

CAMPO VERDE ARCHITECTURAL REVIEW COMMITTEE

I. DESIGN CRITERIA FOR CAMPO VERDE

The following design criteria applies to homes to be built at Campo Verde, to-wit:

Section 1. **ARCHITECTURAL DESIGN CRITERIA:** The Architectural Review Committee shall be charged with imposing the following criteria, to-wit:

1. Rating Programs

All homes built at Campo Verde shall be construed according to the criteria set below:

- a. Energy Star. All homes in the project shall exceed the standards for Energy Star homes as determined by on-site evaluation and testing.
- b. Florida Green Home Designation Standard of the Florida Green Building Coalition. Each home built will exceed the minimum Green Home Designation standard under this program.

<http://www.floridagreenbuilding.org/db/standards/pdf/HomeVer5/Version%205%20APPROVED%20BY%20BOARD.pdf>

2. Minimum Building Standards

In addition to qualifying under the applicable rating programs, homes shall achieve the following minimum standards of building practices:

- a. Maximum impervious surface

The maximum impervious surface permitted on any lot, including house footprint including garages, porches and decks, patios, pools, driveways, paved or hard surface parking areas and paved or hard surface walkways, shall not exceed the following maximum amounts:

1. 5,000 square feet for lots up to 13,000 gross square feet;
2. 5,800 square feet for lots up to 15,000 gross square feet;
3. and 7,000 square feet for lots up to 21,000 gross square feet.

In the cases of driveways shared between two or more homes, the square footage of the driveway shall be divided equally between the lots for the purposes of this calculation regardless of the driveway's actual distribution on the lots.

- b. Minimum square footage:

Homes shall have a minimum of 2500 square feet of conditioned space unless specifically exempted by the Architectural Review Committee.

- c. Energy Efficiency:

- 1) Air handlers and ductwork shall be located in conditioned space unless specifically declined by the homebuyer. Locating air handlers and ductwork in conditioned space is considered a basic design principle for the homes in Campo Verde and builders shall make every reasonable effort to meet this provision.
- 2) HVAC equipment shall be sized according to the actual projected heating and cooling load of the home. Over sizing of HVAC equipment is prohibited.

- 3) All houses at Campo Verde are to utilize an active solar energy feature. This requirement may be satisfied by use of solar hot water heater, solar pool heaters, and passive solar design of the home or photovoltaics.
 - 4) All houses at Campo Verde are to be designed to reduce energy consumption. Newly constructed houses should not exceed .4 kilowatt hours per month per square foot.
- d. Materials:
- 1) Environmentally friendly materials and equipment shall be used to the greatest extent possible.
 - 2) Paints, stains, and other coatings shall be premium, high quality, applied per manufacturer recommendations. Low B.O.C. paints are encouraged.
 - 3) Roofing shall have a warranted life span of at least 25 years.
 - 4) Guidelines presented in the “Green Materials Selection Criteria” section of *Build Green and Profit* (University of Florida Energy Extension, University of Florida, 2000) shall be given priority when selecting all building materials for homes.
- e. Indoor Air Quality:
- 1) All habitable structures shall be built to meet comfort and indoor air quality standards of the American Society of Heating, Refrigerating, and Air Conditioning Engineers (ASHRAE 62-1989)
 - 2) Only zero or low VOC (volatile organic compound) paints shall be used unless specifically waived by the homeowner or homebuyer.
 - 3) All homes shall have mechanical ventilation incorporated into the HVAC System unless specifically declined by the homebuyer.
- f. Water Conservation
- 1) All standard fixtures and appliances offered by builders in new homes shall be identified by the manufacturer to be “water-conserving”.

3. Aesthetics and Design

a. Integration of Buildings and Site: It is the goal of the Declarant to create a community of architecturally distinct homes with high energy efficiency, carefully situated amongst the existing trees and natural features. To accomplish this goal, the following design guidelines apply:

- 1) The areas between the edge of pavement and the front of any building shall be landscaped in accordance with the guidelines set forth in this Design Criteria or set forth elsewhere herein or set forth in the Rules and Regulations of the Association adopted from time to time.
- 2) Homes shall be custom-sited on lots to preserve the existing tree cover of the neighborhood. (See maximum cleared area provision and tree protection section within this document.) Homes may be angled on the lots to fit in among the

trees to avoid a consistent and rigid setback and orientation. (Note sections on side and rear façade design under Proportions and Detailing, below.)

- 3) Homes are to be designed with the careful integration of indoor and outdoor spaces, creating opportunities for courtyards, breezeways, arbors, and outdoor garden “rooms” where possible to create gradual transitions between indoor and outdoor spaces.

b. Garages

- 1) The construction of attached front loaded garages shall not be allowed except where specifically permitted following application to the Architectural Review Committee.
- 2) Front-loaded garages shall not protrude more than 4 feet beyond the front porch of the homes or beyond the front façade of homes without porches. This requirement will be waived by the Architectural Review Committee when a protruding front loaded garage is desired in order to save trees or improve the streetscape.
- 3) Garage doors shall be of the same color as the cladding of the home and be of minimal ornamentation in order to reduce their visual impact.
- 4) Garages are not specifically required on any lot within the Development.

c. Proportions and Detailing

- 1) Side and rear elevations that can be seen from the street or from public areas shall maintain proportions and detailing that are visually consistent with the overall quality of front facades on the same building. This provision includes but is not limited to the use of shutters on side and rear windows when shutters are present on the front façade of the home; cladding materials that are consistent with the front façade of the home; and the use of a reasonable amount of detailing on facades visible from public areas so as to avoid the impression of an “unfinished” or “blank” elevation.
- 2) Elevations and massing of homes shall follow accepted practices of good design, including recognized aesthetically-pleasing proportions, symmetry or balanced asymmetry, appropriate degrees of detailing and ornamentation, and consistency of elements.
- 3) Basic good design practices with minimal ornamentation shall be followed instead of the use of ornamentation to correct design weaknesses.

d. Colors

Colors shall be selected from an approved palette which shall be furnished by the Developer to all Contractors prior to final approval in which colors shall be designed to blend into or be fully compatible with the natural environment.

e. Lighting

- 1) Floodlights are permitted only if used with motion sensors or 15 minute timers.

- 2) The Architectural Review Committee shall have review authority over exterior lighting and authority to deny proposals that would represent a nuisance to other Owners.

Section 2: **LANDSCAPING**

It is the intention of the Declarant that Campo Verde is to maximize native plantings and to minimize a requirement for irrigation, fertilizers and pesticides. Landscaping should continue the look and feel of the existing natural setting with understory embellishments as needed to create a pleasing streetscape and yardscape.

The following specifications shall apply to all landscaping within the project, to-wit:

1. Plant materials. The list of permissible plants includes the following:
 - a. Local natives.
 - b. Edible non-invasives.
 - c. Regional natives and naturalized hybrids, selections, and cultivars.
 - d. Non-invasive non-native plants particularly well suited for stormwater management facilities or other managed environmental areas.
 - e. Non-invasive non-native plants that are visually similar to native vegetation as approved by the Developer.
 - f. The lowest acceptable plant grade shall be "Florida #1".

2. Prohibited Plants.

Exotic invasive vegetation that may threaten site ecology is prohibited. All Lots within the subdivision shall be managed aggressively to eradicate and prevent exotic invasive vegetation.

None of the plants listed in Attachment A of these Guidelines under "Prohibited Plants" shall be planted on the Property.

Any listed plant which occurs naturally on individual Lots or Common Area shall be removed promptly.

3. Planting design.

- a. Informal layouts of plant materials in groupings and locations appropriate to native and natural species requirements and relationships shall be used. Grouping and massing of plants are preferred over straight-line arrangements.
- b. Existing native vegetation shall be retained and incorporated into the landscape whenever feasible.
- c. Use of turf grass shall be limited to areas where heavy non-directed foot traffic or recreational activities require it. Turf grass shall comprise no more than 1600 square feet on any lot. The predominate landscape shall be natural woodland. The majority of landscaping should consist of mulched planting areas containing combinations of trees, shrubs, and ground covers.

4. Property Lines.

In order to maximize a feeling of spaciousness, linear definition of property lines is discouraged. In instances where privacy or screening is desired, it should be accomplished through architecture, plant groupings, or short segments of fencing or trellis.

5. Prohibited Materials.

White gravel, shells and other similar light colored materials are prohibited as a major landscape ground cover or mulch. Plastic sheeting and other impervious materials may not be used under mulched areas.

6. Irrigation Systems.

Landscapes shall be designed to minimize the amount of irrigation water used. Retained stormwater runoff which is distributed as irrigation water is strongly encouraged by the Developer. Cisterns are encouraged. Permanent irrigation systems are discouraged. If irrigation is used, the landscape plan shall group plants of similar water requirements to make the system as efficient as possible. Landscape plans may be denied by the Architectural Review Committee in cases where, in its opinion, water conservation will not be achieved.

7. Fertilization.

Fertilization scheduling and quantities shall not exceed the "low maintenance" recommendations of the University of Florida Cooperative Extension Service. Slow release fertilizers are recommended for those who use fertilizer.

8. Pesticides.

Preventative pesticide treatments are to be avoided within the landscape, as they tend to destroy balance of the natural ecosystem. An exception is spraying pine trees for beetles during construction. Pest management for turf, soil, plants, or any other exterior need should be done by the least toxic methods as currently recommended by the Alachua County Cooperative Extension Service and Florida Yards & Neighborhoods publication.

9. Compost Bins.

Composite bins are permitted on lots provided they are not visible from public areas, the front entrance arrival area or outdoor patio/deck areas of other homes.

10. Creative Design.

No part of these guidelines shall be interpreted to restrict creative designs or the inclusion of traditional landscape elements, such as vegetable gardens, fruit, trees, arbors, water gardens, or furnishings.

II. CONSTRUCTION PRACTICES.

The Architectural Review Committee shall be charged with imposing the following Construction Practices, to-wit:

1. Tree and Vegetation Protection.

- a. No clearing or construction shall commence on any lot prior to written approval from the Architectural Review Committee.
- b. A continuous tree protection barrier perimeter fence or other approved device shall be installed around the area in which construction related activities is permitted and shall be maintained throughout the construction process.

c. Except as specified below, all construction shall follow the recommended practices presented in Build Green and Profit Special Topics Guide, Trees and Construction: Keeping Trees Alive in the Urban Forest (University of Florida, Florida Energy Extension Service, 2000.)

d. Construction practices shall exceed those in Trees and Construction as follows:

- 1) The trunk diameter method shall be used for determining the critical root zone of trees to be protected from construction impacts.
- 2) When construction within the critical root zone of trees to be protected is unavoidable, every reasonable effort shall be taken to limit the construction activities to one side of and no more than 33% of the root zone.
- 3) Trees and shrubs that must be removed shall be chipped on site and used as mulch for soil stabilization and landscaping. This provision may be specifically waived by the Architectural Review Committee when it is shown to be infeasible or cost prohibitive. No trees greater than 6" in diameter shall be removed without prior written permission of the Architectural Review Committee.

e. The developer has an initial list of lots together with an indication of a protected tree being present and identification of such tree. This itemization of protective trees shall pertain for so long as the Architectural Review Committee can determine that the protected tree has survived.

2. Sediment and Erosion

a. In keeping with the environmental objectives of the project, exemplary erosion and sediment control practices shall be employed during construction. All practices must exceed local minimum standards.

b. Erosion control through soil stabilization shall be employed throughout the home construction process. Sediment control measures shall be used in addition to, not in lieu of, erosion control.

c. For the purposes of this document, "soil stabilization" refers to measures that protect soil from erosive forces of raindrop impact and flowing water. Applicable practices include vegetative establishment, thick, float resistant mulching and the early application of gravel on future roads and parking areas. Soil stabilization measures should be selected to be appropriate for the time of year, site conditions, weather conditions and the anticipated duration of use.

d. Where possible and as permitted by local ordinances, mulch shall be used instead of grasses for soil stabilization. Where the use of grasses is unavoidable, fast growing mixes suitable for low-nutrient situations, such as those containing high percentages of annual rye, shall be used rather than slower growing high nutrient grasses, such as St. Augustine.

3. Construction Waste Management

Construction Material. Construction materials, including masonry waste, shall not be disposed of or stored for more than 7 days on any lot or common area in the subdivision. This applies to remodeling or reconstruction projects only.

Recycling. Declarant strongly encourages recycling and directs that Builders and subcontractors shall whenever possible recycle as many construction items as possible.