals shall be in writing. Variances shall be considered unique to the specific site and conditions for which it was granted and shall not set a precedent for future decisions.

SECTION 4. ARCHITECTURAL STANDARDS AND CRITERIA

4.01 TYPE OF LOT: Each development parcel within Savannah shall be designated as a "Villa Home Lot." See, Parcel C for Villa Homes pursuant to the master site plan for Turtle Rock.

4.02 SIZE OF RESIDENCE: The minimum and maximum living area of each residence is measured by calculating the total air-conditioned 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.

4.03 BUILDING ENVELOPE, SETBACK 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.

Setbacks establish the maximum outer boundaries within which the residence must be constructed. No variances shall be granted allowing a structure to extend beyond the setback line except in minor instances to accommodate the standard building envelope. No structure shall be allowed to encroach into any utility, drainage or other easement. For a typical standard lot, the minimum building setback requirements are: Front 20'; Rear = 15'; and, Side = 6'. For corner lots the minimum side setback shall be doubled for the side facing the street. Houses for which a Certificate of Occupancy has been issued on or before the date of adoption of these standards are exempt from these setback requirements, so long as the building envelope is not changed.

It is the intent of the Board and ARC that the structure be centered on and constructed within the standard building envelope. Portions of the structure extending outside the building envelope (but always contained within the building setbacks) shall be kept to a minimum. Where there is a conflict between the established building envelope and the above setback criteria, the building envelope shall prevail.

Whenever possible, placement of the residence within the building envelope shall be in the most advantageous position to ensure that no trees are unnecessarily disturbed and that the views and privacy of surrounding residences are not adversely affected.

It is the intention of these documents to prevent identical or similar elevations and colors on adjacent lots or on lots across the street from each other. Any variances to this policy must be approved by the Board or the ARC. If in doubt as to whether colors or elevations will be approved, owners and builders are encouraged to submit plans before final contract for preliminary approval of elevation and colors.

4.04 GRADING AND DRAINAGE: All residences shall be constructed at a minimum finished floor elevation established for the structure on the lot as it appears of record in the official records of the SHOA. Existing trees and vegetation shall be spared whenever possible. Cuts and fills should be designed to complement the natural topography of the site. Existing drainage structures, including swales, lake banks and lakes, shall not be altered or affected in any way. Flow of water shall be directed to existing drainage structures in such a manner as not to allow runoff onto adjacent property nor allow puddles or ponds in paved or swale areas.

4.05 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. Houses 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.

4.06 EXTERIOR MATERIAL AND COLORS: 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.

Exterior colors and textures that, in the opinion of the Board or the ARC would be inharmonious, discordant, or incongruous shall not be permitted. The colors of roofs, exterior walls, banding, doors, shutters and trims shall be integral to, and harmonious with, the exterior color scheme of the residence. Colors must be varied within Savannah with no more than one on-every-third-lot duplication. Approval of exterior colors shall not be unreasonably withheld.

4.07 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 consistent 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.

4.08 WINDOWS, DOORS, AWNINGS, AND SHUTTERS: Unfinished aluminum, bright-finished, or bright-plated metal on exterior doors, windows, frames, screens, louvers, exterior trim or structural members shall not be permitted. Metal frames shall be either anodized or electro-statically painted, and be in harmony with the exterior color and texture of the residence. Wood frames must be painted, sealed, or stained. Dominant awning windows are not allowed.

Awnings and canopies shall not be permitted or affixed to the exterior of the residence. Shutters shall be permitted where they are an integrated and architectural design feature.

4.09 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.

4.10 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 within 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.

4.11 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.

4.12 MECHANICAL, ELECTRICAL, AND ELECTRONIC EQUIPMENT; GARBAGE AND TRASH CONTAINERS, AND ANTENNAS: All mechanical, electrical and electronic equipment including air conditioning compressors and condensers, swimming pool equipment, transformers and meters shall be properly housed within an enclosure constructed with the residence or landscaped (minimum of 80% coverage when installed) in a manner that will blend with the site. No window or wall air conditioning or heating units shall be permitted.

Mechanical equipment and structural items must not be sited on easements of the lots. Support pads shall be ground set within the setback lines, without resort to elevated air conditioning or pool equipment.

All trash, garbage and other waste shall be kept in sanitary containers and, except during pickup, kept within the residence.

All antennas of any type must be of the concealed type and installed so as not to be seen from the street, except as otherwise provided by law.

4.13 PLAY EQUIPMENT, ACCESSORY STRUCTURE, AND DECORATIVE OBJECTS: No basketball backboard, swing set, other fixed game or play structures shall be erected or maintained on any lot without the approval of the Board or the ARC. No doghouse, tool shed or other structure of a similar kind or nature shall be constructed on any part of a lot.

No decorative objects such as sculptures, birdbaths, fountains, flagpoles (except those permitted by law) and the like shall be placed or installed on any lot without approval of the Board or the ARC.

A lot owner may display a sign, of reasonable size provided by a contractor for security services, within ten (10) feet of the entrance to a house.

4.14 MAILBOXES: Mailboxes and pedestals shall conform in size, design and color to the approved mailboxes appearing of record in the official records of the SHOA.

4.15 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 plant 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 plant 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.

4.16 LIGHTING: Site lighting may be incorporated in the landscape and architectural plans. Lighting can be used to accent architectural elements and specimen landscape materials.

Lighting fixtures should be concealed in shrub beds and 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. Appropriate yard lights that conform in size, design and color to approved yard lights appearing of record in the official records of the SHOA shall be installed and maintained. Should site lighting be installed, it will not be maintained by the SHOA. Exterior fixtures must be compatible with those on adjacent lots, or as specified for the lot on record in the official records of the SHOA (e.g., fixtures manufactured by Melissa, Model 1550).

4.17 IRRIGATION: For lawn and plant material, an automatic underground irrigation system is required. Irrigation plans for a residence must be furnished at the same time as the landscape plan and are part of the review. Irrigation coverage is required from the back of the curb at the street to the rear property line.

All homeowners must use the Sarasota County Reused Water System for irrigation water supply. Individual irrigation wells are not permitted on lots in Savannah. To maintain water quality and the natural systems, homeowners may not access any of the retention areas or adjacent lakes for residence irrigation.

Areas of native vegetation should not be irrigated. Irrigation heads should be placed to prevent spraying onto walks, driveways and the wall of the residence. Systems should be designed with an automatic time clock so that watering may be completed during early

morning hours. This feature is especially critical when there are watering restrictions during seasons of inadequate rainfall. Homeowners must install and maintain rain sensor irrigation shut-off devices in compliance with state law.

SECTION 5. CONSTRUCTION RULES AND REGULATIONS

5.01 COMPLIANCE: Each lot owner, builder and contractor shall be responsible for the actions of its employees, agents and subcontractors. To assure compliance with these construction and landscape standards, a compliance deposit of One Thousand Dollars (\$1,000.00) per lot shall be required from the builder. The compliance fee (less any deductions for non-compliance) shall be refunded to the builder upon final inspection and acceptance by the Board or the ARC.

5.02 ACCESS AND PARKING: Construction access to and from the job site shall be designated, and from time to time may be modified, by the Board or ARC. Driving in Savannah is restricted to the designated construction access road and to dedicated county roads. No parking shall be allowed on any public or private street without prior approval.

5.03 CONSTRUCTION TRAILERS: The Board or the ARC shall designate, and from time to time relocate, an area for job trailers as may be requested by each Builder. Except for such designated area, no office, storage or other job-related trailer shall be allowed on any lot or anywhere within Savannah unless approved in writing in advance by the Board or the ARC.

5.04 CONSTRUCTION REFUSE: Each Builder shall maintain a dumpster on all job sites under construction and shall keep the site clear of trash, debris, and overgrowth at all times. Silt screens shall be utilized to prevent dirt, debris, and runoff from entering any lake or storm water system and adjacent lots. Excess debris, dirt or mud shall be cleaned out of roadways on a regular basis. Care should be taken to ensure that the pavement, curb and sidewalks fronting each job site are not damaged from oil spills, concrete drips or machinery. Each Builder shall be responsible for any damage and the cost of subsequent repairs. Streets shall be swept at the close of each day for the removal of debris, dirt, and construction material, including but not limited to, nails. Once construction is complete, all trash must be kept in residential cans and stored out of site. The Board and the ARC reserve the right to assess each builder for job site cleanup costs on a regular basis should such problems persist.

5.05 SIGNAGE: No signage shall be allowed on any lot prior to commencement of construction. Upon construction commencement, a builder sign, of a size and design designated by the Board or the ARC, may be placed on the lot for construction related and identification purposes only, but must be removed immediately upon completion or upon the issuance of a Certificate of Occupancy.

5.06 PROHIBITIONS AND NUISANCES: No pets, guns, alcoholic beverages or controlled substances are allowed on the property- No open fires of any kind are permitted. Profanity, loud music or other blatant noises are prohibited. No fishing or hunting is allowed anywhere in Savannah.

5.07 CONSTRUCTION HOURS: Designated work time is from 8:00AM to 6:30PM Monday through Friday, and 8:00AM to 5:00PM on Saturday. Without prior approval by the Board or the ARC, no work may be scheduled on Sundays or holidays.

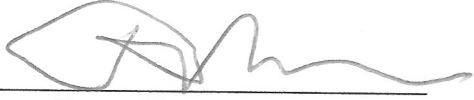
SECTION 6. REPEALER AND AMENDMENT

6.01 REPEALER: Any construction standard or criterion for new construction in Savannah at Turtle Rock in conflict with these Standards and Criteria for New Construction is hereby repealed.

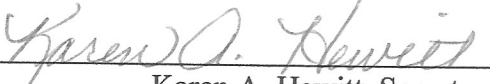
6.02 AMENDMENT: The Standards and Criteria for New Construction contained herein may be amended and restated at any time, and from time to time, only by the Board.

Revised this 16th day of June, 2020, at Sarasota, Florida.

BOARD OF DIRECTORS OF THE SAVANNAH AT TURTLE ROCK
ASSOCIATION, INC.

By 
Roger W. Molnar, President

Attest


Karen A. Hewitt, Secretary