

**ARCHITECTURAL CONTROL GUIDELINES**

**FOR**

**JOHNS CREEK**

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## INTRODUCTION

This document is intended to serve as architectural guidelines for JOHNS CREEK , a single-family subdivision in St. Johns County, Florida. It contains the necessary information to guide homebuilders and homeowners through the preparation of design requirements of said subdivision and the pertinent governing authorities. This document is prepared specifically for this community and it is suggested that it be reviewed thoroughly and plans be prepared accordingly since plan review will be based on its contents.

All plans are reviewed exclusively by the Architectural Control Committee of Johns Creek.

The plans should be addressed for review to.

Architectural Control Committee  
Johns Creek  
C/o PMSI  
2215 East State Road 200  
Yulee, FL 32041

maintained at the highest level possible while still allowing for each owner's individual taste, in design, colors and materials.

## 2 PROCESSING

### 201 PROCESS FOR CONSTRUCTION

201.1 Homebuilders or homeowners will examine the enclosed material for items required for review on submitted plans and specifications.

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

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

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

201.4 Send all revisions to the plans and specifications to the ACC for approval in accordance with the above outlined procedure and with the requirements listed in Section 201. Should deviations from approved final plans become apparent during or after construction, without having been approved previously, these shall be subject to removal at homebuilder's or homeowner's expense, and at the discretion of the ACC.

201.5 Allow two (2) weeks time for processing and plan review.

201.6 The homebuilder or homeowner may start construction proceedings upon written approval of the construction plans by the ACC and receipt of all required permits from municipal or other authorities having jurisdiction over the project.

### 202 PLANS SUBMITTAL REQUIREMENT

202.1 The homebuilder or homeowner will submit comprehensive construction plans and specifications, which shall include but not be limited to the items listed:

1. Architectural construction plans:
  - a. Site plan: Showing the location of the house with all property lines, easements, setbacks and restrictions lines, drives, walks, roof plan, pools, fences, walls, patios, etc.
  - b. Floor plans at 1/8" or 1/4" scale with dimensions.
  - c. Elevations with finish notations at 1/8" or 1/4" scale with dimensions:
    - i. Showing all exterior materials noting colors and textures.
    - ii. Note type, size and material of all openings.

- iii. Roof pitch, type and quality of roof covering material.
    - iv. Doors, windows, fences, mechanical equipment.
  - d. Typical wall section.
- 2. Landscaping and irrigation plans:  
Showing location, quantity, sizes and species of all plants, trees, shrubs and ground cover proposed. (See 400). Show driveways, sidewalks, patios, and existing trees of 6" in diameter and above at a point three feet (3') above ground level. (See 402).
- 3. Specifications:  
Provide information on type and quality of all exterior materials.
- 4. Square footage (first and second floors):
  - a. Air-conditioned space (living area)
  - b. Other

300 ZONING

Existing zoning requirements will be considered as per St. Johns County Zoning Ordinance.

301 SITE CONDITIONS

301.1 All lots in Johns Creek have curb and gutter at the front or side of the lots. This paving and drainage design shall not be altered in any way.

301.2 Homebuilders and homeowners shall refer to site development drawings for any information of these areas.

302 PARKING

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

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

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

303 SETBACK REQUIREMENTS

303.1 Living unit setback requirements:

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

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

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



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

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

#### 304 SITE DEVELOPMENT CONSTRAINTS

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

## 4 LANDSCAPING

### 400 LANDSCAPE REQUIREMENTS

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

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

400.3 Landscape plans submitted shall not be at a smaller scale than 1" = 20'-0". All trees, shrubs, screen material, berms, paving patterns, groundcover areas and any other elements necessary to convey the design intent shall be shown. Plans submitted for approval shall have botanical and common names, height, spread and quantities of all plant material. Plant distances, in the case of hedge material and groundcovers, and spot elevations where earthwork is part of the design intent, will also be required.

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

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

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

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

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

### 401 LANDSCAPE INTENT

Johns Creek, LLC, the developer of Johns Creek, considers landscaping to be a critical design element to the community and to the individual homes within the community. Landscape design should be integrated into the design of the home, from its inception. The use and preservation of native and naturalized landscape materials is strongly encouraged. Landscaping

plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.

#### 402 PRESERVATION OF EXISTING TREES

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

#### 403 TREES

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

#### 404 PLANT MATERIAL

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

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

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

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

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

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

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

404.8 A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by St. Johns County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of corner lots require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards on corner lots will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

#### 405 IRRIGATION

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

405.2 Pop-up sprinklers shall be used in these areas.

#### 406 LANDSCAPE LIGHTING

Lighting is to be low-key and when used, should be used on accent entrances and special features. Overall high levels of light are not desired. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties. Colored lighting is discouraged and shall be subject to ACC approval.

#### 407 RECOMMENDED LANDSCAPE MATERIAL

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

1. Native species and evergreens.
2. Relatively resistant to insects and diseases.
3. Cold hardy material.
4. Adaptability to existing soil conditions.
5. Long life expectancy.

407.2 The selection of plant material for development within the project should be given careful consideration. Attention should be given to year round appearance, maintenance requirements and cold resistance. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables, therefore it is necessary that all plans be reviewed and approved by the ACC to ensure that satisfactory plants have been selected for each location.

#### 408 PLANT LIST

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

##### 408.1 GROUND COVERS

<u>Botanical Name</u>	<u>Common Name</u>
1. Asparagus Sprengeri	Asparagus Fern
2. Ilex Cornuta Rotunda	Dwarf Holly
3. Juniperus	Various Juniper Ground Covers
4. Liriope	Lily Turf
5. Pyracantha Walderii	Walders Dwarf Pyracantha

##### 408.2 SHRUBS (Hedge and Accent)

1. Raphiolepis Indica	Indian Hawthorne
2. Cocculus Laurifolius	Snailseed
3. Cortaderia Selloana	Pampas Grass
4. Eleagnus Pungens	Silverthorn
5. Ilex Burfordii	Burford Holly
6. Ilex Vomitoria	Yaupon Holly
7. Juniperus Spp.	Various Juniper Shrubs
8. Ligustrum Lucidum	Glossy Privet
9. Mahonia Bealei	Leatherleaf Mahonia
10. Nandina Domestica	Heavenly Bamboo
11. Nerium Oleander	Oleander

- |                              |                        |
|------------------------------|------------------------|
| 12. Photinia Glabra          | Red Photinia           |
| 13. Pittosporum Spp.         | Various Pittosporum    |
| 14. Viburnum Odoratissimum   | Sweet Viburnum         |
| 15. Viburnum Suspensum       | Sandankwa Viburnum     |
| 16. Crataegus Sp.            | Dwarf Tudeau Hawthorne |
| 17. Ilex crenata 'Compacta'  | Compacta Holly         |
| 18. Ilex cornuta "Carissa"   | Carissa Holly          |
| 19. Ilex crenata "Helleri"   | Helleri Holly          |
| 20. Rhododendron indicum     | Azalea                 |
| 21. Ternstroemia gymnanthera | Cleyera                |
| 22. Buxus macrophylla        | Japanese Boxwood       |
| 23. Ilex x 'Oak Leaf'        | Oak Leaf Holly         |
| 24. Gardenia jasminoides     | August Beauty Gardenia |

## 5 STRUCTURES

### 500 INTRODUCTION

500.1 The following design guidelines pertain to specific items of a structure that give the character and the overall impression of the house and which must be constant for the design continuity of all the buildings at Johns Creek.

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

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

60'x110' - 1,400 square feet.

65'x110' - 1,500 square feet.

70'x110' - 1,600 square feet.

90'x125' - 2,500 square feet.

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

Lots 202 - 214, 152, 153, 175, 176 and 177 shall be one story.

### 501 ROOF AND ROOFING

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

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

501.3 Mansard roofs and Gambrel roofs, characterized by steep lower slope and flatter upper portion shall not be permitted.

501.4 Roof top mechanical equipment must be so located to reduce or eliminate its visibility from street, sidewalk of adjacent properties.

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

501.6 All exposed roof vents, valleys, flashings, eave drip, and pipes extending through

the roof shall be painted the same color as the roof.

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

## 502 EXTERIOR WALLS

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

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

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

502.4 The finishes are the following:

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

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

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

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

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

502.7 Where monolithic slab construction is proposed for foundations, sufficient footing shall be incorporated into the slab construction so that any exterior walls requiring brick or stucco finish can be constructed with stucco or the first row of brick starting below finish grade.



In other words, the brick or stucco wall section should have the same appearance as if the foundation slab was constructed with a stem wall design.

### 503 EXTERIOR WALL COLORS

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

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

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

### 504 WINDOWS

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

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

504.3 All exterior windows shall be double paned.

### 505 GARAGES

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

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

505.3 No metal or fiberglass covered carports will be permitted throughout this subdivision.

### 506 DOORS

506.1 Screen doors shall be compatible with the design and color of the home.

506.2 Entrance doors shall be compatible with the house design and made of solid wood, fiberglass or metal insulated type. Glass inserts may be included.

506.3 Garage doors shall be compatible with entrance doors and may include glass panes.

### 507 SCREENED ENCLOSURES

No screened enclosure shall be permitted on the front of the house. Patio or pool screened enclosures shall be permitted subject to review and approval by the ACC. If the proposed enclosure comes with a roof, then it shall be consistent with the main house roof (i.e., use same color and type of roof shingle). If the roof of the proposed structure is made of metal then it is recommended that the metal match the color of the roof of the house.

#### 508 AWNINGS

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

#### 509 DETACHED STRUCTURES

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

#### 510 FENCING

Fencing of lots is permitted at Johns Creek.

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

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

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

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

#### 511 RECREATION STRUCTURES

All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball backboard) shall be constructed on any part of the lot located in front of the rear line of a residence constructed hereon and shall be constructed so as not to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior approval of the ACC and without limiting any other criteria for approval, the ACC shall review the height of such structures to assure the privacy of neighboring homeowners.

#### 512 AIR CONDITIONERS

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

#### 513 FIREPLACES AND CHIMNEYS

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

#### 514 SWIMMING POOLS AND TENNIS COURT

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

#### 515 WELL LIMITATIONS

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

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

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

#### 516 SATELLITE DISHES

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

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

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

#### 518 ELECTRIC METER BOX AND CONDUIT

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

#### 519 MAILBOXES

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

#### 520 WAIVERS

The architectural planning criteria set forth herein are intended as guidelines to which adherence shall be required by each homebuilder and homeowner in the property; provided, however, the ACC shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

6 MAINTENANCE600 MAINTENANCE DURING CONSTRUCTION

During construction all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) to assist in keeping the debris from being scattered.

After construction no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ACC. Failure to comply with the request will cause removal of the debris by action of the ACC and all related costs plus an administrative fee will be charged to the homebuilder or the homeowner.

**JOHNS CREEK****New Construction**

- Complete plans – new house plan, site plan, landscape plan and exterior colors \$180.00
- Pre-approved house plan with site plan, landscape plan and exterior colors \$100.00
- Landscape plan and exterior colors submitted after original submittal \$50.00
- Resubmittals \$50.00
- Miscellaneous approvals for pools, screen enclosures, fencing, etc. on new construction \$35.00

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

---

**Miscellaneous Approvals:**

Any improvement, addition, alteration, or structure of any kind including, but not limited to, any building, fence, wall, painting, alteration of dwelling (including doors, windows, roof), installation of solar panels, swimming pool, screen enclosure, Jacuzzi, and addition of awnings and landscape improvement.

Miscellaneous submittals must be accompanied by a check payable to the  

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in the amount of \$35.00

**SUBMITTAL FEES ARE SUBJECT TO CHANGE**

**Exhibit "A"**

**Fee Schedule**

**Exhibit "B"**

**Lot Landscaping Requirements**



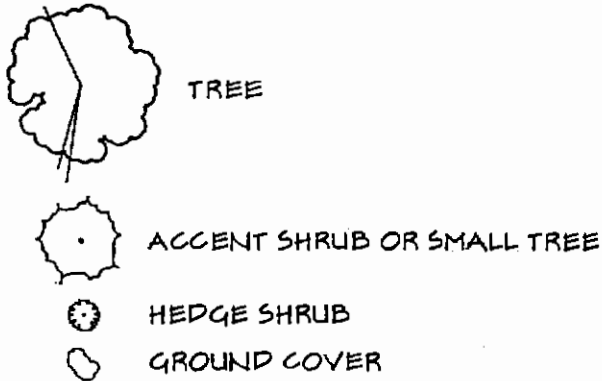
# Johns Creek

## Lot Landscaping Requirements September 2003

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

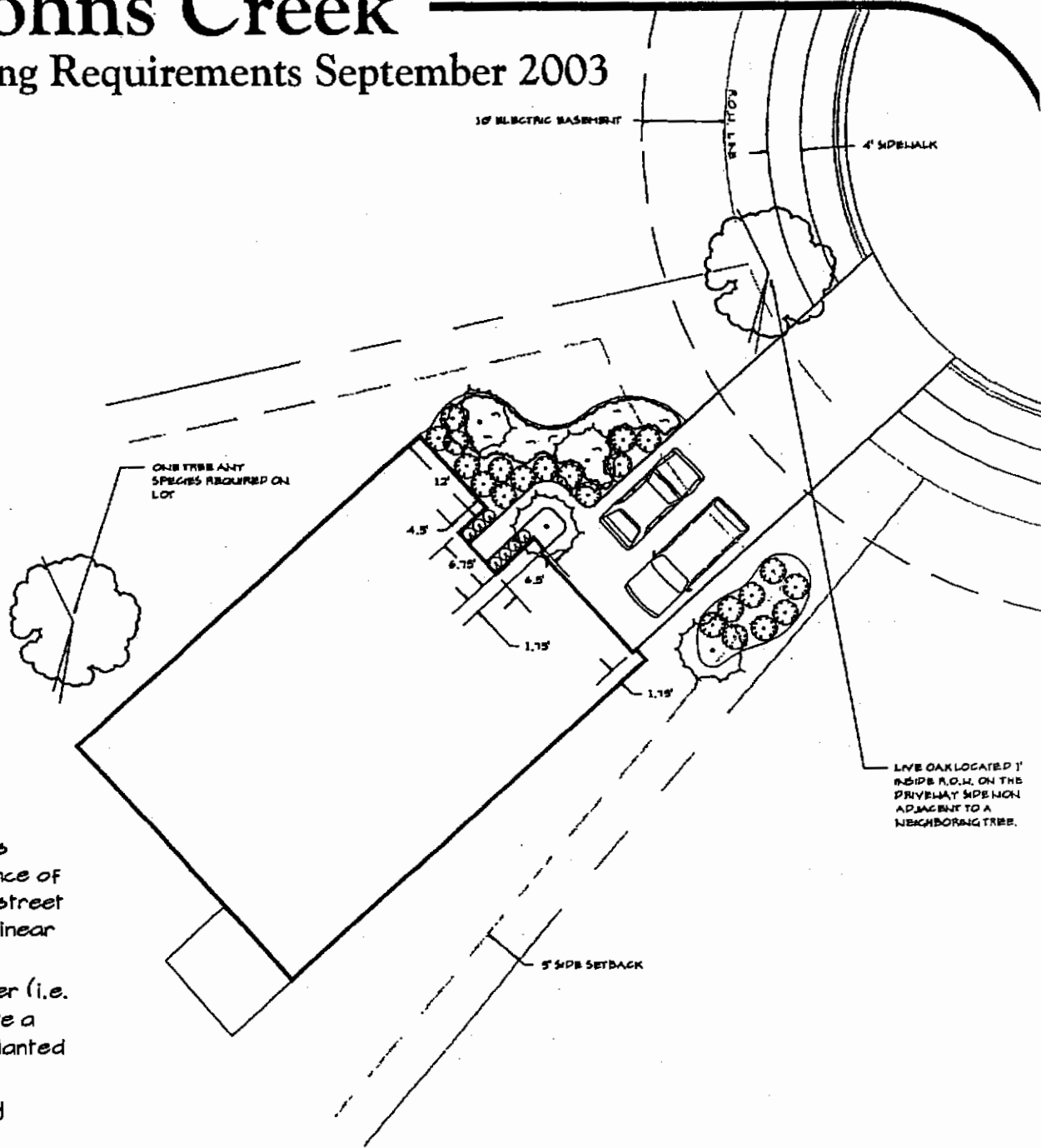
NOTE: ONE LIVE OAK TREE REQUIRED WITHIN R.O.W.  
AND ONE TREE ANY SPECIES REQUIRED ON LOT

### PLANT SYMBOLS



CAUTION PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWERLINES & UTILITIES!  
Calculations are based on the linear feet of the houses roadway frontage. Linear feet shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the linear feet and divide by 18" (width of minimum shrub). For groundcover quantities use the linear feet as the number (i.e. 38 L.F. = 38 groundcover plants). All houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be sodded.

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



## CUL DE SAC LOT

England-Thimys & Miller, Inc.

FROM (TUE) APR 11 2017 9:35/ST. 9:34/No. 7500000322 P. 25

# Johns Creek

## Lot Landscaping Requirements September 2003

STANDARD LOT	REQUIRED	PROVIDED
FRONT YARD	33'	33'
HEDGE PLANTS	22	22
ACCENT PLANTS	4 MIN.	4
GROUND COVER	33	39

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

### PLANT SYMBOLS



TREE



ACCENT SHRUB OR SMALL TREE



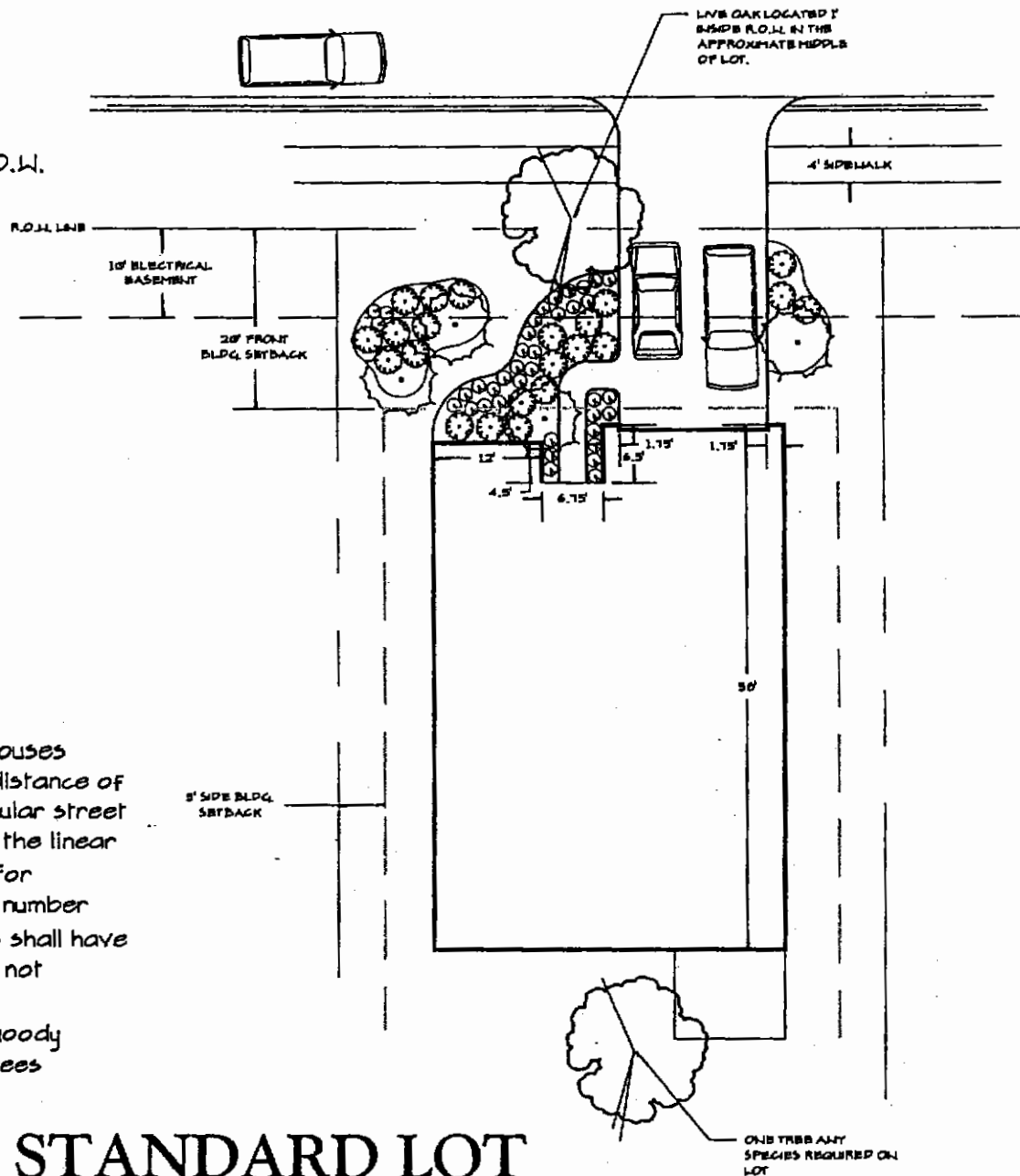
HEDGE SHRUB



GROUND COVER

CAUTION PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWERLINES & UTILITIES!  
Calculations are based on the linear feet of the houses roadway frontage. Linear feet shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the linear feet and divide by 18" (width of minimum shrub). For groundcover quantities use the linear feet as the number (i.e. 38 L.F. = 38 groundcover plants). All houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be sodded.

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



### STANDARD LOT

England • Thimby & Miller, Inc.

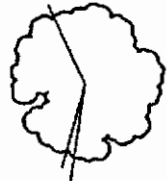
# Johns Creek

## Premium Lot Requirements September 2003

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

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

### PLANT SYMBOLS



TREE



ACCENT SHRUB OR SMALL TREE



HEDGE SHRUB

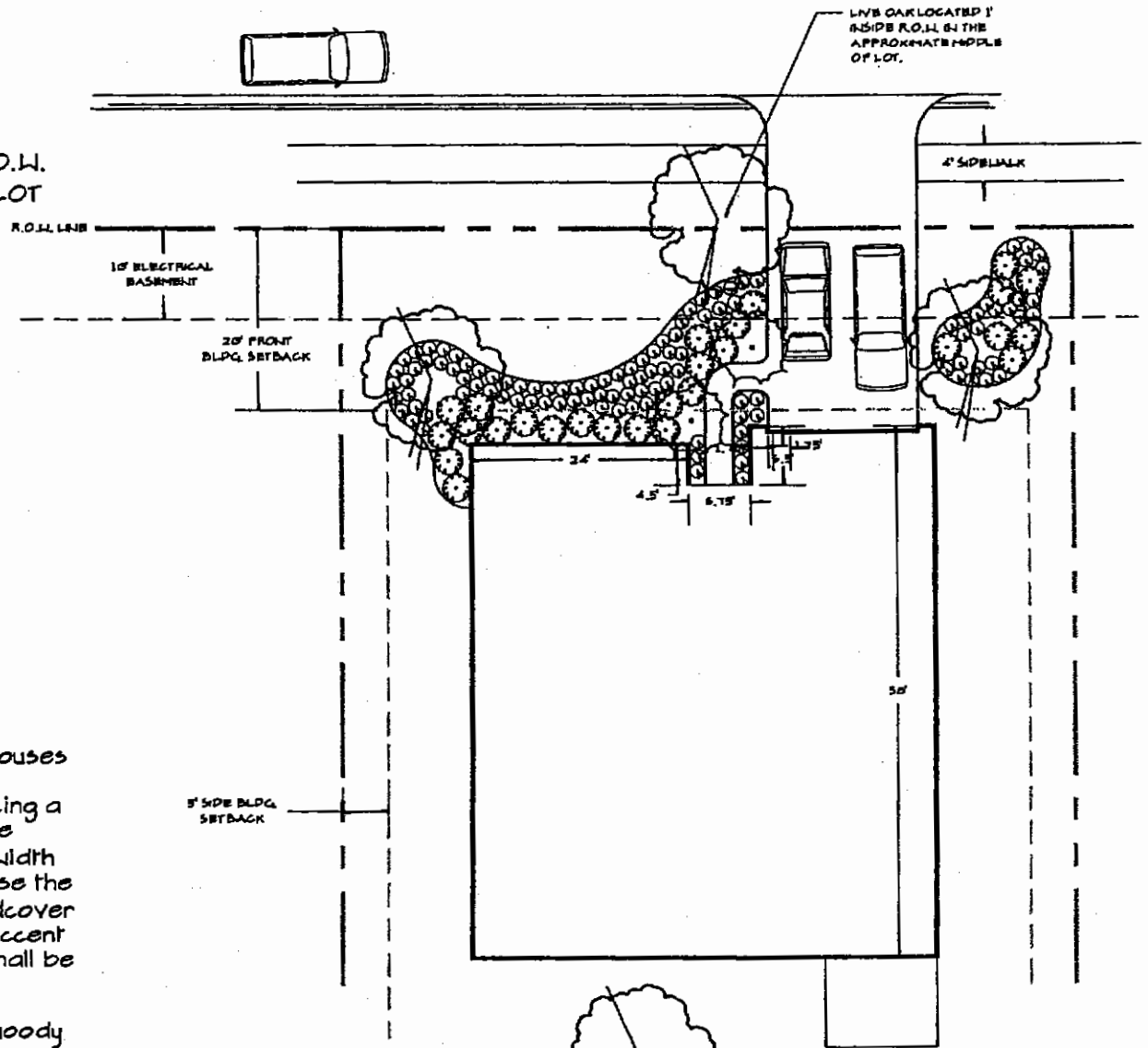


GROUND COVER

**CAUTION PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWERLINES & UTILITIES!**

Calculations are based on the linear feet of the houses roadway frontage. Linear feet shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the linear feet and divide by 1.5' (width of minimum shrub). For groundcover quantities use the linear feet as the number (i.e. 38 L.F. = 38 groundcover plants). All houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be sodded.

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



TREE ANY SPECIES REQUIRED ON LOT

## STANDARD LOT

England-Thimby & Miller, Inc.

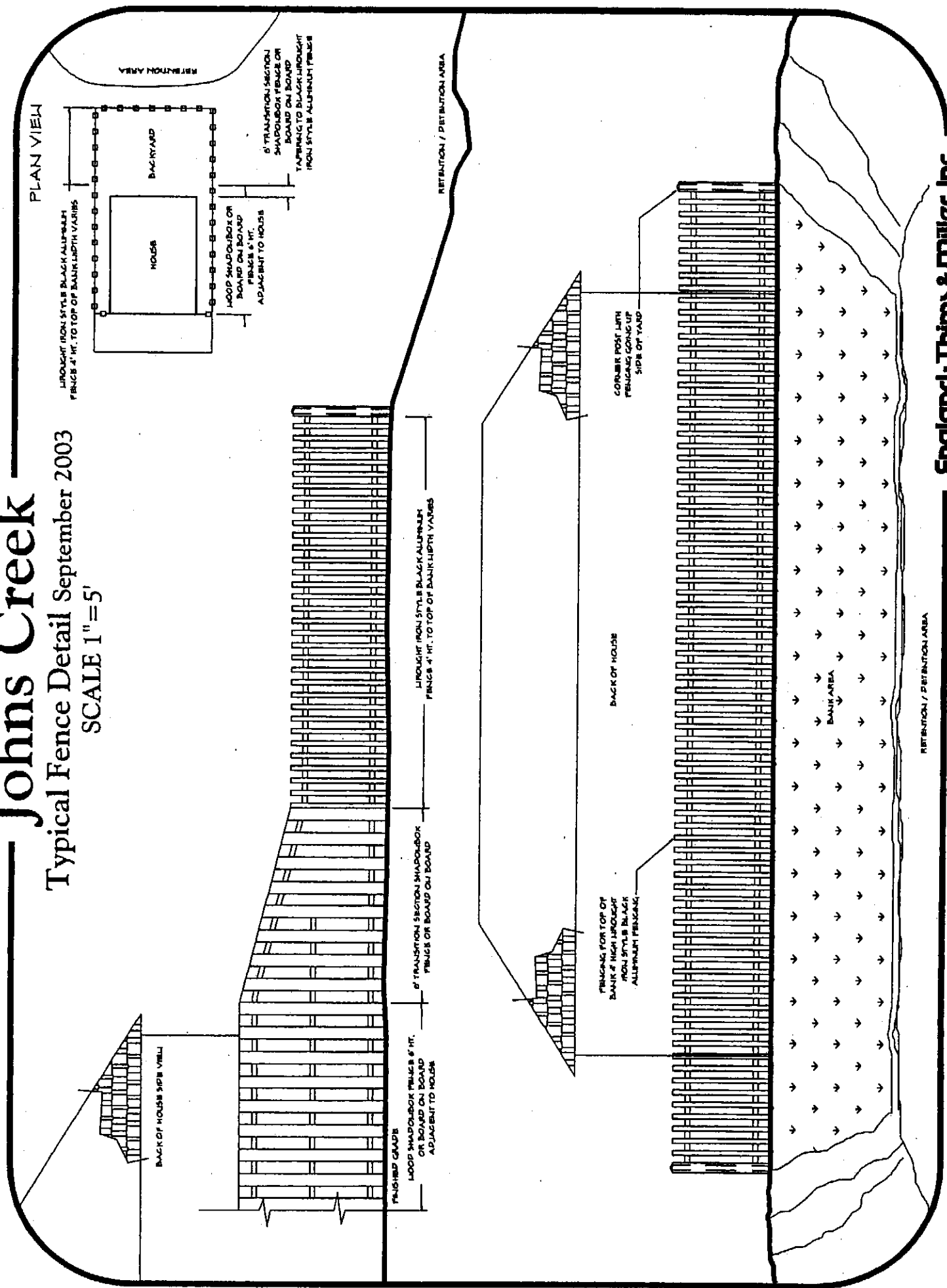
**Exhibit "C"**

**Fencing**

# Johns Creek

## Typical Fence Detail September 2003

SCALE 1"=5'



England-Thims & Miller, Inc.

**Exhibit "D"**

**Home Run Wiring Specifications**

Exhibit DLOW VOLTAGE HOME WIRING SPECIFICATIONS

This Home Wiring System specification provides a reliable, advanced foundation wiring system for today's modern home. The system uses proven off-the-shelf technology configured to meet the consumer's growing need for telecommunications connections for television, telephone and data. The system is designed to provide a smooth interface with every community network, allowing the new homebuyer access to services available today, and in the future. The system provides a flexible, upgradeable, platform for optional services as well. Many currently available, branded structured wiring systems and products meet or exceed this specification. Primary requirements include:

Central control center – A central, climate controlled area that, at a minimum, contains a Category V connecting block, a 1GHz Co-axial cable splitter, a central alarm panel, and a 110 VAC duplex power outlet. Cables for telephone, data, video, and alarm systems are home run from locations throughout the house to this location. The power is required for the central alarm panel and for future amplifier or server needs.

Category V Wiring - Used primarily in the past for commercial LAN applications, Cat. V wiring has become the standard for telephone and data use by quality homebuilders nationwide. It allows for reliable high-speed data transmission via the telephone network. Consumers will need this wiring to receive ISDN; T1 or future xDSL type services for their phone, fax, Internet or other high-speed data transmission applications.

Quad Shielded Coaxial Cable - Quad-shielding provides added protection from outside broadband interference – the primary cause of poor cable television pictures in the home. These specifications also anticipate future Digital TV products such as digital cable, HDTV and satellite television.

Home Alarm System - The added safety of a monitored home entry alarm system is a major consideration for today's homebuyers. A complete ground floor system, with all windows, doors and second floor accessible entry locations contacted is included. Other optional features may be added, such as: glass break or motion detection sensors, fire and smoke detectors, or remote (panic) features. Homeowners may save 10-20% off homeowner's insurance rates with a monitored alarm system (Homeowners should check with their insurance agent for details).

Options - Optional Video camera systems can be added, using the co-axial cable system, for delivery of pictures from any coaxial outlet (front door, nursery, pool area, etc.) to any TV outlet on a selected television channel. Category V telephone wiring may also be adapted for use for the optional home computer LAN (local area network) – a must for the home office or multiple student study areas. Home Theater, Surround Sound, or Satellite systems are other options, and may also be integrated into the Home Wiring system.

## MINIMUM WIRING STANDARDS

- 4 Telephone jacks: Category V, eight conductors, UL listed, CSA certified jacks. Insertion loss of less than 0.40 dB at 100 MHz.
- Telephone cable: Category V, eight conductor (4 pair). Must comply with EIA/TIA 570 specifications for 100-MHZ UTP premise wiring. Either PVC jacketed or plenum spec is acceptable, choice up to contractor depending on requirements of individual runs.
- 4 Coaxial jacks: UL listed F-81 Type bulkhead jack, Leviton 40681 cable jacks or equivalent.
- Connectors: F56 Crimp Connector, 1/2 inch attached ring
- Coaxial cable: Quad Shielded RG6. Either PVC jacketed or plenum spec is acceptable. Choice up to contractor, dependent on requirements of individual runs.
- Entry Alarm system: Minimum 4 zone non-proprietary system including: battery backup, telephone interface (RJ31X or equivalent), fully installed with connection to phone line via line seizure; contact devices on all first floor and accessible; 2<sup>nd</sup> floor windows and doors, as appropriate; one keypad, wiring for additional keypad locations at builder option.
- Alarm Panel: Non-Proprietary, MONITORABLE alarm system.

The cable splitter and the telephone block must be mounted in a metal cabinet, located in an accessible interior area, generally the master-bedroom closet in a single story home, or an upstairs closet in a 2-story home. If security is wired in a separate cabinet, then category V telephone wire must be used to connect the primary phone line to the security system, with the line running from protector, to block and then to security system and back.

1. Wire all outlets, telephone, cable, and security, on a "home run" basis to the Control Cabinet. Terminate the coaxial cable on a 1GHz splitter with sufficient capacity to handle all the outlets. Terminate the telephone cable on a category V connecting block such as the AT&T 110 - 50 pair block. The cable splitter and the telephone block must be mounted in a metal cabinet. Install a 110 VAC outlet at this location for security system use, and future amplification or other powering needs.

2. Install outlets to satisfy your customer's requirements (minimum of 4 telephone and 4 cable TV). Consideration for Home office and Home Theater applications is highly recommended. At least one of the telephone and one of the coaxial cable outlets are to be combined in a single duplex outlet near the most likely location for family television/home theater viewing.

3. Cable and Wire Runs - Avoid sharp bends in the cable. This could damage the shielding on the cables. DO NOT use staples. Maintain 6" or more distance from parallel electrical lines. DO NOT run cables through the same holes as electrical lines. Always cross over electrical lines at 90-degree angles where possible. Provide approximately 4 feet of extra cable at the control cabinet termination. Label each cable run with the location of the jacks. This is especially important for ease of customer and utility company connection. Use proper anchoring hardware for the cables. All wiring is to be completed per current BOCA, NEC, and NFPA requirements!

Outside Termination Telephone, video and data

On the interior side of the wall, a 110v ac outlet is required within 10 feet for the power supply to the optical node on Fiber to the Home applications.



Conduit Under Driveways and Sidewalks

A 2 inch conduit is required in the utility easement, along the Telecommunications running line, twelve (12") inches deep at each location where a driveway or sidewalk crosses the easement.

**IMPORTANT NOTE:** Home wiring systems that are installed to meet this very minimum standard will generally not support Ethernet based home LANs and telephones. At this time, Ethernet applications typically require 8 category V conductors at each outlet. Category V outlets that are utilized for telephone may not have the capacity to also support the Ethernet based LAN systems. Rather, a minimum of two (2) totally separate category V runs and outlets should be placed to locations where a customer requires both phone and data connections.

**Exhibit "E"**

**Mailboxes**