



VICTORIA PARK

ARCHITECTURAL GUIDELINES

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INTRODUCTION

The Community's Covenants, Conditions and Restrictions (CCR's) do not list all specific design criteria necessary for plan approval. The purpose of these design guidelines is to define the criteria that will guide architectural development of the homes in VICTORIA PARK. They are intended to enable the Developer to coordinate the activities of various builders within VICTORIA PARK to achieve the development goals of having compatible, consistent and complimentary development throughout. Like any community, VICTORIA PARK will grow gradually. Its ultimate form will reflect the numerous design decisions of builders and their design teams. These guidelines are intended to provide the foundation upon which VICTORIA PARK will emerge.

The design guidelines have been prepared to assist builders, architects, and landscape architects to become active participants in the design process, and to assure long-term community quality. They are not intended to limit development choices or design alternatives, but rather to encourage creativity and innovation, while creating a blend of home styles, which will enhance the community environment. The ultimate result will be to heighten property values while creating a cohesive residential character and appeal. The Developer will update and revise these guidelines over the course of the development as they determine it necessary.

It should be noted that any home built by an affiliate of the Developer is deemed to have complied with the architectural intent of these guidelines. It is also acknowledged that on those lots 60' and smaller, that adhering to the architectural intent of these guidelines does not necessarily require strict compliance with all elements of these guidelines.

THE REVIEW PROCESS

The guidelines also outline an efficient and equitable review process that will be administered by the VICTORIA PARK Developer, Kolter Land Partners LLC, or any successor or assigns.

Compliance with these standards does not preclude Developer's right to deny a plan submittal for aesthetic purposes.

The Developer is available to help you interpret the guidelines and offer suggestions about your housing concepts. We urge you to meet with the Developer as early as possible to assist in planning your home. The power to approve or disapprove building plans is the responsibility of the Developer.

Nothing contained in these guidelines places any obligation for any government agency to approve any plans, nor shall approval by the Developer be interpreted as meeting the requirement of the City of DeLand or any other governing agency.

THE DESIGN REVIEW COORDINATOR

Every proposed home within the overall community of VICTORIA PARK must be reviewed by the Developer before construction will be approved.

A Design Review Coordinator will be appointed by the Developer to coordinate the design review process. The Developer will review each builder's plans for conformance to VICTORIA PARK community design objectives.

All reviews, substitutions, and approvals by the Developer will be considered binding and final.

The Developer has the authority to function as the governing body of the community until there is a 100% build out. Not until then is the Developer required to transfer review and authoritative power to the appropriate homeowners association.

The Developer, and after transfer, the Association, will have authority over design decisions of both new construction and remodels and additions.

The Design Guidelines should also be used as a tool by each approved builder to make decisions on their product and planning design schemes. To obtain specific information on the requirements and procedures for design review contact:

Kolter Land Partners LLC
1475 E. Taylor Road, Suite D
DeLand, FL 32724
Attn: Victoria Park Project Manager
Phone: (386)822-4195

REVIEW AND APPROVAL FLOW CHART

Step One: Research and Review

- Architectural and Design Guidelines
- City of DeLand Building and Zoning Requirements
- Victoria Park Covenants, Conditions and Restrictions (CCR's)
- Victoria Park Development Plan Report

Step Two: Review Requirements

- Completion of Design Review Application applicable to approved builders
- Submittal of two (2) Preliminary Design packages with required fee (\$250) at discretion of Developer.
- Approvals to proceed, recommendation for changes, or plan rejection from the Developer
- Re-submittal of requested changes for approval
- Re-submittal of new plan, if required

Step Three: Future Remodeling and Additions

- Completion of Design Review Application by Owner
- Final review and approval or disapproval by the Declarant to proceed or provide recommendations for changes

COMMUNITY CHARACTER

VICTORIA PARK is a planned 1,859-acre community located in DeLand, Florida. Eventually it will consist of approximately 3,374 residences, a village center, parks, pedestrian trails, golf course, natural areas, landscaped open spaces, and roads.

VICTORIA PARK is envisioned as a community that will blend with the existing community surrounding it and is intended to provide a comfortable and rewarding environment in which to live and play. A coherent and orderly pattern of “neighborhoods”, open space, and planned amenities will merge with the site’s natural characteristics, beauty, and history.

Orange Camp Road serves as the main access to VICTORIA PARK. Major community entrances will acknowledge the traditional character of VICTORIA PARK, emphasizing the community’s unique features. The road system is planned to respond to the project’s many amenities as well as the site’s natural features, offering changing views and vistas within the community. Internal streets and connection to existing streets surrounding VICTORIA PARK have been designed in such a way as to provide a traffic calming and pedestrian friendly environment.

The neighborhoods, some with garages served by traditional service lanes, will provide streetscapes that will accent the historical references to some of the grand architectural styles of the past that these strive to encourage.

COMMUNITY DESIGN THEME

Victoria Park is envisioned to be a mixed-use development that is to be integrated into the existing fabric of the City of DeLand. The focal gathering area of VICTORIA PARK will be a village center with a collection of distinctive neighborhoods surrounding it.

The goal of VICTORIA PARK is to combine the cherished qualities of historic neighborhoods with the contemporary qualities that make many of today's master planned communities so successful in responding to today's market needs. Preservation and enhancement of the best qualities of the natural environment in concert with pedestrian friendly neighborhoods with links to the natural features, will contribute to an attractive small town feel. VICTORIA PARK's comprehensive community theme will be reinforced with well thought out architectural, landscape, signage, and graphic details.

It is the goal of VICTORIA PARK to provide a wide range of highly regarded home design choices that will lead the way in creating the historic character of VICTORIA PARK.

SITE DEVELOPMENT GUIDELINES

The scale of the streetscape, determined by building setbacks and placement of garages, is important in developing a sense of consistency in a community such as VICTORIA PARK. Setbacks have been developed in order to achieve a well-proportioned streetscape. These minimum setbacks will determine the placement of the home, garage, and porches. All setbacks are from the applicable property lines to the foundations and/or face of porches.

Front Setback (front load home)

- Front entry garage
 - 20' to garage
 - 10' to house and porch
- Side entry garage
 - 15' to garage
 - 10' to house or porch

Rear Setback (front load home)

- 20' to house (15' for lot sizes 40' and under)
- 15' rear setback on lots that back up to open/common/area or lake tracts allowed in Victoria Gardens only
- For lots 40' or smaller, rear setback to be 13' in Victoria Gardens
- Setback requirements for pools, pool enclosures, landscaping, walkways, fences, etc from property lines will be determined by City ordinance.

Front Setback (alley home)

- 10' minimum, 15' maximum from the property line to house or porch (exceptions to maximum setback may be given to save existing trees)

Rear Setback (alley home)

- 13' to the house and/or garage from the property line (center of alley)
- Setback requirements for pools, pool enclosures, landscaping, walkways, fences, etc from property lines will be determined by City ordinance.

SITE DEVELOPMENT GUIDELINES CONT'D

Corner Lot Setback (all lots)

- 15' on the road side of the home to house, garage, or porch unless otherwise designated by the Developer.

Side setback (Unless a greater setback is required by the Developer)

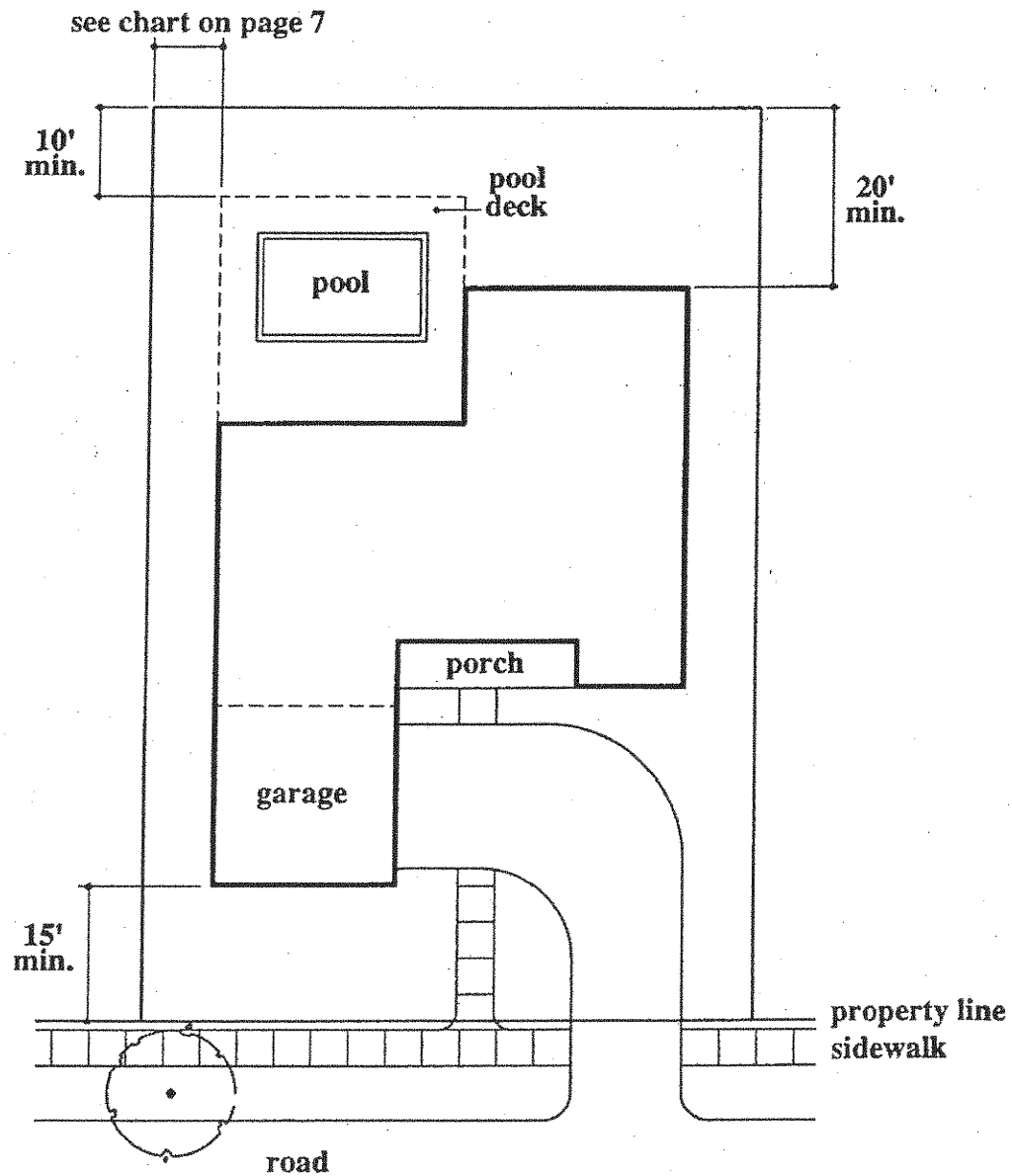
- Lots 65' or less
 - 5' to house
- Lots 70' to 84'
 - 7-1/2' to house
 - 7' to house for lots 75' or larger in Victoria Hills
- Lots 85' to greater
 - 10' to house
- Setback requirements for pools, pool enclosures, landscaping, walkways, fences, etc from property lines will be determined by City ordinance.

Note: Pool equipment, A.C. units and any other mechanical equipment cannot extend more than 3-1/2' from the house. For all homes, mechanical equipment must be landscaped from the front view and from the rear view on all golf course and lake lots.

Site Development Guidelines Revised – 7/16/13

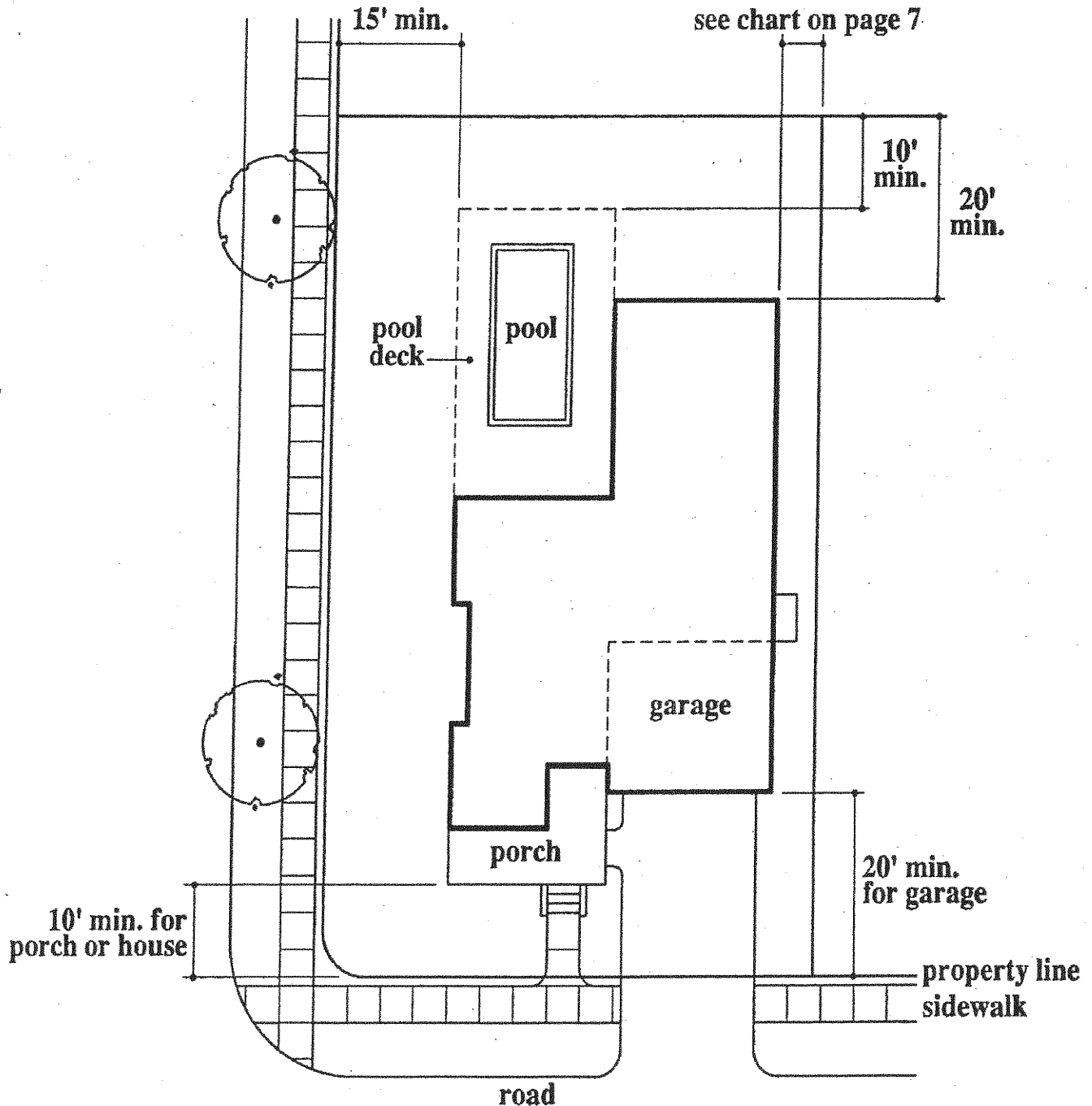
SITE DEVELOPMENT GUIDELINES

Single Family Lot Setbacks - Side Entry Garage Requirements



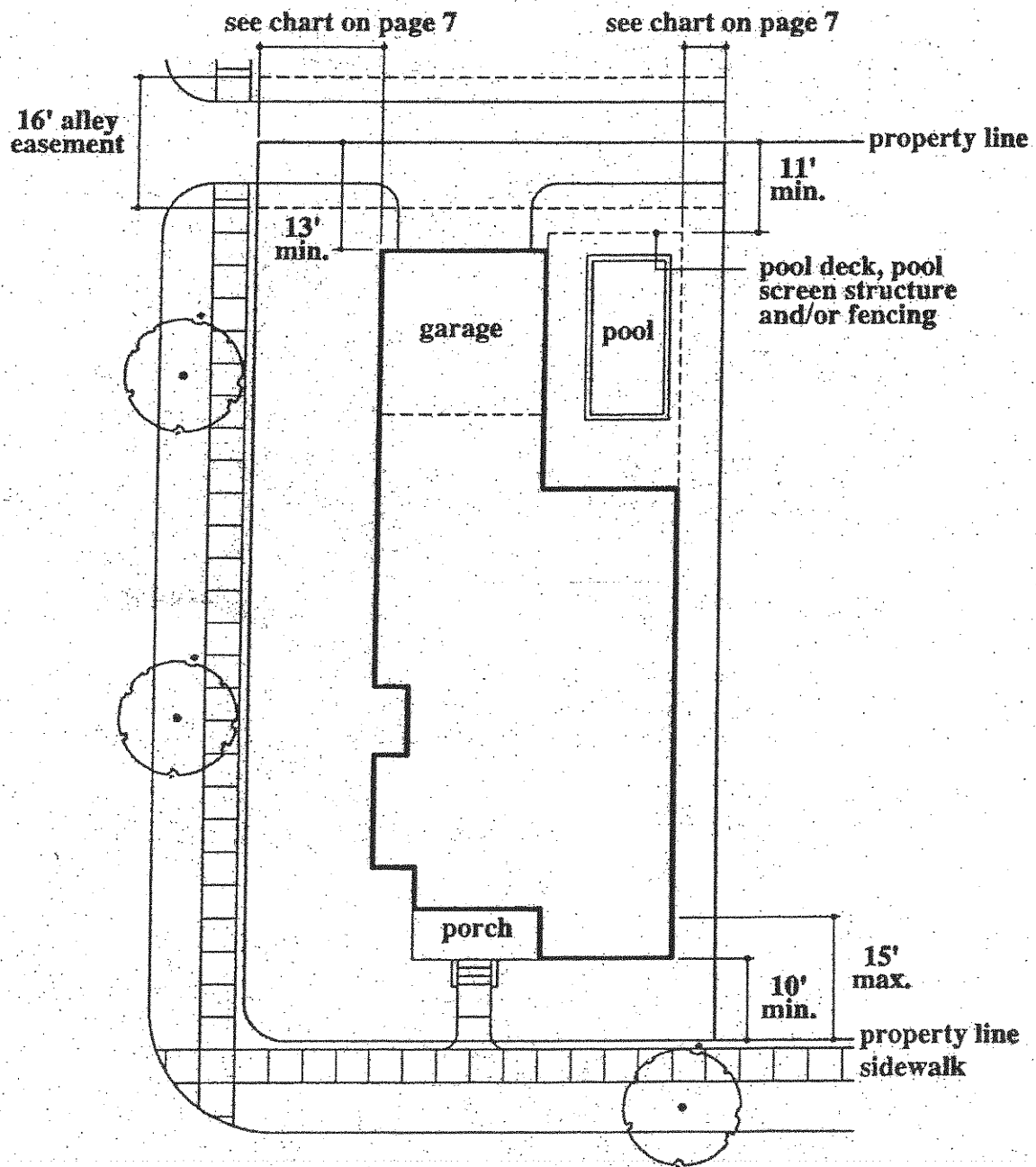
SITE DEVELOPMENT GUIDELINES

Single Family Lot Setbacks - Corner Lot & Front Entry Garage Requirements



SITE DEVELOPMENT GUIDELINES

Single Family Lot Setbacks - Alley Home



COMMUNITY INFRASTRUCTURE

An engineering and infrastructure plan for each phase of VICTORIA PARK will be prepared by the Developer and submitted to the City of DeLand for approval. These plans indicate what utilities and infrastructure needs will be provided to each neighborhood.

ARCHITECTURAL CHARACTER AND STYLE

It is the intent of these guidelines to encourage a more traditional approach to home design at VICTORIA PARK. A large palette of elements is available to allow flexibility, creativity, and variety while at the same time providing for continuity and cohesiveness.

All proposed designs are subject to approval by the Developer.

Nine architectural styles have been selected to guide the development of homes in VICTORIA PARK. The different styles allow for a large palette of design elements providing the opportunity for flexibility, creativity, and variety while at the same time providing for design quality and cohesiveness.

The architectural styles which have been selected include the following:

1. Bungalow/Craftsman
2. Mediterranean
3. Colonial Revival
4. French Country
5. Neoclassical
6. Country
7. Victorian
8. Folk Victorian
9. Georgian

Sample sketches of each style are included in this section along with required and suggested elements appropriate to each style.

Requirements for all residential, golf course, and building lots within Victoria Park

Side Elevations

1. Banding at window and door openings, 6" suggested or consistent with architectural style of house. Banding shall not be less than 4' in width. No longer required.
2. Window massing and arrangement shall be appropriate and consistent with architectural style. No longer required.

ARCHITECTURAL CHARACTER AND STYLE CONT'D

Rear Elevations

1. Window massing and arrangement shall be appropriate and consistent with Architectural style. No longer required.
2. Banding at window and door openings, 6" suggested or consistent with architectural style of house. Banding shall not be less than 4" in width. No longer required.

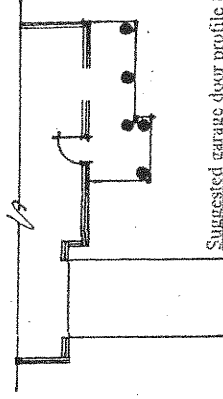
Bungalow/Craftsman

Required Elements

1. 5:12 or 6:12 gable front to back (clipped hip acceptable).
2. Front porch.
3. Column bases extend to ground.
4. Stucco or 6" lap siding finish.
5. Front facing gable with cross gable suggested.
6. 6" frieze minimum.
7. Minimum 16" overhang.
8. Simple 6" minimum window and door surround.
9. Multiple window units spaced by 6".
10. Multi-pane windows may be over clear sash.
11. Windows to be vertically oriented rectangles.
12. Transom windows above front door.

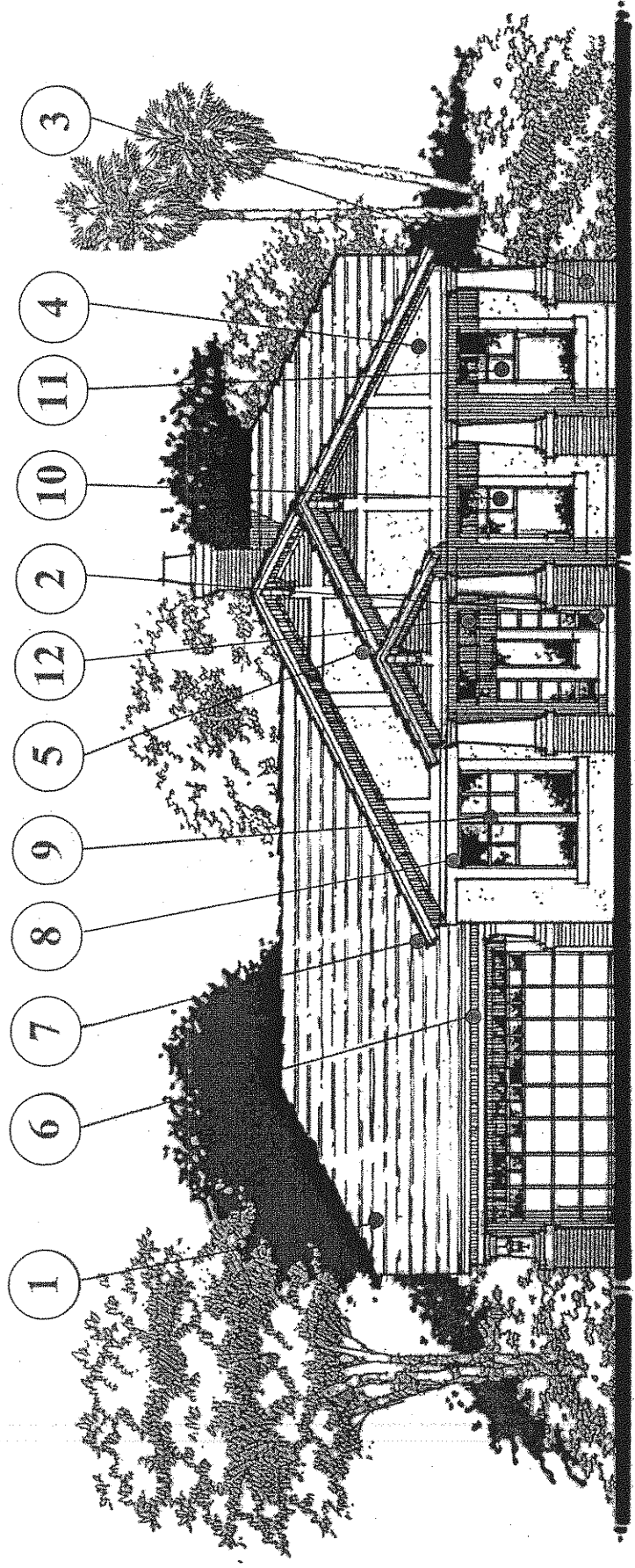
Suggested Elements (select 4 items)

- Tapered square or round columns.
- Sloping/battered pier.
- Decorative beams or triangular kneebrace brackets.
- Shed roof dormer or gable roof dormer.
- Brick accent/detail and/or brick or brick-like pier with or without column above.
- Wood shingle accents.
- Half-timber and stucco detail.
- Trellis porch or porte cochere.
- Gable end louvers or other decorative panels.
- Window boxes.
- Lattice at foundation at raised porches.
- Exposed rafter/unenclosed eave.
- Railings.
- Raised foundation.



Suggested garage door profile 34 (see page 22)

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.



BUNGALOW/CRAFTSMAN (REVISED)

- Transform windows above front door are not required.

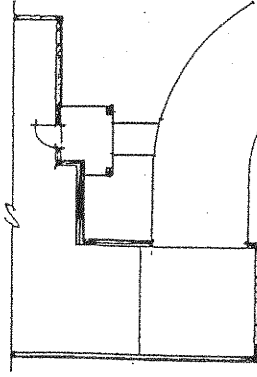
Mediterranean

Required Elements

1. Overall asymmetrical massing with symmetrical components.
2. 16" minimum overhang.
3. Solid carved or multi-paneled wood doors with side lights or transom glass.
4. Multi-pane windows - window units to be vertical in nature (height exceeds width). Deeply recessed.
5. Low pitch roof 5:12 to 6:12 with barrel or "S" tile.
6. Textured stucco finish.
7. Frieze banding 6" minimum (often using cove/crown mould).
8. No roof/eave returns.
9. Dominant hips with limited accent gables.
10. Multiple window units with 6" minimum spacing.
11. Simple window and door surrounds.

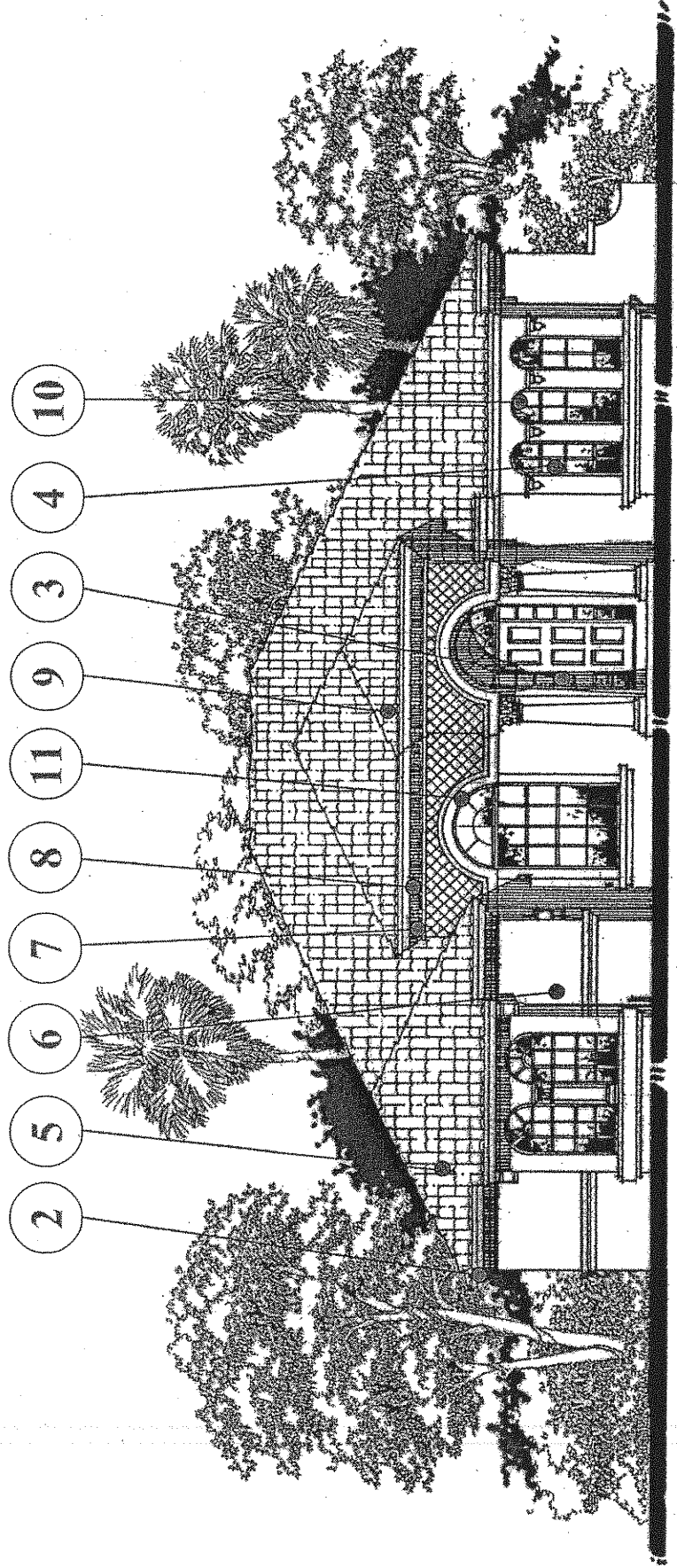
Suggested Elements (select 6 items)

- Quoin on corners.
- Feature towers.
- Multi-level roofs.
- Front doors emphasized by classical columns, typical corinthean columns.
- Triple, arched focal window.
- Arches above windows.
- Decorative/ornate grills/wrought iron common on windows.
- Tiled chimney tops.
- Arcades are prominent.
- Cast stone accents, decorative stucco, tile accents and/or quatrefoil shapes.
- Shed roof at boxed bay projections.
- Brackets under eaves.
- Exposed rafters.
- Heavy timber accents.



Suggested garage door profile 84 (see page 22)

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.



MEDITERRANEAN (REVISED)

- Barrel or “S” tile are not required.
- Tiled chimney tops are not required.
- Heavy timber accents are not required.

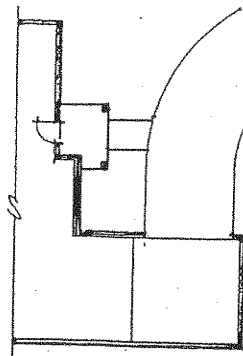
Colonial Revival

Required Elements

1. Front to back gables on main body of house with 6:12 minimum roof pitch.
A lesser pitched shed roof can occur over porched elements.
2. 4 or 6 panel front door with or without glass.
3. Side lights and/or transoms.
4. Multi-pane windows, vertical rectangular in form. Paired windows with minimum of 6" spacing between.
5. Orderly window placement.
6. Straight window heads with selective use of half round windows.
7. 8:12 minimum pitch on gables and dormers facing street.
8. Box eaves with 6" minimum frieze board.
9. 18" overhang, shallower on gable ends (8" to 12")
10. Simple window surrounds with or without shutters.
11. Orderly but not necessarily symmetrical massing.
12. Dormers
13. Windows aligned vertically and horizontally-symmetrical.
14. Lap siding 6" or smooth sand finish stucco.

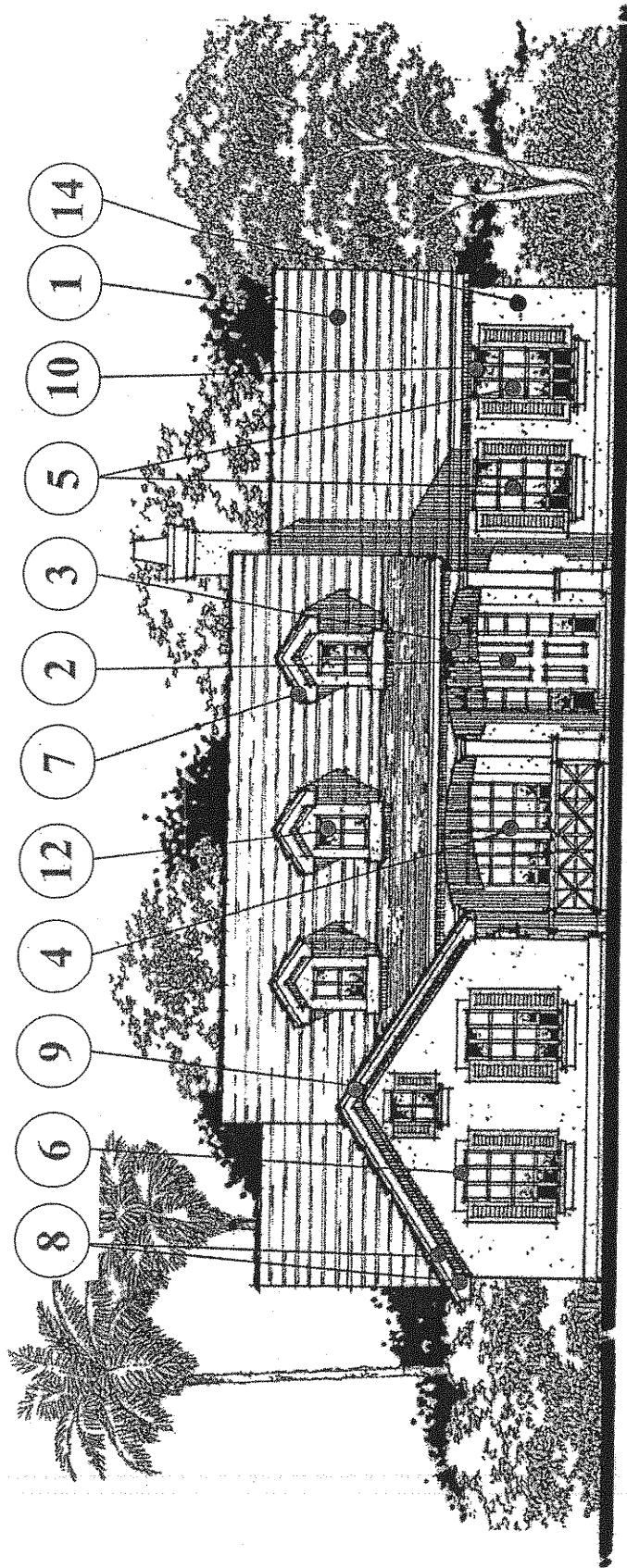
Suggested Elements (select 3 items)

- Plaster trim at front door.
- Swans neck pediment.
- Bay Window.
- Front porch with gabled, shed roof or second story railing.
- Raised foundation.
- Shuttered windows.
- Bay or Palladium windows.
- Metal roof at porches.
- Gable end windows.
- Columns and railing.
- At 2 story massing - 2 story entry porch.



Suggested garage door profile 44 (see pg. 22)

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.



COLONIAL REVIVAL (REVISED)

- Lap siding 6” or smooth sand finish stucco are not required.

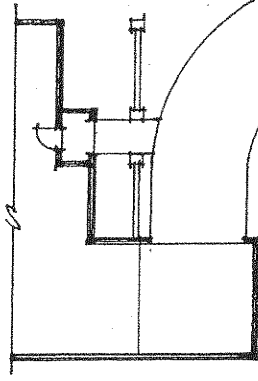
French Country

Required Elements

1. Asymmetrical massing.
2. Front facing gables or clipped gable with hip acceptable at main body.
3. 6:12 minimum roof pitch front to back, 8:12 minimum at front facing gables.
4. Front doors with multi-pane glass (French doors acceptable).
5. Transom glass above front door.
6. Multi-pane window with vertical orientation.
7. Minimal overhang (8" to 12") with boxed eaves.
8. Minimum 6" frieze band.
9. Window and door trim/banding at heads.
10. Window heads are flat or shallow arch.
11. Cove mold sills.
12. Stone detail for houses over 60' in width.

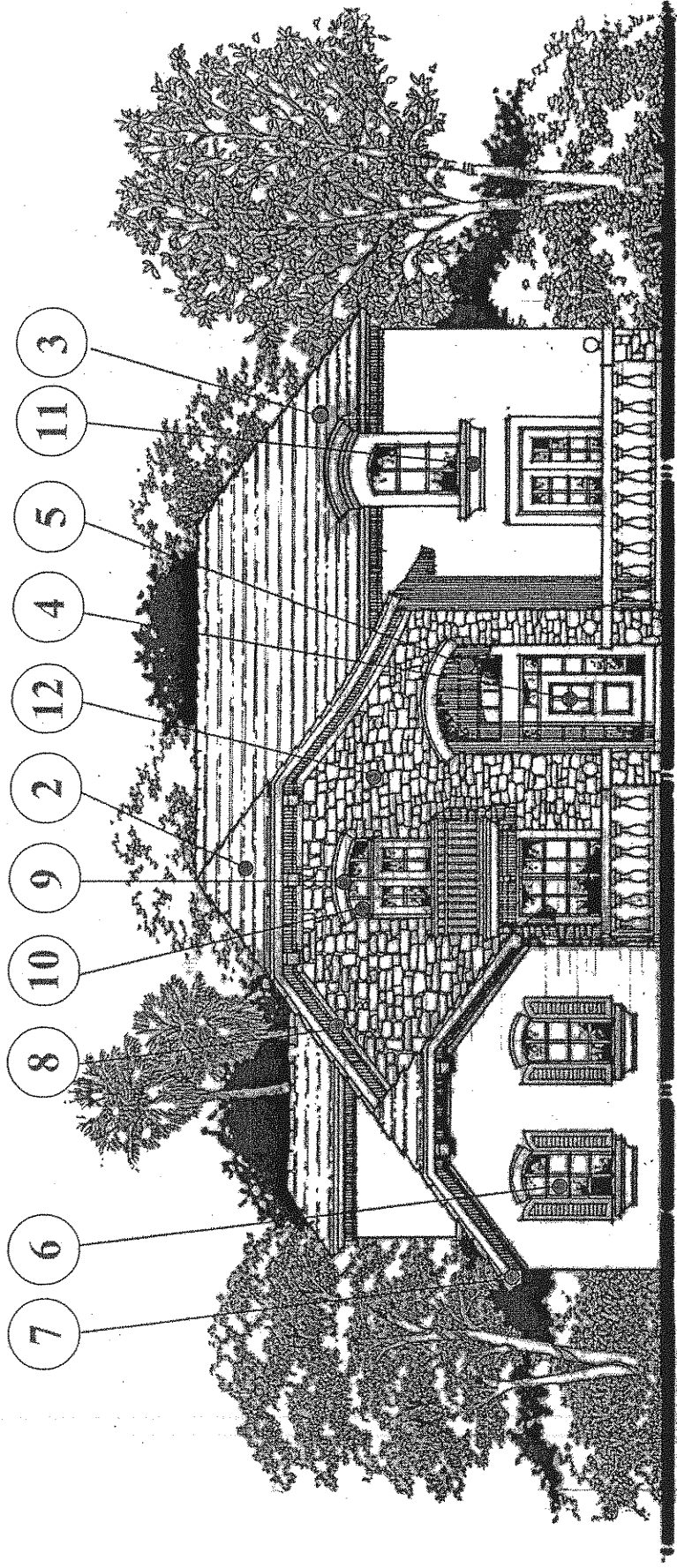
Suggested Elements (select 4 items)

- Decorative brackets.
- Window shutters.
- Wrought iron or cast stone balusters.
- Brick or stone accents.
- Pop-up dormers breaking eave line.
- Curvilinear sloping roof line (flared upwards).
- Wrought iron balcony or balustraded balconies.
- 3 unit window with flat or one shallow arched head.
- Flat concrete tile roof.



Suggested garage door profile 104 (see page 22)

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.



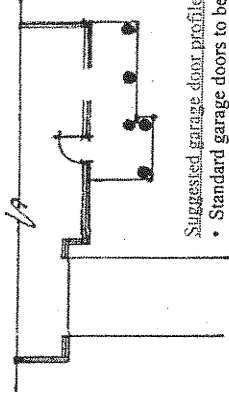
Neoclassical

Required Elements

1. Main roof to be hipped.
2. Dominant entry porch with either a gable roof or flat roof with balustrade on top.
3. Classic columns at front entry porch.
4. Divided light or multi-panel solid front door.
5. Side lights and/or transom at front door.
6. Multi-pane windows with divided lights.
7. Decorative window surrounds with or without shutters.
8. 8:12 minimum roof pitch (including gables)
9. 12" to 24" overhang.
10. 8" minimum frieze band.
11. Decorative gable details.
12. 12" columns minimum.
13. 4" to 6" lap siding with corner boards, with full trim at doors and windows, or smooth sand stucco finish.
14. Windows placed in orderly manner.
15. Concrete tile roofs for houses on lots greater than 70' wide.
16. Elements to be of classical order.

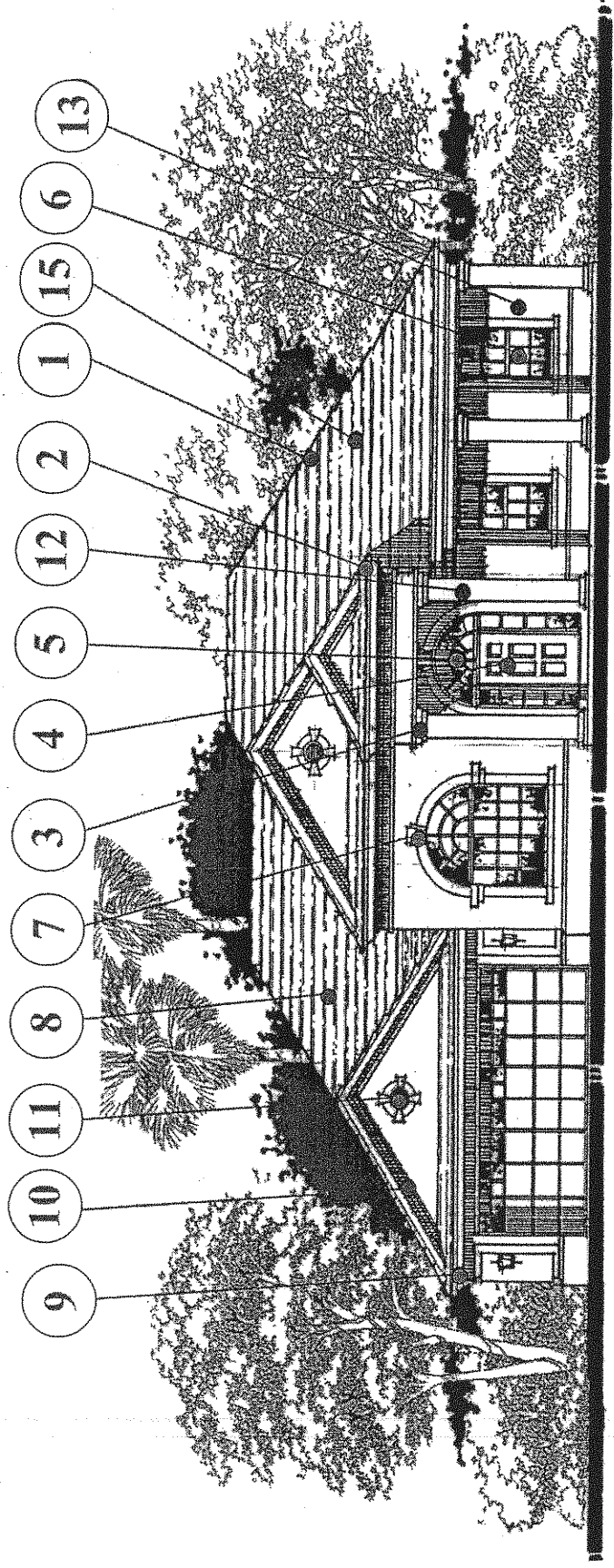
Suggested Elements (select 6 items)

- Elaborate decorative front door surrounds.
- Paired decorative windows with arch or transoms.
- Shutters common.
- Half round accents.
- Dentils often used on cornice.
- Colonnaded "add on" porches either partial or full width.
- Bay windows.
- Pediment Windows.
- Quoins
- Crown moulding at cornice and/or windows.
- Dormers.



Suggested garage door profile 84 (See page 22)

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.



NEOCLASSICAL (REVISED)

- 4" to 6" lap siding with corner boards with full trim at doors and windows, or smooth sand stucco finish are not required.
- Concrete tile roofs for houses on lots greater than 70' wide are not required.

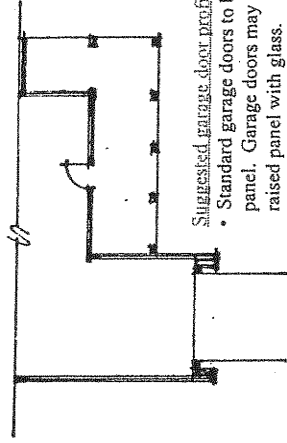
Country

Required Elements

1. Asymmetrical massing.
2. Deep single front porch.
3. Front door with multi-pane glass, side lights and/or transom.
4. Multi-pane windows (no arched windows) vertical orientation.
5. Minimal overhang (18") at gable ends minimum 12".
6. 6" minimum frieze board.
7. 6:12 minimum roof pitch on main body with porch roof minimum of 4:12.
8. Minimum 10" front porch columns.
9. Roofs to be primarily gable ended (all hips not acceptable).
10. Window and door trim boards minimum 6".
11. 4" or 6" lap siding or smooth stucco.
12. Single entry door.

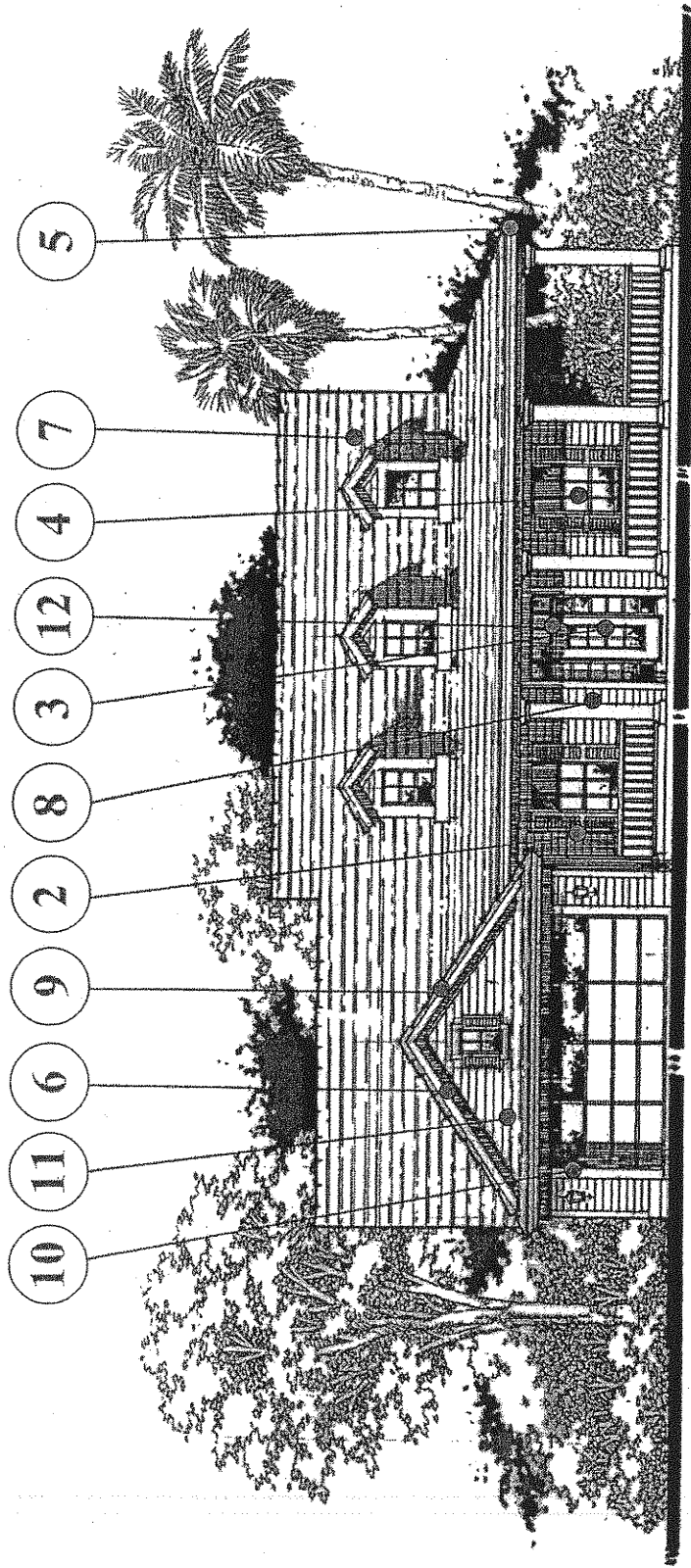
Suggested Elements (select 3 items)

- Roof dormers.
- Brick or stone accents.
- Wood (or PVC) porch handrail, simple in design.
- Metal roof at porches.
- Small attic windows in gables.
- Board and batten pattern siding.
- Wrap around porch.
- Paired or triple windows with minimum 6" spacing (no shutters).
- Raised front porch.
- Window shutters.



Suggested garage door profile 44 (see page 22)

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.



COUNTRY (REVISED)

- 4” to 6” lap siding or smooth stucco are not required.

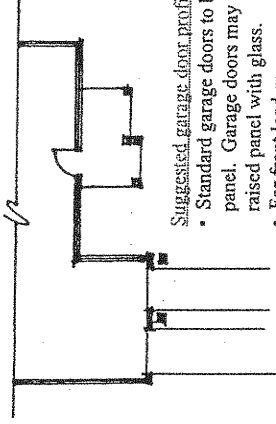
Victorian

Required Elements

1. 6:12 minimum front to back gable with minimum 8:12 front facing gables.
2. Cut wood or preformed gable end details.
3. 4" or 6" horizontal siding or 8" vertical board and batten or smooth stucco finish.
4. Windows to be vertical proportions.
5. Asymmetrical massing with multiple roof lines.
6. Turned type columns.
7. Decorative front porch.
8. Moderate window and door surrounds - minimum 6".
9. Porch spandrel and carved details.
10. Railing to be scrolled, turned or square balustrade.
11. Door and window elements to be centered in their bays.
12. Minimal pane windows.
13. Single or double entry door with side light or transom.
14. Multiple window units to be spaced by 6".
15. 12" to 16" overhangs.

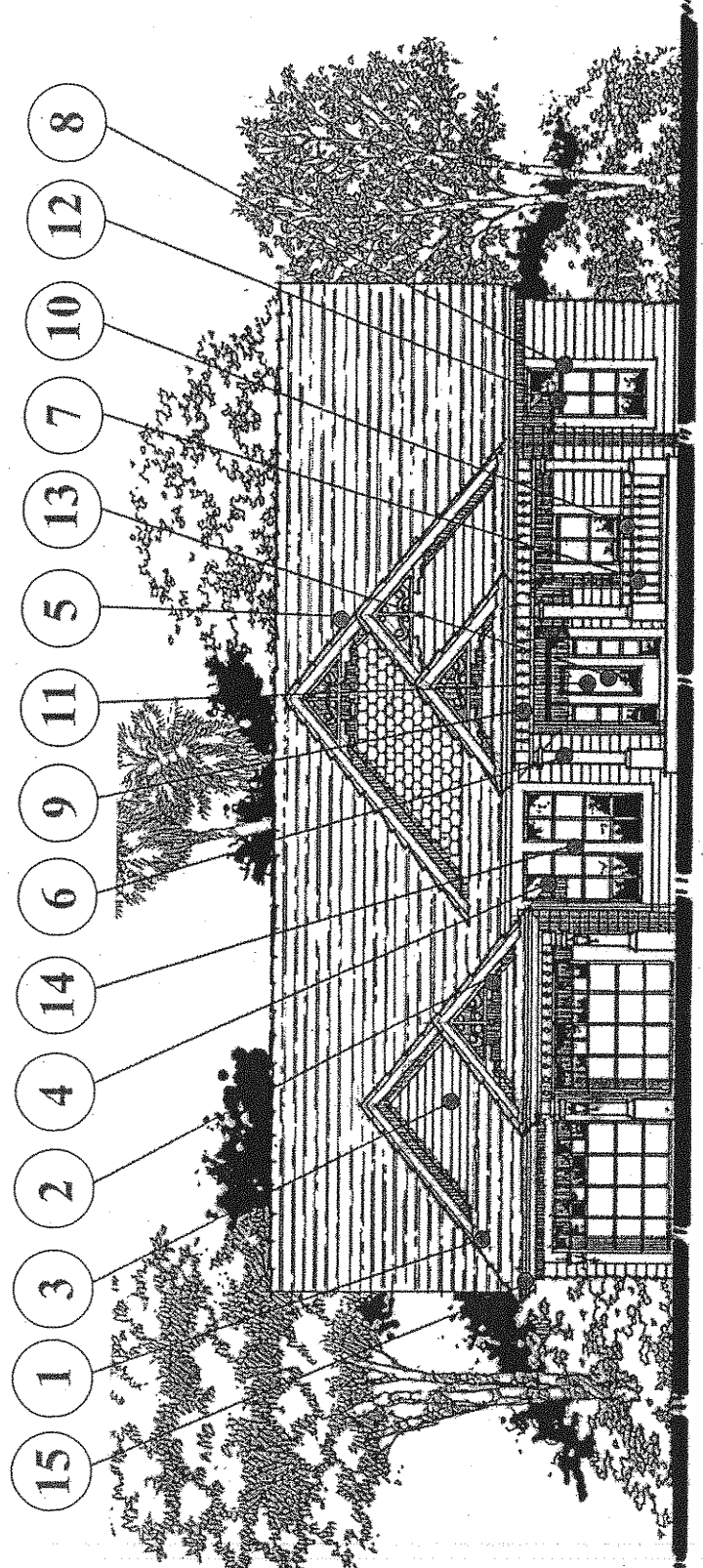
Suggested Elements (select 3 items)

- Shingle texture at gables.
- Dormers.
- Open eave or "shaped" rafter tail.
- Decorative eave brackets, lace-like brackets, corner brackets.
- Boxed bay, arched windows and double windows with 6" spacing.
- Decorative door surrounds.
- Gable dormers aligned with windows below.
- Brick or stucco foundation with lattice work.
- Palladian windows at gables.
- Cut-away bays at corners.
- Broken roof pitches.



Suggested garage door profile 44 (see page 22)

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.



VICTORIAN (REVISED)

- Porch spandrel and carved details are not required.

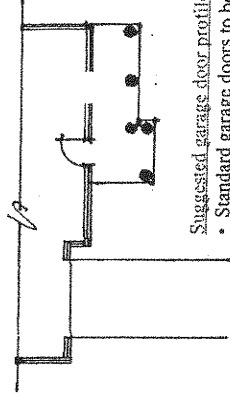
Folk Victorian

Required Elements

1. Porch.
2. Symmetrical facade (except front gable and wing).
3. Front facing gable.
4. Deep beam at porch.
5. Porch columns either square or Queen Anne type.
6. 4" or 6" horizontal, 8" vertical siding or Stucco finish (smooth or textured) with siding at front facing gables.
7. Simple window and door surrounds with simple pediment.
8. Flat head windows, multi-pane or clear vertical proportions.
9. Minimum 6" frieze.
10. Minimum 6:12 front to back roof with minimum 8:12 front facing gables.
11. Entry door paneled with sidelites and transom.
12. Paired windows spaced 6" apart.
13. Broken roof pitch at porch.

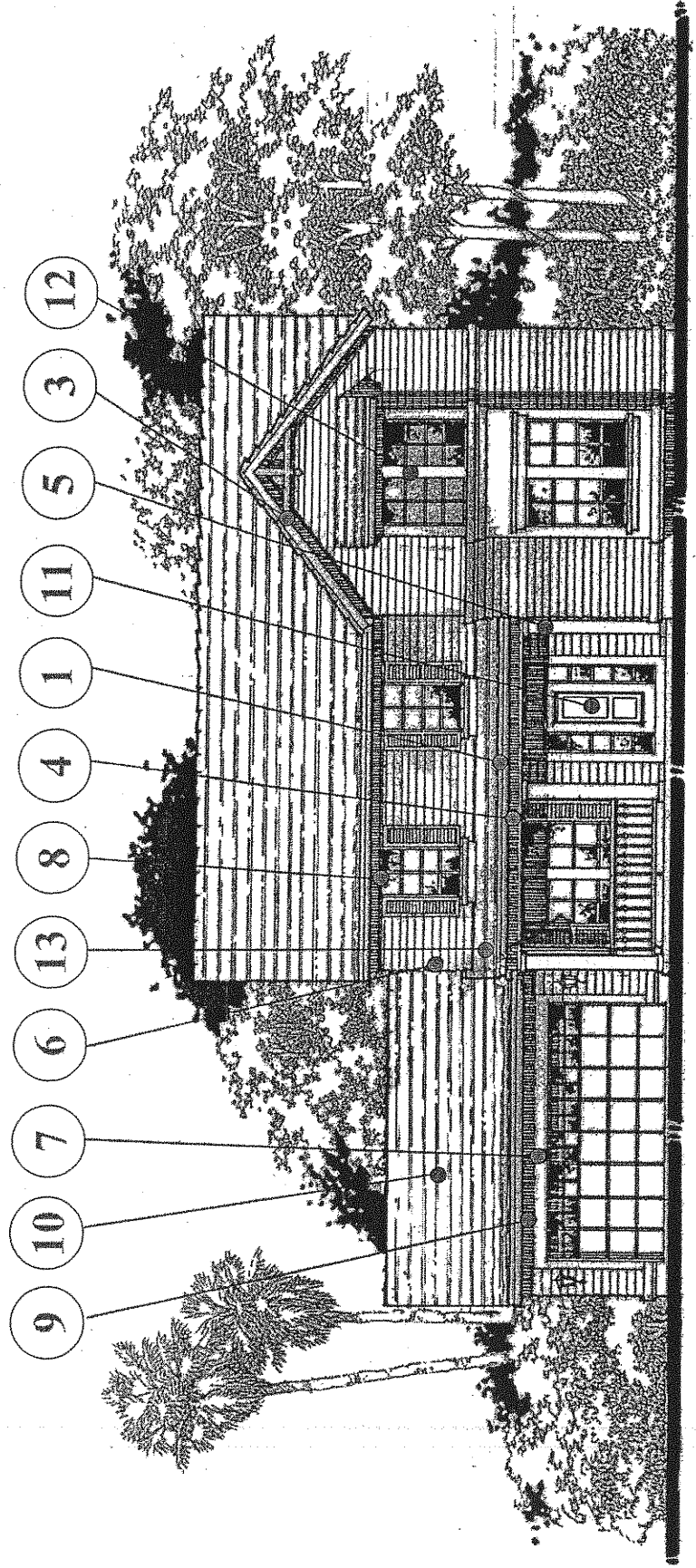
Suggested Elements (select 3 items)

- Porch spandrel or flat jig-saw cut trim
- Cornice lined brackets.
- Gable front wing.
- Turned balusters.
- Suspended gable end detail.
- Boxed bay windows.
- Boxed soffits with brackets.
- Shutters.
- Column/beam bracket.
- Window shed roof.
- Belt course/band.



Suggested garage door profile 84 (see page 22)

- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.



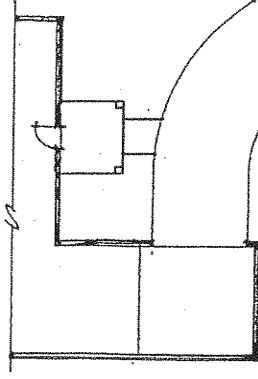
Georgian

Required Elements

1. 2 story symmetrical massing on main body of house.
2. Formal window placement (windows aligned horizontal and vertical).
3. Hipped roof on main body of house with front facing gable entry feature, or front to back gable with dormers.
4. Side lights and/or transoms with raised panel front doors.
5. Multi-pane windows, vertical rectangular in form (single accent arched windows allowed).
6. 6:12 minimum roof pitch, 8:12 minimum roof pitch on front facing gables.
7. 12" to 18" overhang, shallower on gables.
8. Strong window trim banding details with or without shutters.
9. Single and not paired windows.
10. Minimum 8" frieze banding.
11. Ionic columns.
12. Decorative gable details when applicable.
13. Smooth stucco, brick or lap siding.

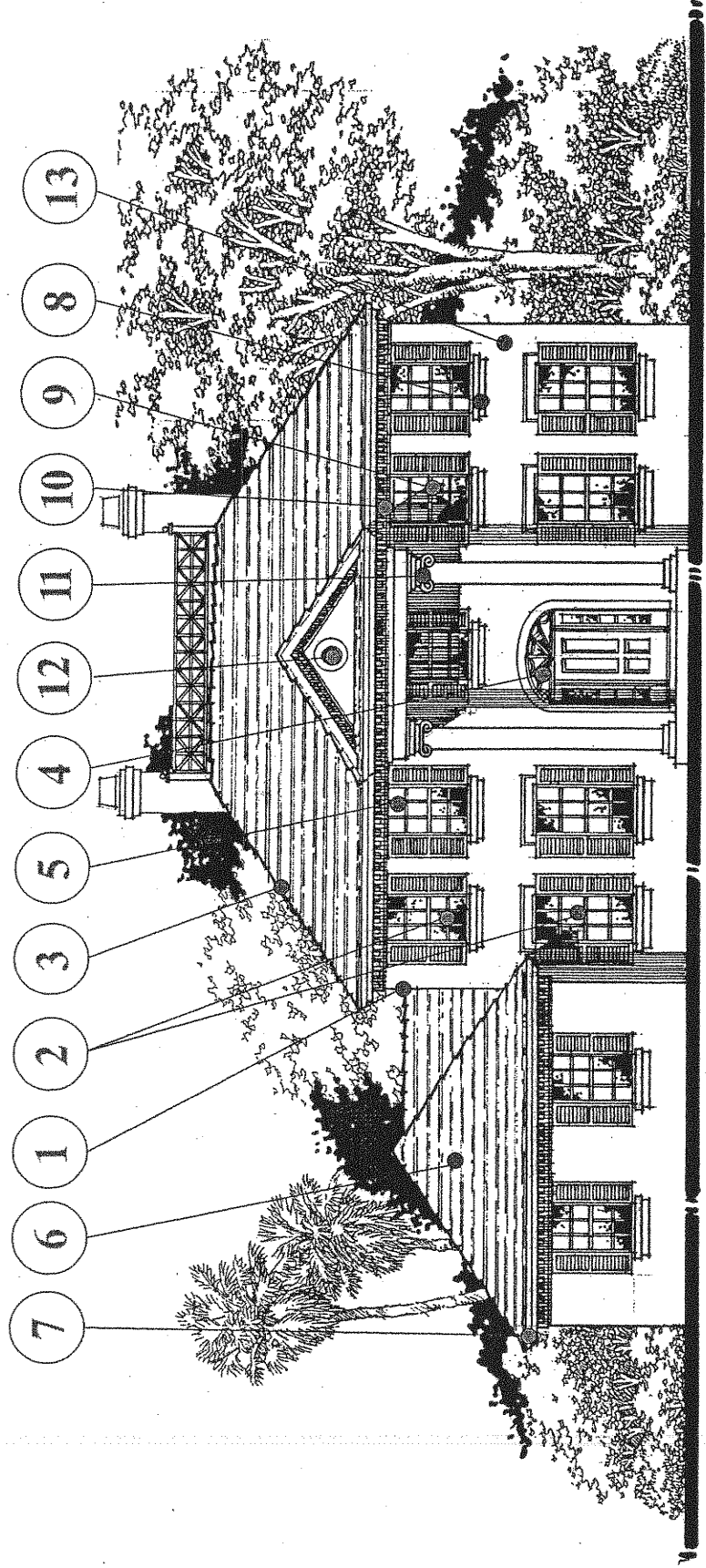
Suggested Elements (select 4 items)

- Window Shutters.
- "Widow's walk".
- Pediment entry statement.
- "Dental" mould.
- Raised front entry.
- Symmetrical chimneys.
- Porch with monumental columns.
- Quoinies.
- Pediment windows.
- Belt course/band.
- Pediment dormers.
- Flat arch with pronounced keystone.

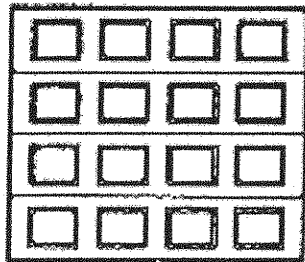


Garage door profile 104 (see page 22)

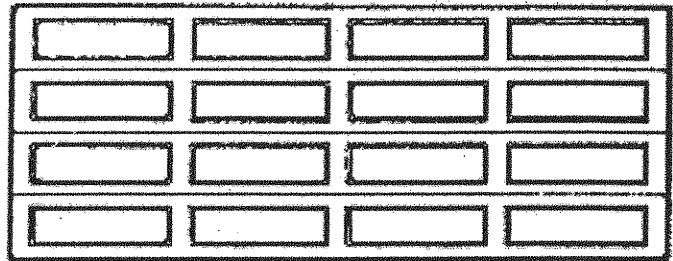
- Standard garage doors to be solid raised panel. Garage doors may be optioned to raised panel with glass.
- For front load garages, preferred placement is behind front plane of house.



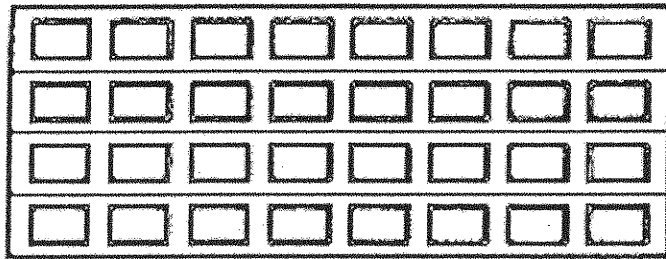
GARAGE DOOR PROFILES



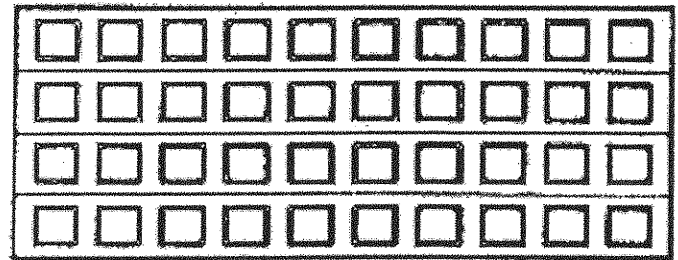
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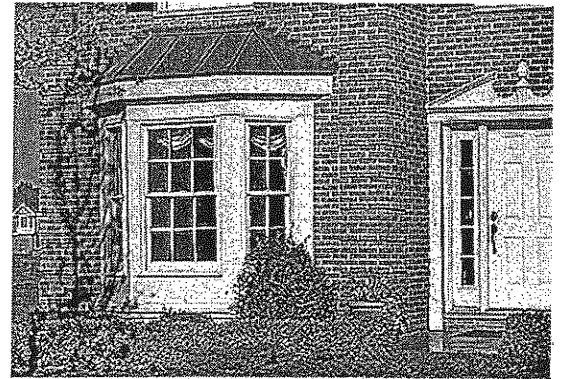


104

SCALE AND MASSING

It is strongly recommended that consideration be given to the relationship of architectural massing and scale of building elements for the overall community in VICTORIA PARK. The incorporation of second story dormers, porch entries, first floor bays and other appropriate elements are encouraged for reducing the frontal mass of dwellings. Refer to the individual style sheets for the types of elements that can be utilized for each particular style. Also, a strong expression of entry is also encouraged.

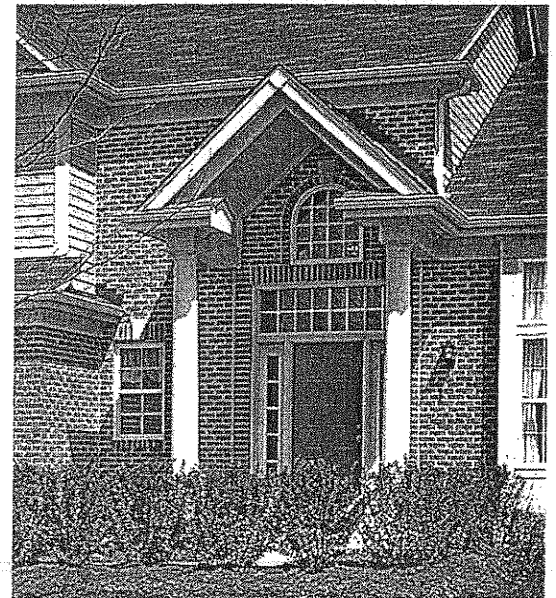
Future modifications and/or additions to the home shall meet the integrity of the existing home and will be subject to approval by the Developer.



First Floor Bay



Porch Entry & Second Floor Bay Projection



Strong Entry Expression

EXTERIOR MATERIALS AND FINISHES

It is encouraged that the exterior materials, trim and detailing reflect the chosen style of the home being built in VICTORIA PARK. Homes may have an exterior of lap siding (hardboard), stucco, stone (or cultured stone) and brick. Siding will have a maximum 6" lap and be trimmed in a traditional manner. Minimum trim board dimensions are as follows: Corner Trim –8", Door Trim –6", Window Trim –4"; Frieze Board –8" (unless otherwise noted for lap siding and trim in the architectural style examples). A stucco finish of varying textures (based on the architectural style) is acceptable as an exterior material. Trim detail and character must be in the same context of a sided house. Blank elevations are prohibited unless treated with architectural detailing to enhance the character. Entries should receive additional emphasis. Traditional "returned" eaves are encouraged and add authentic detailing. Continuing masonry veneers around a corner helps eliminate a "short front" appearance and is required. Lap siding veneers may be on the front of the home only, but trim must wrap the corner.

APPROPRIATE

Traditional horizontal siding styles with 6" or less exposures.
Natural trim and accent materials such as brick, stone, stucco.
Composite siding materials are acceptable.
Use of lattice or trellis materials in limited areas.
Wood, vinyl or aluminum soffits and reinforced fascias.

NOT ALLOWED

Horizontal siding with exposure greater than 6"
Real wood siding
Exposed galvanized or reflective anodized trims
Large scale use of hardboard panels (particularly fake stucco).
Metal or fiberglass awnings.
Single board fluh rakes at front elevations.
"Short front" masonry veneers.

ROOF PITCHES AND MATERIALS

Simple pitched gable, shed, and minor variations of combinations of these two roof forms will be the predominant roof forms in VICTORIA PARK. Side to Side roof pitches should be a minimum of 6:12 for the main body of the roof unless noted in the architectural style examples. Front to back roof pitches must be a minimum of 6:12 unless noted in the architectural style examples. Roof pitches ranging from 8:12 to 12:12 are encouraged for individual building elements such as dormers, projections, bays, entry porches and the like. Pitches lower than 6:12 are allowed only if noted in the architectural style examples or in specialized cases, such as minor roofs, garage jacks, porches, and in limited areas (subject to approval by the Developer). Roof materials and colors will be reviewed on a case by case basis. Overhangs should correspond to the minimums stated for each architectural style. Lesser overhangs will be considered during architectural review if it is consistent with the proposed architectural style. Frieze bands will be a minimum of 6" built up or scored on the fronts of all homes. Fascia will be plumb and be a minimum of 6" for front and side elevations for lots over 60'.

APPROPRIATE

Combining one and two story roof elements
(for flow of roof).
Multiple gable elements.
Dormers, projections (Box Bay).
Varied ridge heights, plate heights and jogs in
ridge line.
Asphalt composition dimensional shingles
30 year/or greater.
Concrete and clay tile, slate, etc.

NOT ALLOWED

Gambrel and mansard style roofs (prohibited).
Flat roofs (prohibited) except small porticos.
Asphalt composition shingles 25 years or less.

ROOF ACCESSORIES, GUTTERS AND DOWNSPOUTS

It is encouraged that all exposed metal materials are hidden or muted from the public whenever possible.

APPROPRIATE

- All roof vents, plumbing stacks and flashing should closely match the color of surrounding materials, and are encouraged to be located behind the main ridge line.
- Gutters and downspouts that are white or that match the trim or body of the house.

NOT ALLOWED

- Gutters and downspouts in contrasting colors from trim.
- Thru roof vents on front elevation (discouraged).
- Unpainted exposed flashing, unless copper.

CHIMNEYS

Chimneys should be simple in design, accenting the architectural style of the building to ensure consistency and style. Material and texture can either blend in or serve as an accent for the elevation. Chimney chases should mirror the fascia or trim treatment. Chimneys should include spark arrestors and caps.

APPROPRIATE

- Chimneys as design elements that add texture and depth to elevation.
- Termination of chimney caps painted to match.
- Surrounding field or painted dark to match roof.

NOT ALLOWED

- Exposed flues (prohibited).
- Unfinished or painted flue caps.

WINDOWS AND SHUTTERS

A variety of window types and styles (single hung, double hung, transoms and projected bays) are compatible with the architectural styles required at VICTORIA PARK. Acceptable materials include aluminum, vinyl, wood and cladwood. Window frames should blend in with color scheme of trim. Design features such as bays & transoms are encouraged to add articulation to wall and roof planes. Regardless of material, windows should be energy conscious. It is required that skylights be placed either on the side or rear of roofs. Windows may be square, rectangular, round accent or arched.

On corner lots, the side elevation facing the street must be treated as a front elevation. If shutters are used, they must be a minimum of ½ the size of the window. While they do not need to function, they must appear to be authentic. No stucco treatment of shutters will be allowed. Composite or hardcoat foam is acceptable.

APPROPRIATE

- Detailed window trim at front elevations.
- Use of shutters encouraged with traditional styles: front, side and back elevations. Shutters should match the style of the home.
- Muntins on front elevations when consistent with the architectural style.
- Arched, round accent, and square transom windows.

NOT ALLOWED

- Mill or anodized finishes.
- Reflective glass.
- Reflective glass tint.
- Untrimmed windows on front, side and rear elevations.
- Skylights on front elevations.
- Awnings on front elevations.

FRONT ENTRY, SERVICE, PATIO, AND GARAGE DOORS

Door styles and colors should be used in such a way to emphasize the front entry and de-emphasize the garage (where applicable). Exterior doors are focal points and should be protected with sufficient overhangs or by front porches at the main entry door. Wood, insulated metal and quality hardboard materials are acceptable. Monotony should be considered, and use of a variety of door styles is encouraged. Doors should be energy conscious where appropriate.

APPROPRIATE

- Embossed or plant-on detail at front entry doors.
- Accent color at front entry doors is encouraged.
- Panelled wood or metal garage doors.
- 16" recessing of garage doors to deemphasize is suggested.
- Mixed use of single and double garage doors.
- Trim details around doors.
- 16 or 32 raised panel garage doors per Architectural style.
- Windows in front and side entry garage doors if consistent with local building codes.
- Front doors can be screened, but the frames must match the body or trim of the house.

NOT ALLOWED

- Flush, non-accented front doors (either by color or detail).
- Wood screen doors.
- Translucent fiberglass garage doors.
- Gaudy garage door details which draw attention.
- Strong accent colors on garage and service doors.
- Painted designs on garage doors.
- Garage door painted in bold colors that will highlight them.
- Garage screen doors.

PORCHES, DECKS, AND BALCONIES

If entry porches are used, they should be designed as dominant features that invite entrance to the dwelling. The use of arches, pediments, columns and railings are encouraged. Porch columns should be sized approximately for the architectural style chosen and are subject to review by the Developer. Larger 10" or 12" tapered columns are also encouraged and should be selected to compliment the architectural style. Columns shall have a base capital treatment in keeping with the architectural style of the house. Porch rail designs will be reviewed on an individual basis. The base façade of porches shall be integrated with the materials used on the rest of the house. Materials such as lattice are acceptable if appropriate to the elevation style of the house. Wood decks, only in areas where slopes require it, should be large enough to be usable, and build with appropriate wood material which can be exposed to the weather. No front screen porches will be allowed. Doors into the house shall not be screened.

APPROPRIATE

- Wood decks, painted or stained to be compatible with the house finishes, oriented to the rear.
- Recycled PVC decking of appropriate color.
- Porch handrail systems simple in design, using wood (or other such material as approved by the Developer) vertical balusters and built-up rails or aluminum of appropriate design.
- Screen porches that fit the architectural style on rear elevation only.
- Dominant entry porches (encouraged).
- Appropriate scale for columns supporting porches, including built-up box or tapered forms (encouraged), subject to review by the Developer.

NOT ALLOWED

- Awnings.
- Front screen porches.

EXTERIOR COLORS

Exterior colors choices appropriate for each style shall be provided by the Developer. Colors will be reviewed on a case by case basis during the design review process and are subject to approval of the Developer.

It is encouraged that trim colors (other than shutters) be lighter than the body of the house. Where stucco and siding are side by side, the siding must have a trim board and siding and stucco must be compatible with the body, trim and roof colors.

Proposed color selections and the intermixing of color packages shall be subject to approval of the Developer and must meet any monotony code requirements.

It is recommended that garage doors be painted to match a light trim color or the body color of the home if it is light in nature.

A wide range of roof colors are compatible with the required architectural styles. The color choice is subject to review by the Developer.

APPROPRIATE

- Color appropriate to the architectural style.
- Paint that is consistent with the current color schemes.
The paint is not required to match the company, color name, or product name of the outlined color schemes.
- Brick and stone accent areas.
- Complementary trim and siding colors with
Slight variations in contrast.
- Subtle third color accents.

NOT ALLOWED

- Siding and trim colors in bright, harshly contrasting ranges.
- Roof areas in pure white or black.
- Brightly colored shutters.

ELEVATION VARIETY

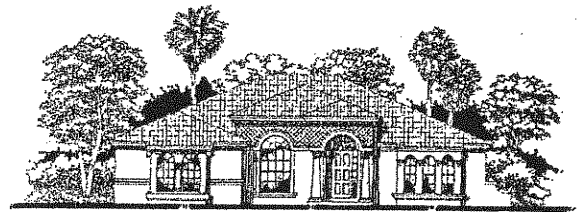
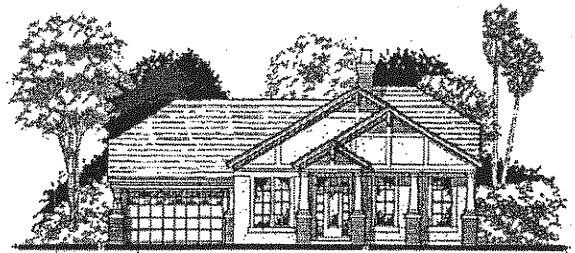
To create diversity and individuality throughout VICTORIA PARK it is critical in the siting of particular dwellings that a variety of styles and color packages be provided for homes in proximity.

APPROPRIATE

- Each single family plan type shall have a minimum of 2 elevation themes.
- Each elevation theme per plan type shall have a minimum of 3 material and color packages.
- Creative mixing and interaction of plan types, color packages, or elevation themes within the community. Subject to be reviewed by the Developer.

NOT ALLOWED

- The same elevation theme, or color package cannot be built next to, or directly across from itself.
- Same color package back to back.



Examples of Multiple Elevations



Street Scape Example

MAILBOXES

Standardized pre-designed mailboxes shall be selected by the Developer for each neighborhood. The builder shall be provided with either a source for a prefabricated mailbox unit or plans for the standard neighborhood design.

The Developer shall direct the builder to the appropriate height and method of installation for the mailbox, based on Postal Service requirements.

The builder shall show the mailbox location on the site plan to be submitted for approval.

APPROPRIATE

- Predesigned single family mail boxes and posts (selected by the developer).
- Developer reserves the right to change models as deemed appropriate.
- Mailboxes within Victoria Hills, Victoria Commons, and Victoria Gardens shall either be a black ribbed Cambridge MBI double side mounted box. The post cap shall be a black pinecone post cap. The pole shall be black and 3" in diameter and shall be ribbed.*
- Mailboxes within Victoria Trails shall be a black ribbed Hatteras CMB4 single side mounted box. The post cap shall be a black ball post cap. The pole shall be black ribbed and 3" in diameter.*
- Mailboxes may be decorated. Refer to Exhibit C on decorations.

***Cambridge and Hatteras mailboxes are supplied by Beautiful Mailboxes**

NOT ALLOWED

- Mailboxes and support of non-standard design (prohibited).

HOUSE NUMBERS

The style, color and location of street numbers to be placed on the house shall be directed by the Developer.

APPROPRIATE

- Oval shaped with Ivy Leaves or Roses within Victoria Gardens.
- Oval shaped with Ivy Leaves within Victoria Commons and Victoria Trails.
- Oval shaped with Ivy Leaves or Morning Glory within Victoria Hills.

EXTERIOR LIGHTING

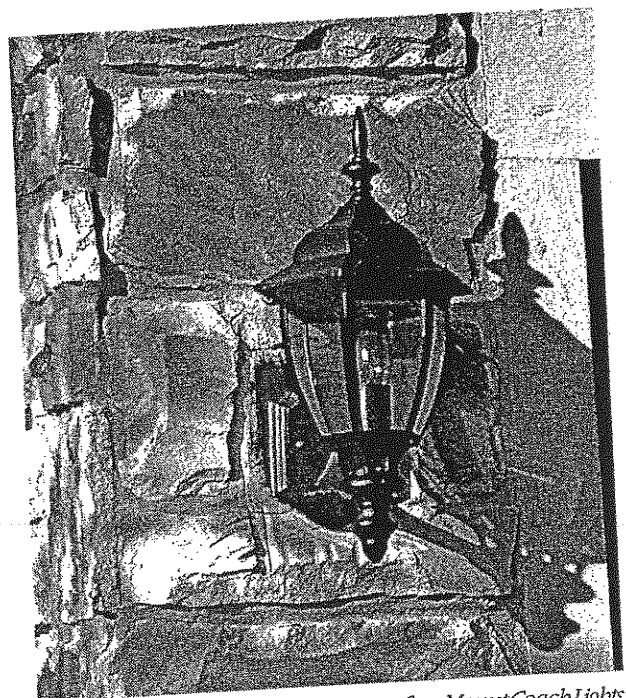
Lighting of homes and their surroundings can add dynamic effects within a community. Effective exterior lighting within VICTORIA PARK is encouraged. Light fixtures should be consistent with the theme of the building design. All lighting should be “down” or “area” lighting. All light sources should be white (no colored lights) and no spill over of lights should occur on neighboring properties. Lighting should be shielded to conceal glare. Tree up-lighting should be concealed in shrubs. Garden or walkway bollards are encouraged as a way to provide effective, downward directed light. Coach lights on the home at the garage are required with the style to be approved by the Developer. The electrical connection for the coach lights shall be 6’ above the elevation of the driveway.

APPROPRIATE

- Wall mounted fixtures at entries that blend with the building design.
- Fixtures and standards shall be designed to aesthetically relate to the character of the development.
- Lights on home.
- Maximum of 2 double gang security flood lights per home.
- Lights that are placed along sidewalks, driveway and walkway.

NOT ALLOWED

- Non-shielded spotlights.
- Colored lights, except during holidays.
- Spill-over of light onto neighboring property or conservation areas.
- Any coach light not approved by Developer.



POOLS/SPAS/WATER FEATURES/SCREEN ENCLOSURES/ PLAY EQUIPMENT

All water features are required to be located in rear yards. All water features shall be in-ground, except spas, which may be built into appropriately designed and screened deck systems. Equipment for pools, spas, or fountains should be completely screened from adjoining properties and front and rear views. Small temporary play children's pools are allowed. Safety fencing to be provided in accordance with community fencing guidelines and local codes. Any proposed swimming pool screen cages shall be designed and included as part of the architectural review process.

Permanent play equipment will be placed within the building setback lines and landscaped to help minimize the visual impact on adjacent property owners and from public streets. Basketball hoops shall be portable and be stored out of sight when not in use.

The heights of screen enclosures and all setback requirements for pools, pool enclosures, landscaping, walkways, fences, etc. from property lines will be determined by City ordinance.

APPROPRIATE

- In-ground pools with approved fencing and screening.
- In-ground or in-deck spas with approved fencing and screening.
- A spa above ground providing the spa is either located on the inside of a screen enclosure or is fully screened from any street or neighboring property. The wiring, pump, heater, and other equipment must be located inside the screen enclosure or fully screened from any street neighboring property.
- Screened enclosures within setbacks.
- Fountains to be located in rear yards only unless provided by Developer as a community feature.

NOT ALLOWED

- Permanent above ground pools.
- Above ground spas (unless built into a deck system with spa flush to top of deck or part of an in-ground pool/spa combination).
- Permanent basketball hoops in the front yard.
- Permanent playground equipment outside of building setbacks.
- No white pool enclosures or screening structures.
- Height of screen structures can be no higher than Roof of the house.
- No screen may project over the existing roof planes.

FENCING

While it is the goal of the developer to discourage the extensive use of fencing within the community, it is understood that fencing is necessary to meet the needs of some residents. Therefore, certain fencing will be allowed. Approval or denial of any proposed fencing is at the discretion of the Developer.

It is preferable that fences do not function as property line markers, but can be used (where approved) to define exterior spaces as well as to screen undesirable uses. Landscaping shall be required to minimize and soften the appearance of the fence. Fences may not restrict access to dedicated easements or to utilities and their above and below ground appurtenances. Fencing and landscaping placed within utility easements are subject to disturbance by utility companies not under the control of the Developer. Restoration of these disturbances is the responsibility of the homeowner.

FRONT LOAD HOMES

Accent fencing will be allowed as a design feature in the front yard.

Accent fencing material may be PVC (Victoria Commons only), aluminum or wrought iron. Aluminum or wrought iron picket fencing shall have a decorative finial on the top of each picket as opposed to a cap rail. Any front yard fencing must be no more than 40% opaque and no more than 36" in height. Accent fencing is not required in the front yard of front or rear load homes.

The front face of a front yard fence must be placed between 6" and 2 ½' behind the property line.

In rear yards, fencing can be aluminum, wrought iron or PVC (Victoria Commons only). White fencing is discouraged in the rear yard and will only be allowed if it is a continuation of the 36" accent fencing used in the front yard (except in Victoria Commons). Aluminum, wrought iron and PVC fencing will be black or bronze. Side and rear yard PVC fencing can be more than 40% opaque, but not entirely solid, and no more than 60" in height (unless otherwise required by a change in local codes i.e. pools).

On a corner lot, side yard fencing must be placed a minimum of 5' behind the property line. If over 36" in height, landscaping is required to be installed and maintained to minimize the impact of the fencing. 50% of this fencing shall be fronted with landscape. This coverage requirement must be met after one (1) growing season.

Fence design and color must be submitted to the Developer for approval prior to construction.

REAR LOAD HOMES

6' white PVC fences, while not encouraged, will be allowed in the rear yard upon

FENCING CONT'D.

approval by the Developer. These fences will be a standard design as shown here and can be used for privacy screening in the rear yard of the house only, including screening from the service lane.

In rear yards, aluminum, wrought iron and PVC picket fencing (white PVC ,black or bronze aluminum or wrought iron) will also be allowed. It must be no more than 40% opaque and no more than 60" in height.

Front yard accent picket fencing as described in the front load section above can be used as a design feature. It must be no more than 40% opaque and no more than 36" in height.

The front face of a front yard fence must be placed between 6" and 2 ½' behind the property line.

Fence design and color must be submitted to the Developer for approval prior to construction.

APPROPRIATE

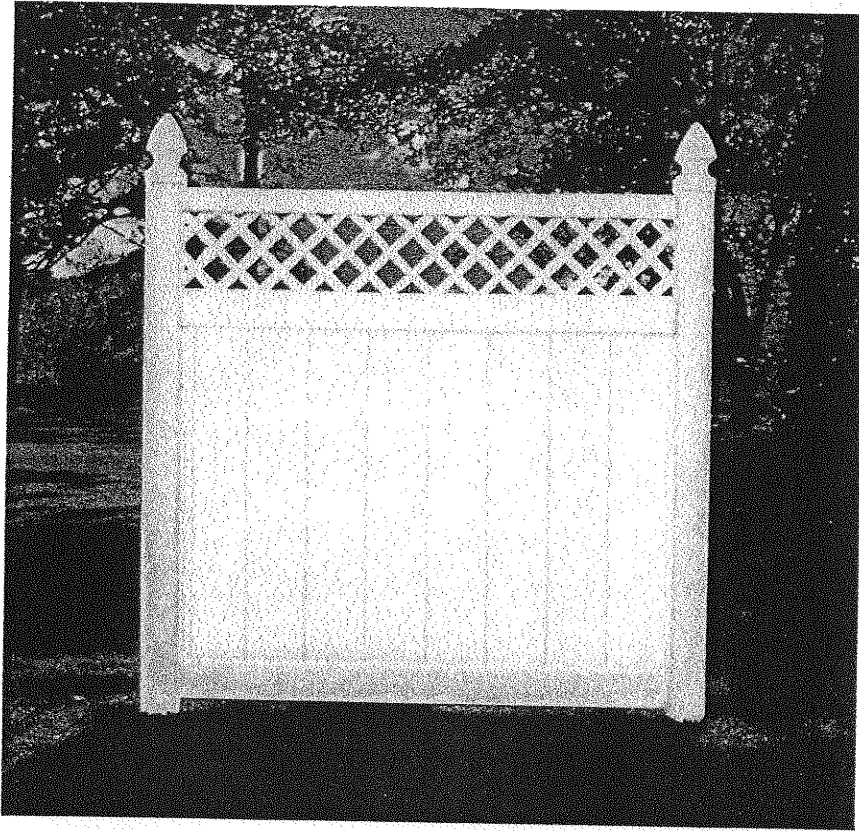
- Black or bronze aluminum, wrought iron fencing.
- Black or bonze fencing without landscaping.
- White PVC fencing for homes on corner lots as long as the fence is Properly screened from view by landscaping (Victoria Commons Only)
- 36" accent fencing in front yards.
- Landscaping of a portion of all fencing.
- Rear yard fencing installed starting no less than 15 feet back from the front corner of the house that is nearest to the road.

NOT ALLOWED

- Stucco walls unless a part of an entry monument, for short lengths.
- Double fences.
- No shadow box fencing.
- No stained or unpainted wood accent fences.
- PVC fencing in Victoria Gardens, Victoria Hills, and Victoria Trails
- Green, black, and bronze PVC fencing.
- Wood and chain link fencing.
- Accent fencing in Victoria Gardens, Victoria Hills, and Victoria Trails.

FENCE CONT'D.

FENCE EXAMPLES



ENTRY WALKS & DRIVEWAYS

In all cases with front load garages, the front door and porch will be connected to the driveway and is encouraged to connect to the sidewalk with a minimum 3' sidewalk.

Walkways and driveways are to be constructed of concrete, decorative stamped concrete, concrete pavers or brick.

On front load homes with front facing garages, driveways shall not exceed beyond the side planes of the garage. On front load homes with side entry garages, it is encouraged that driveways do not extend beyond the side plane of the garage.

Extending the entire length from the garage to the road or alley, driveways must be as wide as the garage door(s) unless the driveway length exceeds 50 feet long in which case the driveway may begin to narrow no less than 30 feet back from the house and to no less than 12 feet wide at the road or alley.

APPROPRIATE

- Concrete, decorative stamped concrete, concrete Paver or brick walks and drives.
- Direct connection to sidewalks.
- Walkways stretching from a garage service door to the driveway.
- Driveways extending beyond the plane of the garage.

NOT ALLOWED

- Gravel or shell walks and driveways
- Any applied top coating.

SIDEWALKS

The installation of the sidewalk in the front of each house (located in the street right of way) is the responsibility of each home builder. The Developer will provide the builder with specifications for the sidewalk.

SERVICE AREAS & EQUIPMENT

Where possible, meters should be located for easy access but screened from street or neighbor view with landscaping or architectural screening as described in the landscape guidelines. Outdoor mechanical equipment, including pumps, should be shielded from view and directed so noise does not affect neighboring property. Placement of mechanical equipment and associated landscaping shall not interfere with side yard drainage.

Satellite dishes over 18" in diameter are not permitted. Satellite dishes are not allowed on roofs or on the front of the home and shall not be visible from the street.

Trash receptacles, air conditioning units, pool equipment or other mechanical equipment must be fully screened by a wall that is compatible with the buildings material and style or by landscaping.

Solar panels and piping shall blend architecturally with the roof of the home and can be placed on rear facing roof lines only (unless otherwise prohibited by Federal standards).

APPROPRIATE

- Service meters, mechanical equipment, and trash receptacles grouped and shielded from view in easily accessible location (required).
- Landscaped areas to shield transformers (required).
- Landscaping to shield mechanical equipment (required).

NOT ALLOWED

- Exposed, un-landscaped meters & services.
- Exposed mechanical equipment of any kind.
- Exposed trash receptacles.
- Satellite dishes viewed from street
- Satellite dishes over 18" in diameter.

LANDSCAPE CHARACTER & STYLE

Established of a strong community landscape image is critical to the success of Victoria Park. To achieve this goal, builders in Victoria Park are required to install a predesigned landscape package for each single family home in the community.

This landscape section has been designed to provide property owners, architects, landscape architects, contractors and builders with important information related to the development of homes to insure a harmonious neighborhood streetscape, establish visual sense of community as a whole, and to protect the aesthetic quality of the overall community, while still allowing for individual expression of the homeowner.

The objective is to reinforce the traditional character of Victoria Park. The recommended landscape character should emphasize the more formal style of the communities while encouraging the use of native plant materials. Front yard plantings should be sympathetic to the overall neighborhood streetscape in form, texture and simplicity of design. This can be achieved by limiting the front yard planting to lawn, trees and layered foundation planting beds.

Treatment of rear yards is dependent on their location. Homes on lakes for golf courses have different requirements than those not on amenities. On amenity lots, the landscape should enhance the rear patio or pool area while filtering the view of the homes from the amenity area. On back to back lots, the homeowner's privacy is the main concern. The goal in landscaping is a balance between the homeowners goals and those of the overall community. All mechanical equipment, ground mounted utilities and services not occurring within a building should be screened from adjoining properties by a visual barrier such as a landscaped wall or landscaping sufficient in form and texture to effectively screen the item. All picket type fencing above 36" and all alley facing solid PVC fencing must be accompanied by landscaping sufficient to obscure and minimize the impact of the fence. Accessory structures, sculptures and decorative objects such as statuary bird baths, are prohibited in front yards.

Residents living within Victoria Commons, Victoria Hills and Victoria Trails can change the landscaping of their home using the approved plant list without submitting an application for approval when the change is similar in size and type (shrub for shrub, tree for tree, and plant for plant).

Residents living within Victoria Gardens must submit an application for approval for all changes to the landscape of their homes.

APPROPRIATE FRONT & SIDE YARD

- Formal or informal (except for front hedge).
- Shredded bark mulch.
- Layered beds.
- Natural, brown or red shades of mulch and/or stones of dark color within plant beds located within Victoria Hills, Victoria Trails, and Victoria Commons.
- Stones of any type or color that are placed in inconspicuous locations from view on adjacent properties and/or from any street within all of Victoria Park except in Victoria Gardens where the stones must be located within inconspicuous areas that are not contiguous with area that will be mowed, edged, or trimmed.

NOT ALLOWED

- English Gardens
- Oriental Gardens
- All plant beds of homes within Victoria Gardens that are extended or altered without prior approval.
- Mulched plant beds that will reduce the percentage of sod to less than 50% of total sq ft of lot.
- Rock beds that will reduce the percentage of total sod and mulched beds to less than 75% of total sq ft of lot.
- Installing plants, trees, or shrubs not listed on the approved plant list without prior approval. This is exclusive of annuals. Annuals do not need to be submitted.

LANDSCAPE PLANTING GUIDELINES

To create a “streetscape effect” that is consistent throughout the community and the entire development, the minimum planting requirement included in this section shall be met.

A landscape plan at 1”=10’ scale showing the builder’s intent must be submitted as part of the design review application. Existing easements and trees must be shown on the plan. Landscape materials will be identified as to common and botanical name, quantity, quality and size.

Regarding plant quality, all trees and shrubs shall be Florida #1 or better as defined in “Grades and Standards for Nursery Plants”, Parts I & II, Department of Agriculture, State of Florida. Grass sod shall be St. Augustine “Floritam” and shall be free of weeds, diseases, fungi and insects. All landscaped areas shall be irrigated by an automatic irrigation system. Positive drainage shall be provided in all areas.

The builder is responsible for screening air conditioning units, trash storage areas, pool equipment, mechanical equipment and other unsightly elements from public view by means of an approved privacy fence and/or plant material. The builder is also responsible for screening transformers, telephone junction boxes, etc. that fall on the lot from public view.

Street Trees. The builder will be responsible for the installation of street trees. The variety of street tree will be determined by the developer.

Front Yards. The front yard is defined as the area from the back of curb to the front of the home, including side yards back to the mid point of the house. Planting in this area is of greatest importance as it will determine the aesthetic appeal of the overall streetscape. The goal of landscaping is to integrate the home and lot and thereby soften the impact of home along a particular street and create visual interest and excitement for the streetscape.

A well thought out combination of grass, ground covers, shrubs, vines, trees and palms (new and existing) will be used to accomplish the above goals. The appearance should be natural in appearance with formal accents.

All front yards will be completely sodded except where shrubs or ground covers are used or natural areas maintained. Shrubs, ground covers and natural areas will receive a minimum of 3” of shredded cypress bark mulch (non-colored) or other mulch as approved by the Developer. Rock, shell, wood chips or any other material will not be considered as an alternative to grass or ground cover.

The perimeters of parking courts shall be landscaped to minimize their impact and the impact of cars from the street and sidewalk.

LANDSCAPE PLANTING GUIDELINES (CONTINUED)

Rear Yards. Rear yards are defined as the area from the rear property line to the home including the side yards back to the mid point of the house.

For standard back to back lots, hedges and dense plantings are encouraged along the property lines. Amenity lots (golf course, lakes, wetlands, parks) will require additional landscaping above the standard requirements (see accompanying exhibits) to soften and filter the view of the home from the amenity area. When planning and installing landscaping on amenity lots, homeowners are not responsible for views from neighboring lots. Air conditioner units, pool equipment, etc. will be screened with appropriate walls and/or landscape material.

Corner Lots. Because of their larger size and increased visual impact, additional plantings are required for privacy as well as the extended streetscape impact. This planting will include additional street trees as well as front yard type treatment to the corner side yard (see accompanying exhibits).

Plant Material. Plant material will be selected from the approved plant palette included in these guidelines. Minimum plant sizes are also indicated for each plant type.

Minimum Planting Exhibits. The requirements shown on the accompanying exhibits show the general requirements for lots and are generic in nature. They are not intended as a planting plan, but as a guide for the builder to use with the homeowner to meet the goals of Victoria Park. These exhibits should be reviewed carefully as the Developer will require appropriate placement of landscaping materials.

Maintenance. The builder will be responsible for maintaining all landscaping until the sale and closing of the home. The appearance shall be neat and orderly and the lot shall be kept free of debris. Mulches lost from any cause will be replenished. Damage from drainage will be repaired. Sod areas will be maintained as weed and disease free as possible. Grass areas will be mowed to a suitable height on a regular basis. Grass will be trimmed around all fixed objects and be kept out of planting beds and edged where along paved areas. Water, fertilize and treat for insects as necessary. If the Developer determines that maintenance is inadequate, after notifying the builder, they may take over maintenance and charge the cost to the builder. Prune all shrubs trees and palms as necessary to keep them in an acceptable condition.

Irrigation.

To help maintain the landscape quality that is the goal of Victoria Park, an automatic irrigation system is required for all houses. To encourage reliability of irrigation systems, the following specifications are required.

- Pop up sprays shall be a minimum of 6".
- Fixed risers may be used in shrub areas not adjacent to pavement.
- Class 160 pvc pipe or better.

- Do not put rotors and sprays on the same zone.
- All pipe risers shall be painted dark brown.
- Provide full coverage of all landscaped areas with minimal Overspray of neighboring property and pavement areas.

Maintenance.

The builder will be responsible for maintaining all landscaping until the sale and closing of the home. The appearance shall be neat and orderly and the lot shall be kept free of debris. Mulches lost from any cause will be replenished. Damage from drainage will be repaired. Sod areas will be maintained as weed and disease free as possible. Grass areas will be mowed to a suitable height on a regular basis. Grass will be trimmed around all fixed objects and be kept out of planting beds and edged where along paved areas.

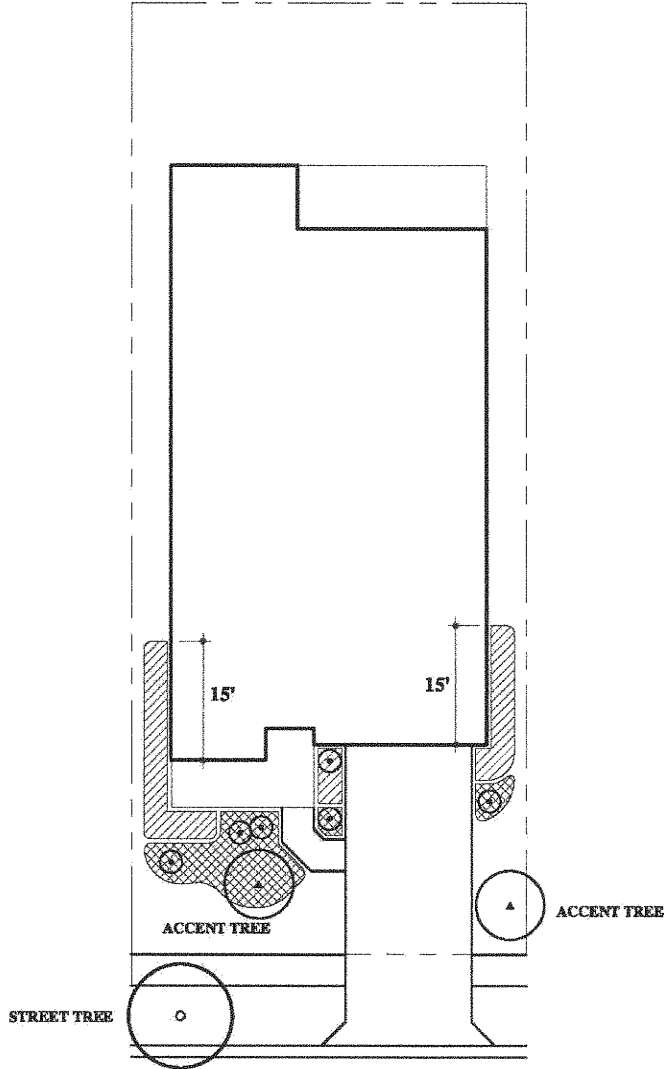
Water, fertilize and treat for insects as necessary. If the Developer determines that maintenance is inadequate, after notifying the builder, they may take over maintenance and charge the cost to the builder. Prune all shrubs, trees and palms as necessary to keep them in acceptable condition.

VICTORIA PARK NEW HOME CONSTRUCTION IRRIGATION INSTALLATION REQUIREMENTS

In order to ensure that the Stormwater Management System's irrigation and pumping systems are operating consistent with all City of DeLand and St. Johns River Water Management District permit requirements for Irrigation Water Use and Stormwater Management, the irrigation system operations guidelines for all Victoria Park builders are as follows.

- Purple pipe must be utilized for the reclaim water system.
- A standard Rain Sensor must be installed for irrigation shut off.
- Spray Heads for St. Augustine turf must be 6" PRS (Pressure Reducing Systems). Rotors do not need to be PRS.
- Maximum, 18-20 GPM (Gallon Per Minute) per zone
- All clocks should be set to Victoria Park irrigation run times which are different than the standard "odd-even" schedule advertised in most areas. The reclaim water schedule may be obtained from the Association Management Office.
- Verify that irrigation provides 100% coverage of all landscaped areas.
- Low volume drip lines (netafin) should have pressure reducers. No filter screens allowed (due to water quality).

The Community Council provides an irrigation system professional to maintain the overall master irrigation system and ensures compliance with all City and St. Johns River Water Management District permit requirements. Prior to installation of initial irrigation systems on new homes, it is recommended that builders contact the Association Management Office to schedule a meeting with the irrigation specialist.

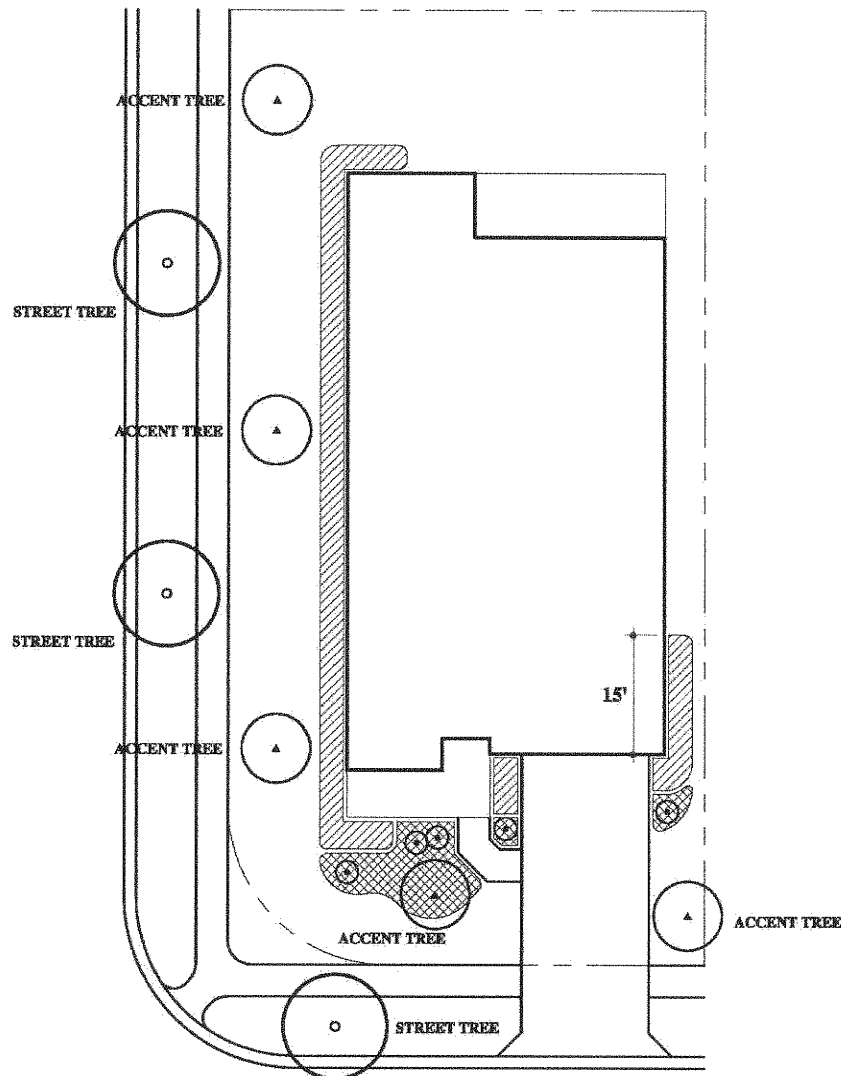


VICTORIA PARK - 50' STANDARD LOT PLANTING REQUIREMENT

MINIMUM BASIC PLANTING REQUIREMENT

STREET TREE (65 GAL)	1
ACCENT TREES (30 GAL)	2
○ ACCENT SHRUBS (10 GAL)	5
▨ MEDIUM SHRUBS (3 GAL)	25
▩ LOW SHRUBS (1 GAL MIN.)	35

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED. SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.

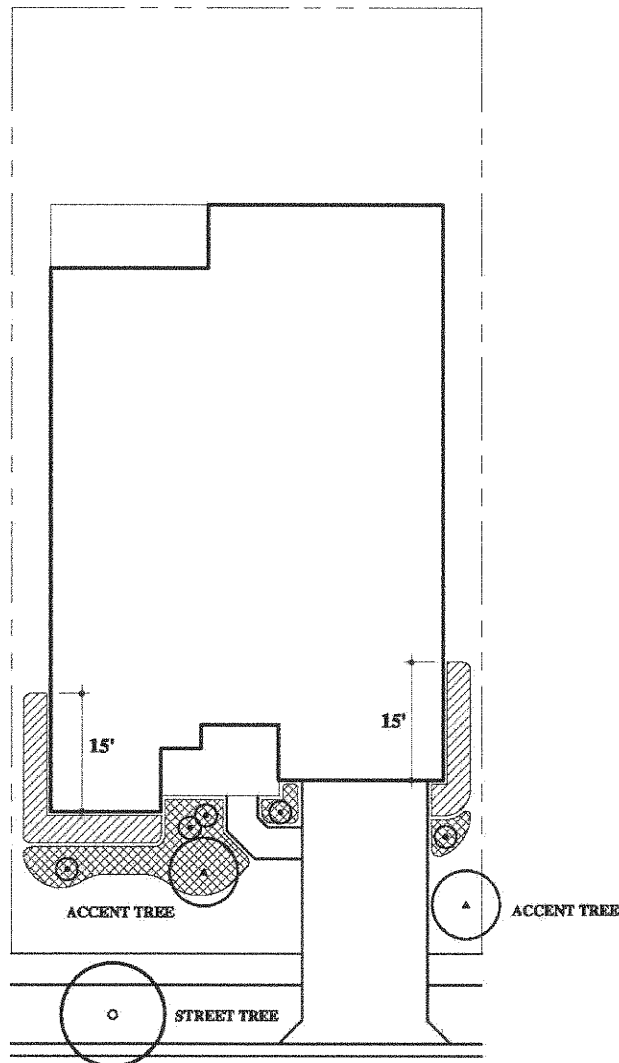


VICTORIA PARK - 50' CORNER LOT PLANTING REQUIREMENT

MINIMUM BASIC PLANTING REQUIREMENT

STREET TREE (65 GAL)	3
ACCENT TREES (30 GAL)	5
○ ACCENT SHRUBS (10 GAL)	5
▨ MEDIUM SHRUBS (3 GAL)	50
▩ LOW SHRUBS (1 GAL MIN.)	40

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED. SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.

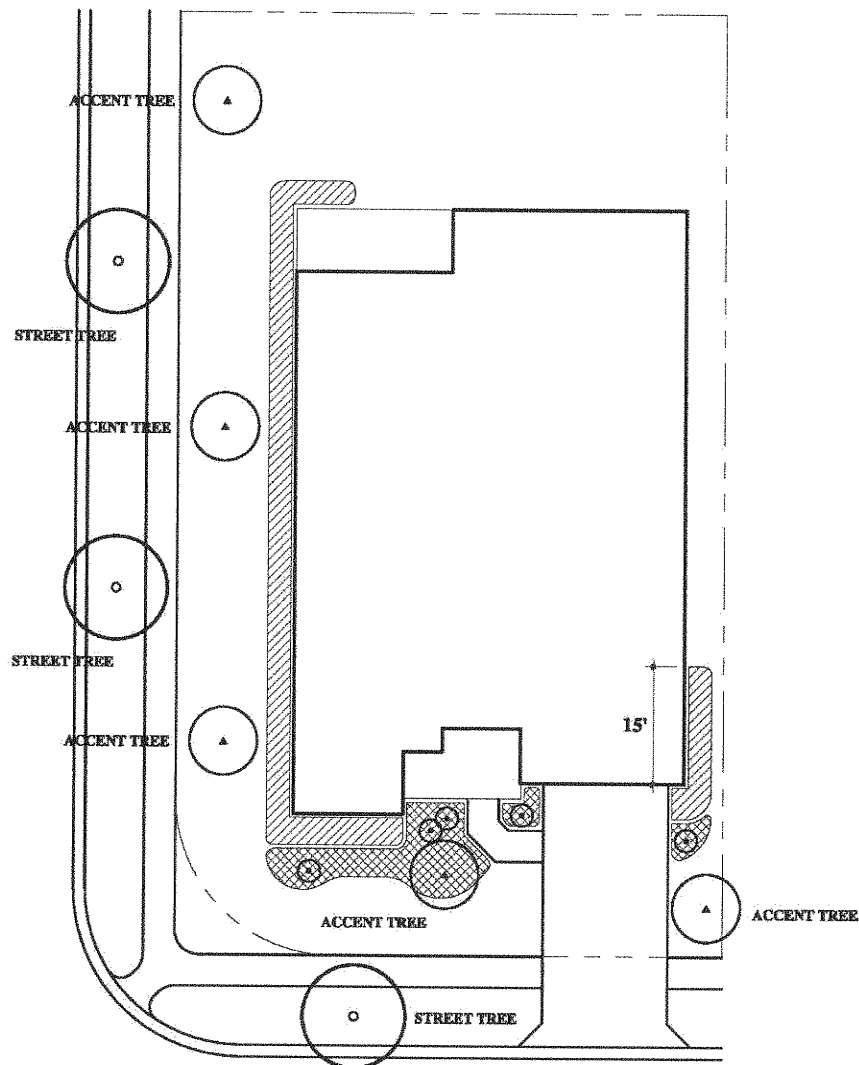


VICTORIA PARK - 60' STANDARD LOT PLANTING REQUIREMENT

MINIMUM BASIC PLANTING REQUIREMENT

STREET TREE (65 GAL)	1
ACCENT TREES (30 GAL)	2
⊙ ACCENT SHRUBS (10 GAL)	5
▨ MEDIUM SHRUBS (3 GAL)	30
▩ LOW SHRUBS (1 GAL MIN.)	45

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED. SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.

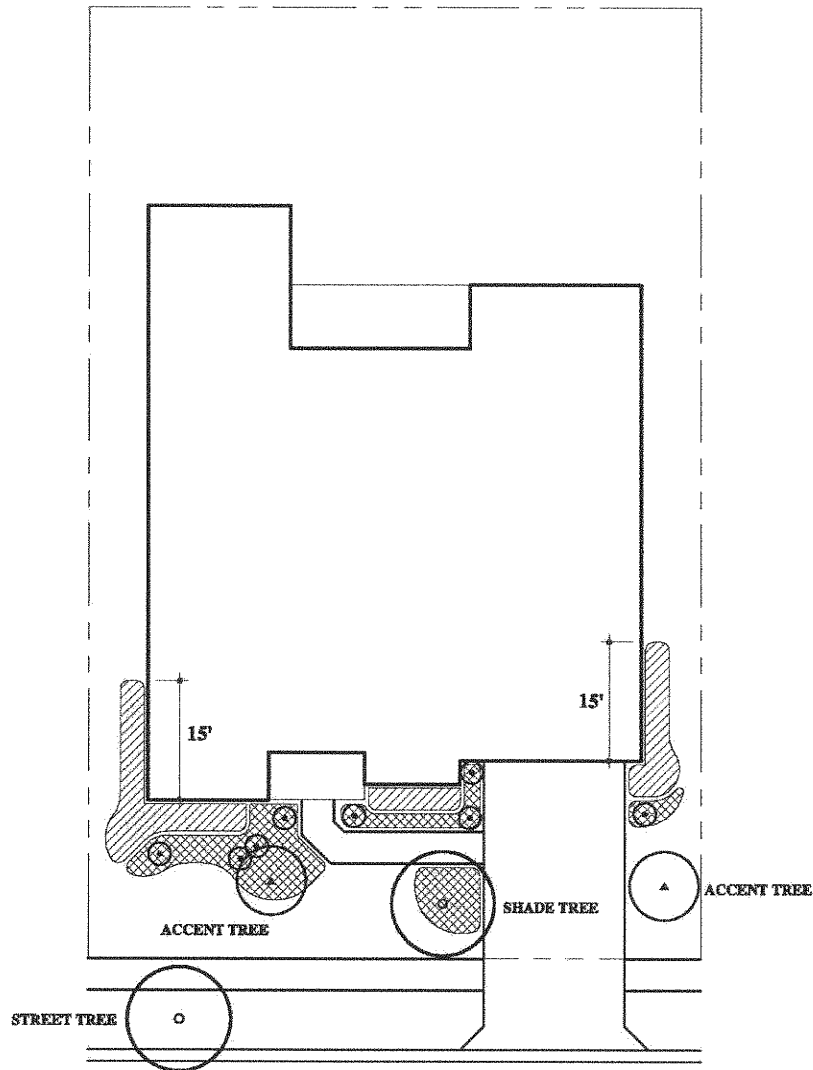


VICTORIA PARK - 60' CORNER LOT PLANTING REQUIREMENT

MINIMUM BASIC PLANTING REQUIREMENT

STREET TREE (65 GAL)	3
ACCENT TREES (30 GAL)	4
ACCENT SHRUBS (10 GAL)	5
MEDIUM SHRUBS (3 GAL)	55
LOW SHRUBS (1 GAL MIN.)	45

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED. SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.

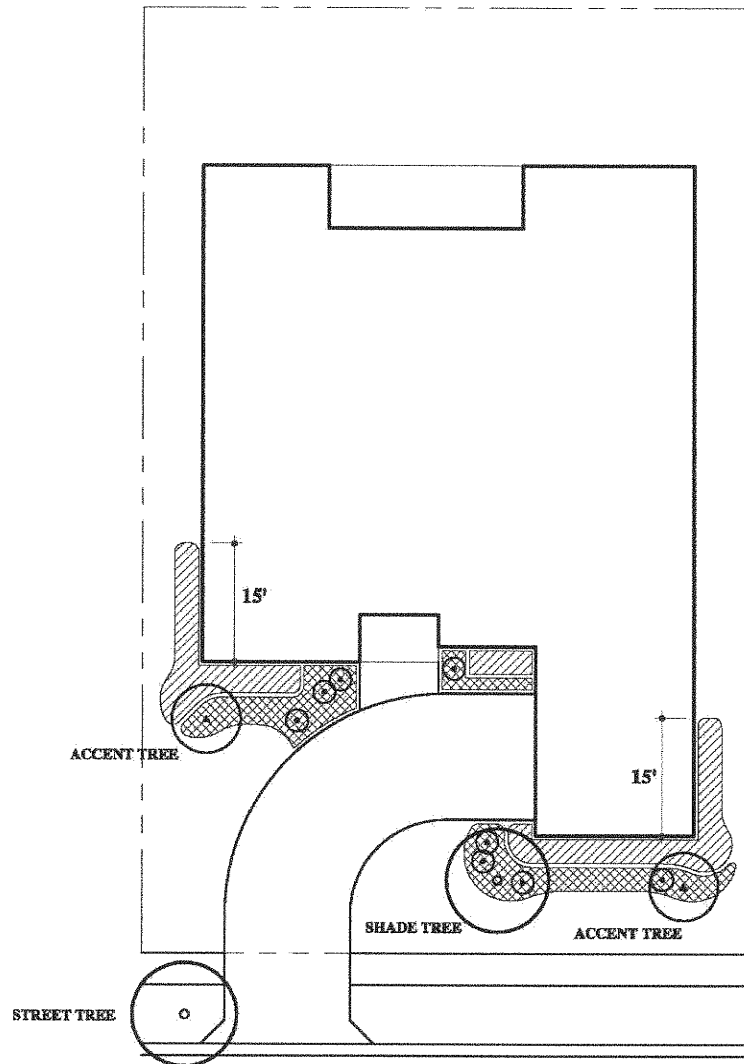


VICTORIA PARK - 75' STANDARD LOT PLANTING REQUIREMENT

MINIMUM BASIC PLANTING REQUIREMENT

STREET TREE (65 GAL)	1
SHADE TREE (65 GAL)	1
ACCENT TREES (30 GAL)	2
○ ACCENT SHRUBS (10 GAL)	8
▨ MEDIUM SHRUBS (3 GAL)	35
▩ LOW SHRUBS (1 GAL MIN.)	55

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED. SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.

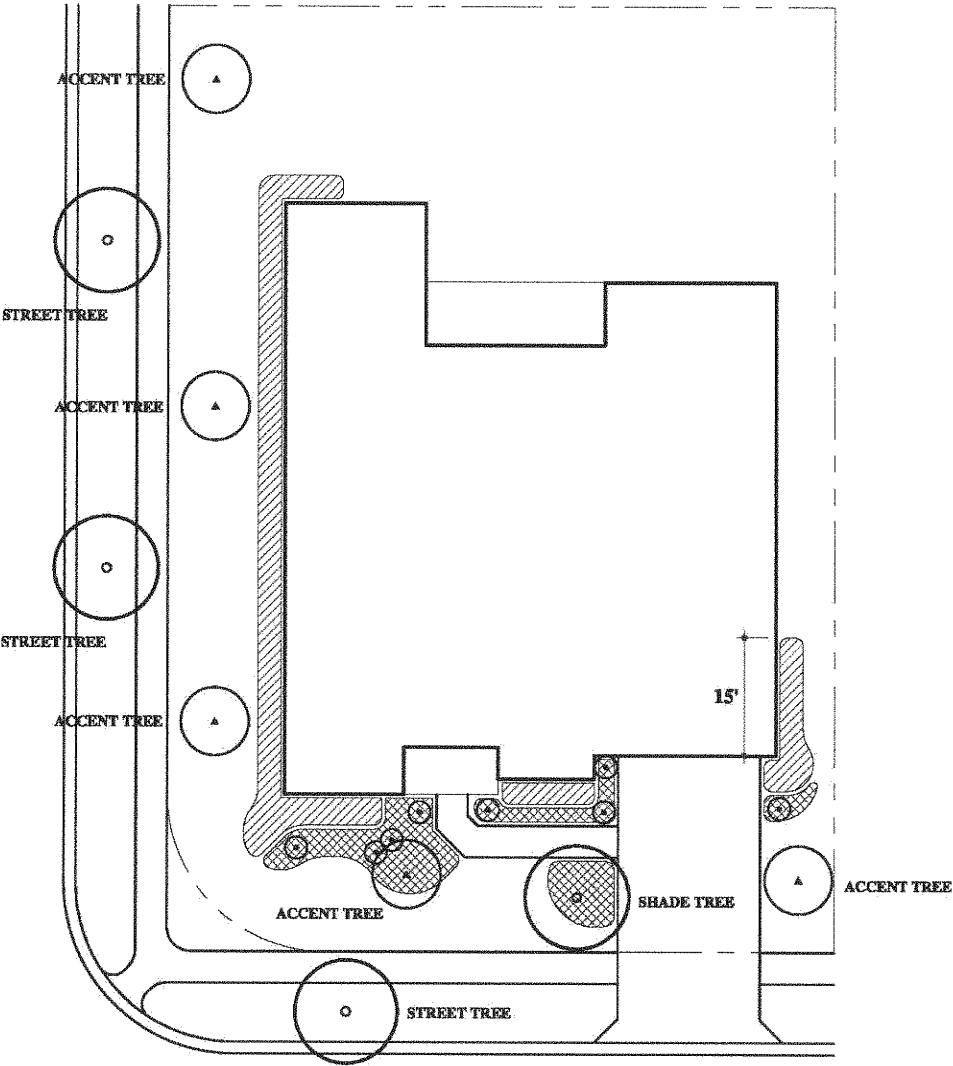


VICTORIA PARK - 75' STANDARD LOT PLANTING REQUIREMENT - SIDE LOAD

MINIMUM BASIC PLANTING REQUIREMENT

STREET TREE (65 GAL)	1
SHADE TREE (65 GAL)	1
ACCENT TREES (30 GAL)	2
⊙ ACCENT SHRUBS (10 GAL)	8
▨ MEDIUM SHRUBS (3 GAL)	35
▩ LOW SHRUBS (1 GAL MIN.)	55

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED. SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.

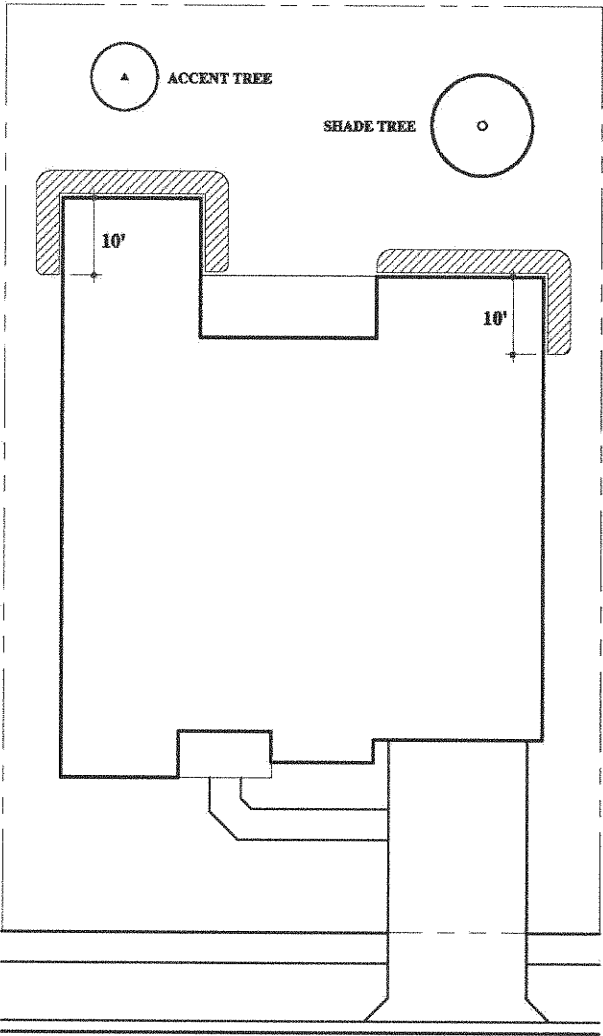


VICTORIA PARK - 75' CORNER LOT PLANTING REQUIREMENT


MINIMUM BASIC PLANTING REQUIREMENT

STREET TREE (65 GAL)	3
SHADE TREE (65 GAL)	1
ACCENT TREES (30 GAL)	5
⊙ ACCENT SHRUBS (10 GAL)	8
▨ MEDIUM SHRUBS (3 GAL)	60
▩ LOW SHRUBS (1 GAL MIN.)	55

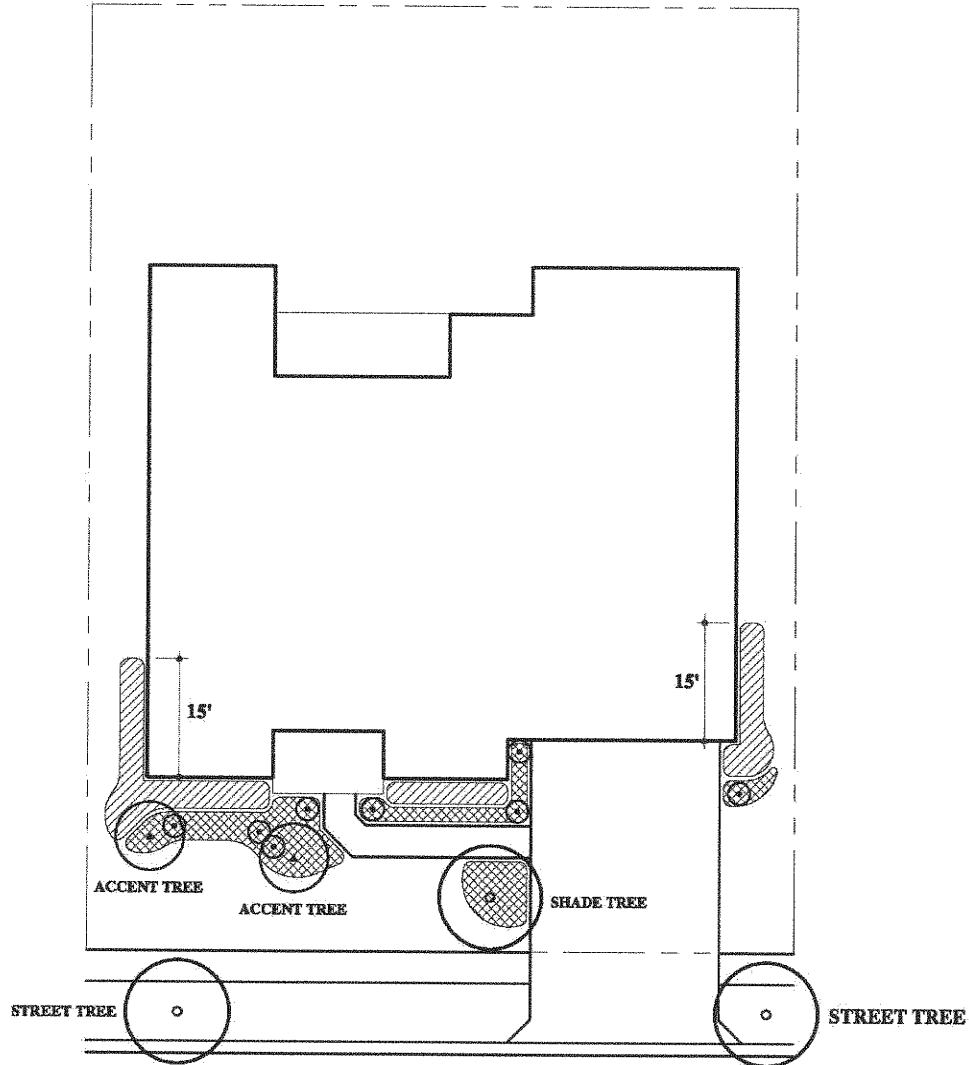
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**VICTORIA PARK - 75' GOLF COURSE & LAKE LOT
ADDITIONAL PLANTING REQUIREMENT**

<u>MINIMUM BASIC PLANTING REQUIREMENT</u>	
SHADE TREES (65 GAL)	1
ACCENT TREES (30 GAL)	1
 MEDIUM SHRUBS (3 GAL)	30

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED. SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.

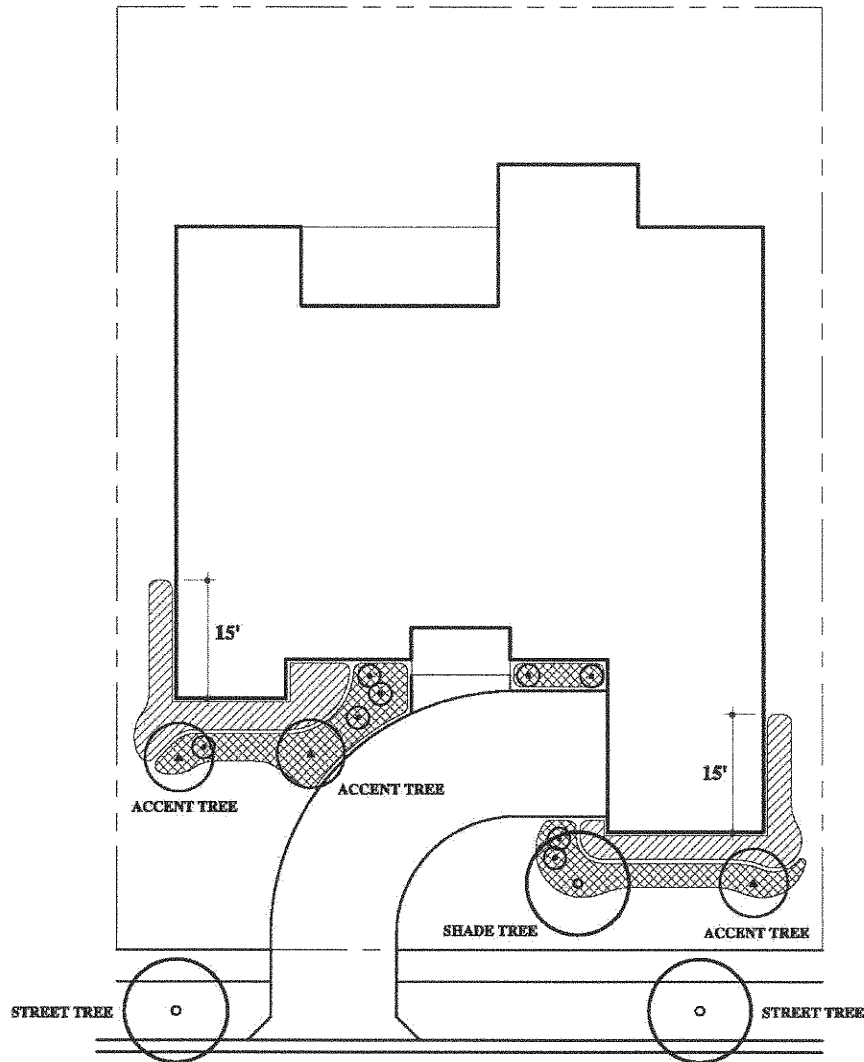


VICTORIA PARK - 90' STANDARD LOT PLANTING REQUIREMENT

MINIMUM BASIC PLANTING REQUIREMENT

STREET TREE (65 GAL)	2
SHADE TREE (65 GAL)	1
ACCENT TREES (30 GAL)	2
⊙ ACCENT SHRUBS (10 GAL)	8
▨ MEDIUM SHRUBS (3 GAL)	42
▩ LOW SHRUBS (1 GAL MIN.)	60

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED. SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.

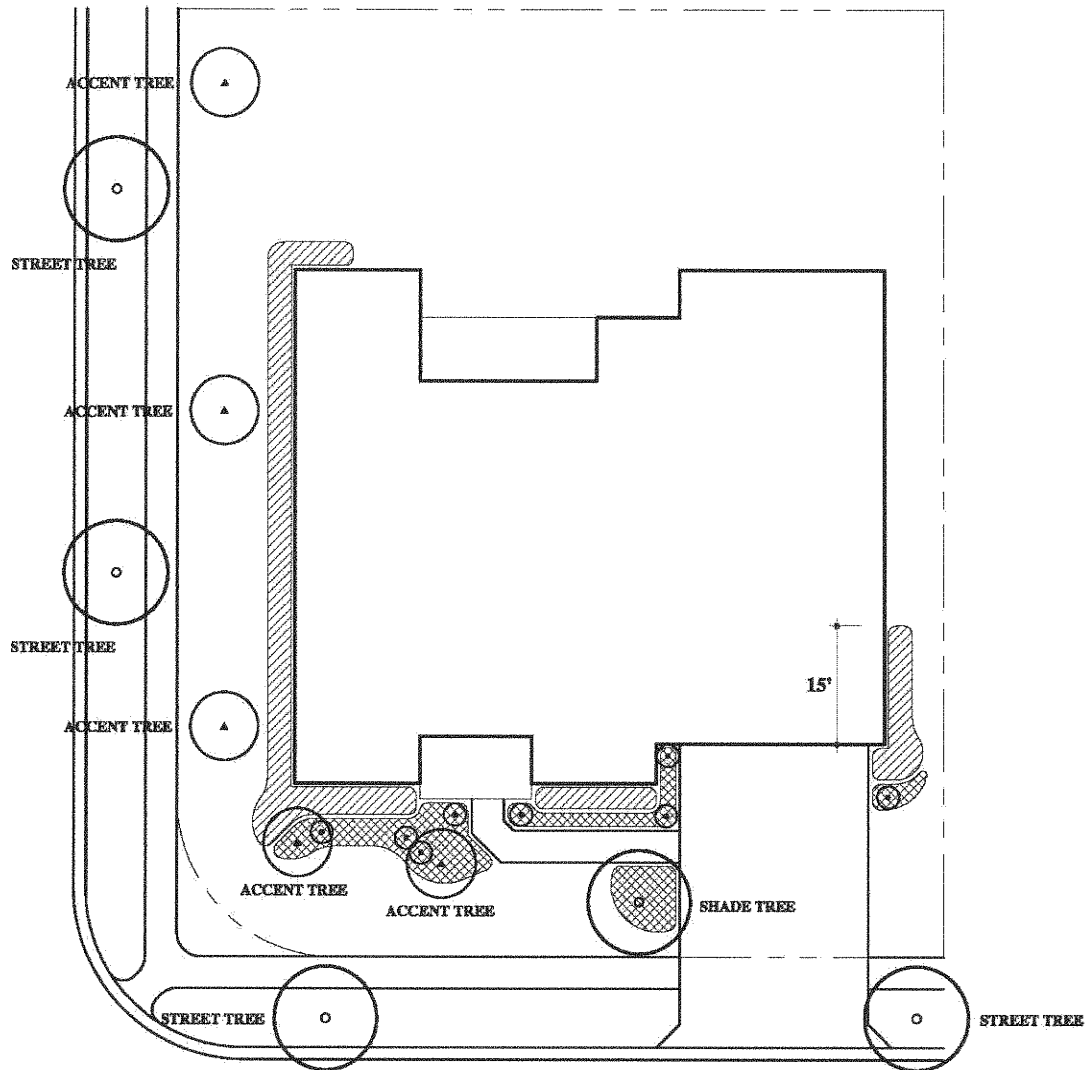


VICTORIA PARK - 90' STANDARD LOT PLANTING REQUIREMENT - SIDE LOAD

MINIMUM BASIC PLANTING REQUIREMENT

STREET TREE (65 GAL)	2
SHADE TREE (65 GAL)	1
ACCENT TREES (30 GAL)	3
⊙ ACCENT SHRUBS (10 GAL)	8
▨ MEDIUM SHRUBS (3 GAL)	42
▩ LOW SHRUBS (1 GAL MIN.)	60

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED. SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.

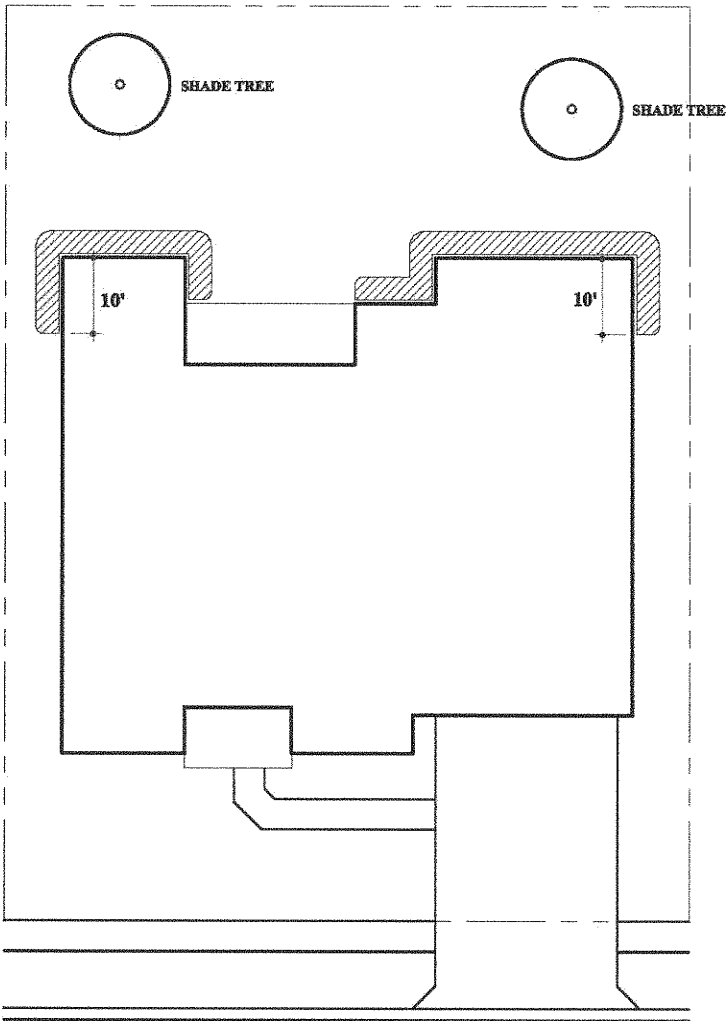


VICTORIA PARK - 90' CORNER LOT PLANTING REQUIREMENT

MINIMUM BASIC PLANTING REQUIREMENT

STREET TREE (65 GAL)	4
SHADE TREE (65 GAL)	1
ACCENT TREES (30 GAL)	5
○ ACCENT SHRUBS (10 GAL)	8
▨ MEDIUM SHRUBS (3 GAL)	75
▩ LOW SHRUBS (1 GAL MIN.)	60

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED. SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.



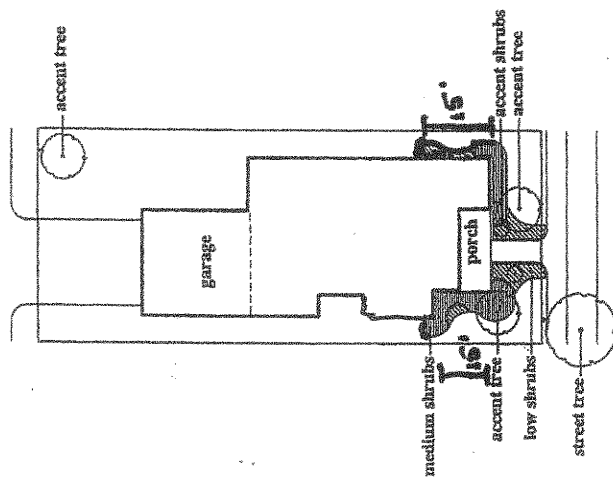
**VICTORIA PARK - 90' GOLF COURSE & LAKE LOT
ADDITIONAL PLANTING REQUIREMENT**

MINIMUM BASIC PLANTING REQUIREMENT

⊙	SHADE TREES (65 GAL)	2
▨	MEDIUM SHRUBS (3 GAL)	35

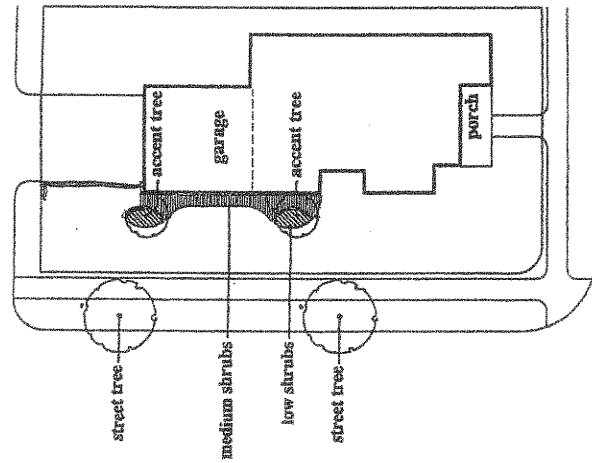
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VICTORIA PARK - SMALL LOT PLANTING REQUIREMENTS (Lots under 46' wide)



MINIMUM BASIC LOT PLANTING REQUIREMENTS

material	quantity
street trees	1
accent trees	3
accent shrubs	30
medium shrubs	25



CORNER LOT ADDITIONAL PLANTING REQUIREMENTS

material	quantity
street trees	2
accent trees	2
low shrubs	40
medium shrubs	25

EACH LOT TO BE 100% IRRIGATED PER CITY OF DELAND AND VOLUSIA COUNTY REQUIREMENTS. ALL BEDS TO BE MULCHED AND THE REMAINDER OF THE LOT TO BE SODDED, SUBSTITUTIONS OR CHANGES TO THESE REQUIREMENTS AND GUIDELINES WILL NEED TO BE APPROVED BY THE DEVELOPER.

APPROVED PLANT LIST

Shade/ Large Trees:

All shade trees must have the following: twelve foot(12') minimum height, five foot (5') minimum spread, three inch (3') caliber (dbh), minimum of four feet (4') of clear trunk, container grown.

<u>Botanical Name</u>	<u>Common name</u>	<u>Notes/use</u>
Quercus Virginiana	Live Oak	Shade/Street Tree
Quercus Shumardi	Shumardi Oak	Shade/Street Tree
Quercus Laurifolia	Laurel Oak	Shade Tree
Ulmus Parvifolia 'Drake'	Drake Elm	Medium Shade Tree
Magnolia Grandiflora	Southern Magnolia	Specimen Tree
Acer Rubrum	Red Maple	Wet Areas
Pinus Elliotti	Slash Pine	Shade Tree
Pinus Palustris	Longleaf Pine	Shade Tree
Pinus Taeda	Loblolly Pine	Shade Tree
Taxodium Ascendens	Pond Cypress	Wet Areas
Taxodium Distichum	Bald Cypress	Wet Areas
Juniperus Silicicola	Southern Red Cedar	Small Tree/Screen
Liquidambar Styraciflua	Sweetgum	Shade Tree
Cinnamomum Camphora	Camphor Tree	Shade Tree

Accent Trees:

All accent trees must have the following: eight foot(8') minimum height, five foot (5') minimum spread, two inch (2') caliber (dbh), minimum of three feet (3') of clear trunk, container grown. The Holly's and Japanese Blueberry may vary from these dimension specifications.

<u>Botanical Name</u>	<u>Common name</u>	<u>Notes/use</u>
Betula Nigra "Heritage"	Heritage River Birch	Medium Multi Stem
Callistemon Rigidus	Erect Bottlebrush	Flowering Accent
Callistemon Viminalis	Weeping Bottlebrush	Flowering Accent
Citrus Species	Citrus Varieties	Medium Fruit
Elaeocarpus Decipens	Japanese Blueberry	Small Accent Tree
Eriobotrya Japonica	Loquat	Medium Single Trunk
Ilex Cassine	Dahoon Holly	Medium Single Trunk
Ilex X Attenuata	East Palatka Holly	Medium Single Trunk
Ilex "Mary Nell"	Mary Nell Holly	Foundation Tree
Ilex "Nellie Stevens"	Nellie Stevens Holly	Upright Full To Base
Ilex Vomitoria "Weeping Yaupon"	Weeping Yaupon Holly	Upright Weeping
Koelreuteria Elegans	Golden Rain Tree	Medium Single Trunk
Lagerstromia Indica Var.	Crepe Myrtle Varieties	Flowering Accents
Ligustrum Japonicum	Japanese Privet	Small Multi Stem
Ligustrum Lucidum	Chinese Privet	Medium Multi Stem

APPROVED PLANT LIST (CONT.)

Magnolia Grandiflora "Little Gem"	Little Gem Magnolia	Medium Upright
Prunus Caroliniana	Cherry Laurel	Medium Single Trunk

Palms:

Note: Two (2) Cabbage Palms may be substituted for each shade or accent tree. All other palm trees may be substituted at a 1 to 1 ratio. All palms must have ten feet (10') of clear trunk

<u>Botanical Name</u>	<u>Common name</u>	<u>Notes/use</u>
Sabal Palmetto	Cabbage Palm	Clustered Native
Phoenix Dactilifera	Medjool Date Palm	Specimen Palm
Phoenix Canariensis	Canary Island Date Palm	Specimen Palm
Phoenix Sylvestris	Silver Date Palm	Focal Palm
Butia Capitata	Pindo Palm	Medium Scale Palm
Livingstonia Chinensis	Chinese Fan Palm	Medium Scale Palm
Chamaerops Humilis	European Fan Palm	Medium Scale Palm
Phoenix Robellini	Pygmy Date Palm	Focal Palm

Accent shrubs:

All accent shrubs to be ten (10) gallon, container grown.

<u>Botanical name</u>	<u>Common Name</u>	<u>Notes/use</u>
Crinum Species	Green, Purple Crinum Lilies	Clustered Accent
Phoenix Roebelinii	Pygmy Date Palm	Small Palm
Cycas Revoluta	King Sago	Clustered Accent
Serenoa Repens	Saw Palmetto	Native
Strelitzia Regina	Bird of paradise	Clustered Accent
Strelitzia Nicolai	White bird of paradise	Large Specimen
Trachycarpus Fortunei	Windmill Palm	Small Specimen Palm
Raphis Excelsa	Lady palm	Specimen /Shade
Livistonia Chinensis	Chinese Fan Palm	Small Palm
Zamia Furfuracea	Cardboard Palm	Clustered Accent
Zamia Pumila	Coontie	Native

Large Shrubs:

All large shrubs to be a minimum three (3) gallon, container grown.

<u>Botanical Name</u>	<u>Common name</u>	<u>Notes/use</u>
Cleyera Japonica	Cleyera	Tall Upright Accent
Duranta Repens	Golden Dewdrop	Flowering /Hedge
Forestiera Segregata	Florida Privet	Native/Hedge

APPROVED PLANT LIST (CONT.)

Gardenia Jasminoides	Gardenia Species	Flowering Accent
Ilex Cornuta	Chinese Holly Sp.	Accent
Ilex Glabra	Gallberry	Hedge Row
Illicium Floridanum	Florida Anise	Hedge Row/Native
Illicium Parviflorum	Yellow Anise	Hedge Row/Native
Myrica Cerifera	Wax myrtle	Native
Nandina Domestica	Heavenly Bamboo	Upright Accent
Podocarpus Macrophylla	Podocarpus	Hedge row
Psychotria Nervosa	Wild Coffee	Specimen/Shade
Rhododendron Formosa	Formosa Azalea Sp.	Flowering Shrubs
Serenoa Sp	Silver & Green Palmetto	Native
Viburnum Obovatum	Walter's Viburnum	Native/Screen
Viburnum Odoratissimum	Sweet Viburnum	Hedge row
Viburnum Suspensum	Sandankwa Viburnum	Hedge row

Medium Shrubs:

All medium shrubs to be a minimum three (3) gallon, container grown.

<u>Botanical Name</u>	<u>Common name</u>	<u>Notes/use</u>
Abelia X Grandiflora	Glossy Abelia Varieties	Flowering Accent
Buxus Macrophylla	Japanese Boxwood	Hedge
Dietes Vegata	African Iris	Texture/Flowering
Ilex Vomitoria	Yaupon Holly	Hedge/Screen
Pennisetum Setaceum	Fountain Grass	Red and Green Var.
Pittosporum Tobira	Green Pittosporum	Massing
Plumbago Capiensis	Plumbago	Flowering Accent
Raphilepis Indica White	Dwarf Indian Hawthorn	Sun/Shade Massing
Tripsacum Dactyloides	Fakahatchee Grass	Texture/Massing
Zamia Furfuracea	Cardboard Palm	Clustered Accent
Zamia Pumila	Coontie	Native

Small Shrubs:

All small shrubs to be a minimum three (3) gallon, container grown.

<u>Botanical Name</u>	<u>Common name</u>	<u>Notes/use</u>
Agapanthus Africanus	Lily of the Nile	Flowering Accent
Aspidistra Elatior	Cast Iron Plant	Texture / Full Shade
Cyrtomium Falcatum	Holly Fern	Moist Shade
Ilex Vomitoria "Schellings Dwarf"	Schellings Dwarf Holly	Massing / Full Sun
Juniperus Canerta "Compacta"	Dwarf Shore Juniper	Massing / Full Sun

APPROVED PLANT LIST (CONT.)

Juniperus Chinensis "Parsoni"	Parsons Juniper	Massing / Full Sun
Juniperus Conferta	Shore Juniper /Varieties	Massing / Full Sun
Lantana Camara Varieties	Lantana Varieties	Massing / Full Sun
Liriope Muscari "Big Blue"	Big Blue Liriope	Massing / Full Sun
Liriope Muscari "Ever. Giant"	Evergreen Giant Liriope	Massing / Full Sun
Muhlenbergia Capillaries	Muhly Grass	Massing / Full Sun
Nandina Domestica "Nana"	Dwarf Heavenly Bamboo	Massing / Plant Color
Pittisporum Tobira Compacta	Compact Pittisporum	Massing / Sun / Shade
Rhododendron (Azalea) Hybrids	Azalea Hybrids	Flowering / Shade

Groundcover:

All groundcovers to be a minimum one (1) gallon, container grown.

<u>Botanical name</u>	<u>Common Name</u>	<u>Notes/use</u>
Agapanthus africanus	Lily of the Nile	Flowering
Evolvulus Glomeratus	Blue Daze	Flowering / Dry Soils
Hemerocallis Varieties	Day Lily Varieties	Sun / Flowering
Juniperus Chinensis Procumbens	Dwarf Japanese Juniper	Sun/Shade/Massing
Liriope Muscari "Aztec"	Aztec Liriope	Sun / Shade / Massing
Ophiopogon Japonicus	Mondo Grass	Sun/Shade
Pittisporum Tobira Wheelers Dwarf	Wheelers Dwarf Pittisporum	Massing / Sun / Shade
Trachelospermum Asiatic. Minima	Dwarf confederate Jasmine	Sun/Shade
Trachelospermum Jas. Variegated	Var. Confederate Jasmine	Sun/Shade

Turf:

<u>Botanical Name</u>	<u>Common Name</u>
Zoysia japonica	Zoysia
Stenotaphrum secundatum	St. Augustine Bitter-bitter blue
Stenotaphrum secundatum	St. Augustine Grass "Floritam"

ON SITE SIGNAGE

The Developer shall provide an approved “on site” signage design package for implementation by the builder (as necessary). Material and colors will be included as part of the package.

All signs to be lighted will be ground lit. The light source shall be hidden from view with appropriate landscaping.

GENERAL RULES FOR, VICTORIA PARK BUILDERS, SUBCONTRACTORS, & WARRANTY PERSONNEL

Builders and subcontractors are required to keep job sites as neat and clean as possible. Daily removal of trash and debris from the home and home site is required. Job site dumpsters are to be removed when full. Stockpiling or dumping on surrounding sites is prohibited.

Each builder is responsible for ensuring that the number and location of dumpsters is sufficient for the cleanup of each of his construction sites at the end of each days work.

Speed limits throughout the entire community shall not exceed 25 miles per hour.

Loud radios or other loud noise will not be allowed.

No vehicles may be left in the community overnight.

Specific areas of the site contain natural marshes and wetlands. These areas are to be protected during construction from vehicles, trash and storage.

It is a goal to protect native area, including trees, where possible. Native areas and trees that are to be saved will be fenced off with temporary snow fence for protection. Trees are to be protected at drip line (furthest extent of branches) from construction equipment. The area within the fence shall not be used for materials storage, cleaning of equipment or vehicles, parking, or any other construction related activity. The builder or general contractor will be held responsible for tree and native area protection.

The builder will be responsible for providing on site toilet facilities for workers.

Hours of operation will be posted by the Developer and subject to change.

COMPREHENSIVE DESIGN REVIEW CHECKLIST

VICTORIA PARK Design Review Coordinator will review all development proposals for conformance to the Design Guidelines. Each submittal should reflect the design intent for the VICTORIA PARK community objectives. Below is a general checklist to be used as a reminder for the builder's design team, ensuring all elements are considered and addressed on the submitted plans.

Site Development Guidelines

- Setbacks
- Grading
- Drainage

Architectural Design Guidelines

- Character & Style
- Building Massing
- Roof Design
- Pitch/Shape/Overhangs
- Building Entries
- Porches, Columns, Rails
- Finish Materials
- Walls, Roof, Colors
- Windows & Doors
- Garages
- Details
- Shutters, Trim, Muntins,
- Mouldings, Accent Areas
- Chimneys
- Mechanical Equipment
- Multi Family Accessory Structures
- Pool Screen Cages

Fencing Guidelines

- Required Styles
- Approved Locations
- Privacy Screening
- Pool Fencing
- Service Area Screening
- Appropriate Materials

Landscaping Guidelines

- Screening/Buffering
 - Patios
 - General Planting Selections
 - Minimum Planting Requirements
 - Exterior Lighting
-

DESIGN REVIEW APPLICATION

This form must be completed and submitted with the plans to the Design Review Coordinator for review. Upon completion of the review, a set of plans with approval or comments shall be returned to the builder. Any required revisions must be resubmitted for review.

Date _____ Quadrant # _____

Lot # _____ Block # _____

Street Address _____

Owner/Builder _____

Address: _____ Phone: _____

Engineer _____

Address: _____ Phone: _____

Architect _____

Address: _____ Phone: _____

Landscape Architect _____

Address: _____ Phone: _____

Submittal Requirements:

___ \$250.00 application fee (payable to the Developer).

___ Proposed building plans, including front, sides and rear elevations:

Front elevation denoting architectural style required elements and appropriate
number of suggested elements

(1/4" scale minimum)

___ Site plan & traffic circulation (1" = 10' scale minimum)

___ Proposed grading & drainage plans (1" = 10' scale minimum)

___ Landscape/irrigation plans (1" = 10' scale minimum)

HOME DESCRIPTION: Number of bedrooms: _____
Number of bathrooms: _____

SET BACKS:

Front (from curb) _____
Rear (from structure) _____
Rear (from pool) _____
Rear (from deck) _____
Sides _____

SQUARE FEET:

Ground Floor _____
Additional Floors _____
Garage size _____
Total area _____
Total A/C area _____

Building Height: _____

Design style of structure (specify materials): _____

Plans include a pool? YES _____ NO _____

Pool specifications, including materials, color: _____

Plans include a screen enclosure? YES _____ NO _____

Enclosure specifications, including materials and color of screen enclosure: _____

Please indicate color paint chips and samples of exterior materials, if available.

MATERIAL SPECIFICATIONS:

Driveway	Material	_____
	Finish	_____
	Color	_____
Decks/Patios	Material	_____
	Color	_____
Roof	Material	_____
	Color	_____
Fascia & Soffit	Material	_____
	Color	_____

Exterior Walls	Material	_____
	Finish	_____
	Color	_____
Exterior Trim	Material	_____
	Finish	_____
	Color	_____
Shutters	Material	_____
	Finish	_____
	Color	_____
Chimney	Material	_____
	Color	_____
Window Trim	Color	_____
Exterior Door	Color	_____
Stone or Rock	Photo	_____
	Mortar Color	_____
Exterior Lighting	Cut Sheets	_____
Fences or Walls	(Please give full specifications of materials, etc.)	

All plans submitted and approved are subject to further approval by any applicable regulatory agencies.

DESIGN REVIEW APPROVAL/DENIAL FORM

Name of Design Review Coordinator:
Address:

Name of Builder/Owner:
Mailing Address:

Property Address:

Date Submitted:

Please Check the Appropriate Box:

- ☐ Developer has reviewed the plans and APPROVE them without comment.
- ☐ Developer has reviewed the plans and require a response to the comments on the page(s) attached hereto.
- ☐ Developer has reviewed the response to previous comments from the Builder and APPROVES the plans.
- ☐ Developer has reviewed the response to previous comments from the Builder and DENIES the plans.

DESIGN REVIEW COORDINATOR

Date Approved/Denied