

Architectural Design Guidelines for
Mariana Oaks Phases I & II Table

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Architectural Design Guidelines for
Mariana Oaks Phases I & II

I. Introduction

A. Guideline Objectives

This document has been prepared by KMAP, Inc., Mason Creek, LLC (the “Declarant”), and Tom E. Lewis, FAIA, Esq.-Architect and Attorney, for promoting the development of Phases I & II of a residential subdivision known as “Mariana Oaks” (the “Development”). The standards of design expressed in this document are intended to describe Declarant’s Mariana Oaks Homeowner’s Association (hereinafter “Association”) vision for the Development through guidelines and procedures that are clearly outlined and informative. It is the intent of the Declarant to expedite the approval and building process while ensuring that all submittals are harmonious with, and not of compromise to, the commitment to quality of the subdivision, and the protection of all property values therein. It is also the intent of the Declarant to protect the unique natural features of the development during the building process. Therefore, Declarant may review and revise the Architectural Design Guidelines (Design Guidelines), as need arises, to facilitate changing conditions. These Guidelines shall apply to all owners of lots in Mariana Oaks Phase I and Phase II (“Owner” or “Lot Owner”).

B. Relationship of Covenants and Restrictions to Legal Documents

These Design Guidelines are a supplement to the Declaration of Covenants and Restrictions, as amended (the “Covenants”) for Mariana Oaks, recorded in the Leon County, Florida public records. The design criteria are intended to complement the Covenants and should a conflict arise between the two, the Covenants shall prevail.

II. Architectural Review Board

A. Mission and Function

The Covenants provide for the creation of the Architectural Control Committee (ACC). It is the mission of the ACC to see that the standards as set forth by the Declarant are met or exceeded in all respects, and the Design Guidelines and the Covenants assure an attractive, compatible, and aesthetically pleasing community.

B. Membership of the ACC

The ACC is to be comprised of three (3) or more members, appointed by the Declarant. An elected member shall chair the committee. The right to appoint members to the ACC shall be retained by the Declarant until one hundred percent of the parcels have been developed and occupied by the initial occupant(s). At such time, the Board of Directors of the Mariana Oaks Homeowners Association, Inc. shall appoint the members of the ACC.

C. Responsibility of the ACC

The ACC shall have the following responsibilities:

1. Review and evaluate each set of plans and specifications submitted by an Owner for adherence to the Design Guidelines and Covenants.
2. Monitor the construction to ensure compliance with the Covenants and Design Guidelines.
3. Enforce the Design Guidelines through special assessment or remedy as per the Covenants.
4. Interpret the Covenants and the Design Guidelines upon the request of an Owner.
5. Approve all new construction and modifications to existing structures, including but not limited to fences, pools, walls, exterior painting, material replacements, and play structures.

D. Enforcement Powers of the ACC

1. The ACC has the power to fine the Lot Owner and/or direct the nonconforming structure or improvement deemed in violation to these Design Guidelines and Covenants be brought into compliance, at the Owner's expense.
2. The ACC shall also have the power to enforce by similar means, including fine, compelling compliance or assessment against any Construction Deposit. ←-this needs to be DEFINED!

E. Limitation of Liability of the ACC

1. Design and submittal approval do not constitute a representation or warranty as to the quality, fitness, or suitability of the design or materials specified in the plans.
2. **Decisions by the ACC do not assure approval by any governmental agencies or compliance with governing codes or regulations.** Owners are responsible for obtaining or ensuring that they or their agent obtain all information necessary for code compliance before commencement of construction.
3. Furthermore, the ACC encourages a consultation meeting between the Designer or Architect, Owner, and Builder and the governing municipality departments before undertaking preliminary design or construction, so that everyone involved has access to the latest version of applicable ordinances and codes. Each entity involved should understand its role in the design/construction process, the rules and regulations that affect the process.
4. It is not the role or responsibility of the ACC to educate, monitor or ensure compliance with local codes or regulations.
5. Neither the Declarant, the Mariana Oaks Homeowners Association, the ACC, nor any of the members shall be held liable for any injury, damages, or loss arising out of the manner or quality of approved plans for construction on or modifications to any home site. By submittal of a Package, the Lot Owner agrees to indemnify the Declarant, the Mariana Oaks Homeowners Association, the ACC, and any of the members, from any such claims.

III. Design Review Process

A. Review Process

1. The Design Review Process begins when a complete Submittal Package, as described below is submitted to the ACC.

2. The Design Review Process ends if a Submittal Package is returned as Denial As Submitted, or not approved, or the Owner fails to submit a complete package.
3. An amended Submittal Package may be re-submitted to the ACC, dated with the new date, for its review.
4. Every effort will be made by the ACC to review plans and specifications as quickly as possible. However, the ACC is not liable for delays or penalties incurred by the Owner, Builder or their agents, due to the review process timeline.

B. Grounds for Approval/Rejection of Submittals

1. All construction documents submitted for review will be considered for approval by the ACC.
2. The decision that the ACC makes regarding approval or disapproval shall be based upon the materials' and overall designs conformity to the Design Guidelines and Covenants. It is important to note that these opinions regarding compliance are subjective and are subject to vary as committee members are replaced over time.
3. The final decisions of the ACC may be based on purely aesthetic considerations, to assure an attractive, compatible, and quality community.

C. Plan Design and Copyright

1. All plans for the construction of dwellings and other building structures in Mariana Oaks must be designed by a licensed Architect or a professional, experienced Designer.
2. The plans must meet, at a minimum, the building codes of Leon County and the State of Florida.
3. Each application to the ACC shall contain a representation and warranty by the Owner that the use of the plans submitted does not violate any copyright associated with the plans.
4. Each Owner submitting plans to the ACC shall hold the members of the ACC, the Mariana Oaks Homeowners Association and the Declarant harmless and shall indemnify said parties against any and all damages, liabilities, and expenses incurred in connection with the review process. and any copyright infringement.

D. Design Review Application

1. The ACC shall provide an Application to be completed in its entirety and shall be submitted as part of the Submittal Package.
2. The Application can be obtained from the Mariana Oaks Homeowners Association or its agents, the Declarant, or can be downloaded from the Mariana Oaks website, www.marianaoks.com.
3. The Application provides the ACC:
 - a. Necessary contact information for the Owner and the Builder
 - b. Basic scope of the work to be performed including any demolition, renovation, and/or new construction
 - c. Information about the Builder and Builder's qualifications for building in Mariana Oaks subdivision.
4. Two copies of the application, signed by the Owner making the submittal, and dated, will be included in the Submittal Package.

The package shall be delivered to:

Executive Management Services
Attn: Kayla McKee
PO Box 13089
Tallahassee, FL 32317

Phone: 850-878-3134 ext 306
email: kayla@mycamfirm.com

E. Fees

1. Design Review Fee

- a. There is a design review fee associated with the submittal process. Along with the application, the required plans and specification, and the material sample submittals, a check made payable to Mariana Oaks Homeowners Association for One Hundred Fifty Dollars (\$150.00) shall be paid before the review process can begin.
- b. If, after three submittals on one project have been processed and approval denied by the ACC, the ACC, at its discretion, may assess an additional One Hundred Fifty Dollar (\$150.00) fee to the Owner making an additional submittal before processing such request.
- c. The purpose of these fees is to cover all costs and expenses related to the processing of applications and review of plans and specification. The ACC reserves the right to change or waive fees from time to time without prior notice.

F. Variances to Design Guidelines

1. In the case of a hardship caused by the Design Guidelines or existing site conditions, the applicant may request a variance in writing to the ACC.
2. The ACC may grant or deny the variance request on a case-by-case basis in its sole discretion. Any variance or exception to the Design Guidelines granted is unique and does not set any precedent for future decisions of the ACC.
3. No variance is valid unless approved in writing by the ACC.

IV. Submittal Package and Ownership of Plans

A. The Submittal Package

The Submittal Package shall include two (2) copies of the Application signed and dated by the Owner, the Design Review Fee, two (2) complete sets of printed Plans, and one (1) digital set of the Plans, to be used for construction or improvement. After approval, one set will be returned to the Owner and one set and the digital set will be retained by the ACC and becomes the property of the ACC, to be kept on file as part of the Submittal Package and to be used as a check to ensure that work is being performed as submitted.

The Plans shall include, at a minimum, the following individual plans, submittals, and schedules, for the Plans to be considered complete. These are the: 1. Site Plan, 2. Architectural Plan, 3. Material Sample Submittals, 4. Exterior Finish Schedule.

1. Site Plan

- a. Minimum scale of 1"=20'. Must include the following information:
- b. Owner's name, street address and Lot number
- c. Lot lines, location of street, and setback lines. Front setback thirty -five (35) feet, rear setback fifty (50) feet, side setback seven and one half (7.5) feet on interior sides and fifteen (15) feet on corner lot side streets. If a utility or drainage easement is located between two dwellings, the side setback shall be measured from the outside easement line, so that the home does not sit immediately adjacent to the easement.
- d. House lines and dimensions to all property lines at closest points
- e. Elevation benchmark and finish floor elevations
- f. Proposed walls, including retaining walls, with heights compared with benchmark
- g. Proposed fences. See Fencing Standards.
- h. Pools. No above ground or temporary pools are permitted
- i. Outbuildings or structures, including pergola's, etc.
- j. Culverts, and Sidewalks must be 3,000 psi smooth finish concrete material. Driveways, and Parking Pads, may be permeable concrete material, if approved in writing by the ACC. Other color, stain, and/or pavers may be approved on a case by case basis. The culvert end treatment shall be brick, stone or stucco matching the material used on the foundation stem wall on the front elevation per the plan approved by the ACC. See Exhibit A Typical Driveway Crossing Detail.
- k. Mailboxes must be of the type approved, see Exhibit B.
- l. Patios and Decks
- m. Contour lines (2 foot) should be included to reflect existing elevation contours as well as new proposed elevations after cut or fill during construction.
- n. Tree protection areas showing areas to be fenced off with protection fencing to prevent root damage to trees that are to remain
- o. Identify trees six (6") inches in caliper or larger, measured at fifty-four (54") inches above the ground Diameter Breast Height (DBH) or greater that are to be removed. Identify all trees twelve (12") inches in caliper or larger, measured at fifty-four (54") inches above the ground Diameter Breast Height (DBH) or greater located on the property. Every effort possible should be made to preserve and keep as many of the existing trees on the lot during construction.
- p. Owners should be aware that Leon County has approval authority of trimming or removing certain trees.
- q. Location of sediment control features, such as silt fencing, to be used.
- r. Natural areas to be left except for thinning, under-brushing and covering with pine straw
- s. Areas to be grassed and type of sod
- t. Landscape plantings and any special areas to be planted, mulched, or any Hardscapes installed
- u. Location of proposed Tank(s) and Drain Field area for septic system
- v. Drainage plan showing drainage flow, and any grade changes, berms, swales, pipes, etc. used to convey water to a recorded drainage easement or public drainage system

- w. North Arrow indicator
2. Architectural Plans
- a. Floor Plans
 - 1) Minimum scale of 1/4" = 1'-0"
 - 2) All rooms and areas dimensioned and labeled
 - 3) Location of all windows and doors
 - 4) Plan for each floor, including basement area
 - 5) If area is to be left unfinished, then it should be indicated as such.
 - b. Exterior Elevations
 - 1) A Front Elevation at minimum scale of 1/4" = 1'-0"
 - 2) A Rear Elevation at minimum scale of 1/4" = 1'-0"
 - 3) All Side Elevations at minimum scale of 1/8" = 1'-0", except a side elevation facing Mariana Oaks Drive on a Corner Lot shall be at a minimum scale of 1/4" = 1'-0"
 - 4) All elevations labeled for easy reference as to orientation.
 - 5) Accurate finish grade lines shown against house.
 - 6) All materials and finishes labeled and identified by name, along with color and texture if applicable. If a material is to have a finish applied that might affect color, the type of finish must be submitted along with a sample (For example: painted brick).
 - 7) Roof pitch and material to be used, including the location and depiction of any roof penetrations.
 - 8) Window and door configuration and location. Any trim, if applicable, to be applied around windows and doors should be included and specified.
 - 9) Location of any exterior shutters, window boxes, special decorative architectural features, brackets, or any other special details that may affect the exterior elevations.
 - 10) Note any architectural features that have been drawn into the elevation.
 - 11) Project will not be deemed complete until all details shown on approved drawings are incorporated into project unless a written variance from the ACC is obtained.
 - 12) Gutters where applicable
 - 13) Location of all exterior equipment, including HVAC units, pool equipment, utility connections on structure, or any other exposed equipment.
3. Material Sample Submittals

Samples for the following materials, if applicable, shall be submitted, including color and texture. See Article VI. General Design Requirements for additional specifications.

- a. Siding material
- b. Brick and mortar sample
- c. Stone and mortar sample
- d. Stucco
- e. Roofing material

4. Exterior Finish Schedule

The plans shall include an Exterior Finish Schedule having any information that may help to describe color and finish texture for the following items. Any item not specifically listed but deemed to be of assistance to add to the description should also be noted.

- a. Paint colors for siding.
- b. Paint colors for trim and accent areas.
- c. Paint colors for shutters.
- d. Paint color for garage doors.
- e. Concrete color at driveway if applicable.
- f. Window and exterior door paint colors.
- g. Front door finish and color.

V. Decisions of the ACC

After all material have been submitted to the ACC for review, then the ACC will have thirty (30) days to review the submittal. At the end of this period the ACC will make a judgment as to whether the plans, specifications, and other submittal material comply with the Covenants and the Design Guidelines as provided at the time of submission. The Owner or the Owner's agent responsible for the submittal will be notified as to whether the plans are:

A. Approval As Submitted

All submittal material has been reviewed, deemed adequate, and approved as submitted to the ACC. Construction may commence upon Owner's receipt of written notification of approval from the ACC. **The Owner still has the responsibility to obtain ALL necessary permits and approvals for any project from the local authorities and departments regulating building in the Mariana Oaks Development.**

B. Approval With Stipulations

Submittal material is found by the ACC to not be in compliance with the Covenants or the Design Guidelines, or both, and will be returned to the Owner or the Owner's agent, along with recommendations from the ACC as to how compliance may be met. Upon return of the submittals, the Owner has the choice to:

- a. Accept and adopt stipulations placed on the submittal by the ACC. The Plans shall be revised to include recommendations of the ACC and the submittal package returned to the ACC. The stipulations shall then

become part of the submittal material and the submittal. Upon receipt of such acceptance in writing, the Owner will be notified in writing of the approval and upon receipt of written approval, construction work can begin.

- b. Not accept the stipulations placed on the submittal by the ACC. The Owner may then make changes to the design and/or materials to be used, and submit the modified plans, specifications, and other submittal material to the ACC for review as set forth herein.
- c. Withdraw from the review process. Any material, including plans and specifications submitted, will be retained by the ACC for its records.

2. **No construction work will begin without written approval from the ACC.**

C. Denial As Submitted

1. Submittal material is found by the ACC to not be in compliance with the Covenants, the Design Guidelines, or not appropriate for the Mariana Oaks subdivision shall be denied approval by the ACC. Details of the decision by the ACC will be presented in writing to the Owner making the submittal, and suggestions may be provided to the Owner concerning the proposed design. The ACC may advise the Owner of possible means to bring the submittal into compliance, but the responsibility for the design belongs to the Owner.

2. **No construction work will begin without written approval from the ACC.**

D. Completion of Construction

1. Once construction is completed, the Builder or Owner, can request a site visit from the ACC. The site visit must be requested fourteen (14) days or more from any scheduled sale or property closing. Within seven (7) days of the site visit, the ACC will note items not in compliance with the approved plans. Requesting the site visit in a timely manner is the sole responsibility of the Owner. If the Builder or Owner fails to request such site visit, then the Owner is responsible for any issues not in compliance that are found at any future date and discovered by or reported to the ACC or Declarant.
2. All construction activity must commence within thirty (30) days of Approval by the ACC. For new construction of residences, or major renovations and additions, all construction activity must be completed with nine (9) months of commencement of construction. For all other projects, construction must be completed within thirty (30) days of commencement of construction, unless specifically extended by the ACC in the initial Approval. Any necessary extensions must be requested in writing, state sufficient cause, and be approved in writing by the ACC.

VI. General Design Requirements

A. Minimum Square Footage

Minimum home square footage requirement for a home to be built in the Mariana Oaks subdivision is 2,000 square feet. Such minimum square footage shall be calculated using heated/cooled living area. This should not include any area not heated/cooled, porches, decks, screened areas, garages, carports, or basement area. Measurements for calculations of heated/cooled square footage should be taken from inside edge of stud wall of living area wall and should not include any veneer material, such as stone or brick.

B. Location on Lot

1. No structure, including any outbuildings, shall be located any nearer to the lot line than stipulated on the Site Plan by the stated setback dimensions. The ACC will have input into the exact location of the house on the lot as need be when it is determined that there might be irregularities in front setbacks from neighboring lots due to lot shape or contour.
2. Owner will be asked, as part of the submittal process, to locate the desired location for the home site. After seeing how neighboring lots might affect the location of the home site, the ACC may require that the home site be located at a different position.
3. It is the intent of the ACC to provide regularity in visual setbacks from the road and promote appropriate continuity within the subdivision.

C. Exterior Materials

1. Approved Materials

Materials approved for use as exterior siding or veneers include the following:

- a. Brick, with an approved texture and color
- b. Stone, when used as an accent wall or as a foundation veneer
- c. Exposed exterior foundations must be brick, or stone on the front elevation and wrap 18" minimum around each corner. The remaining exposed area must be finished with the same brick or stone, or with stucco matching the primary siding color. On corner lots, the side facing each street must match the front elevation
- d. Cement stucco, color and texture to be approved
- e. Horizontal or Vertical wood lap siding, pattern to be approved
- f. Board and batten siding with true battens
- g. Hardi-plank or approved equal lap siding
- h. Hardi-shakes or equal
- i. Cedar shakes
- j. Material not listed may be considered for use as an exterior siding but must receive prior written approval for ACC before any use occurs
- k. Exterior materials must include two materials on front elevation. At least three sides of the home shall be the primary material used on the front elevation. All four sides of the home must be the primary material on corner lots.

2. Non-Approved Materials

Material not approved for use as exterior siding or veneers include the following:

- a. Any Vinyl Material.
- b. Aluminum Material, including siding, except as used in the Bottom Panel of the Exterior Wall of an Approved Screen Porch.
- c. Logs or log siding
- d. T-111 style siding
- e. Rough-sawn or irregularly shaped wood siding.
- f. Any material which has not been approved in writing by the ACC

D. Roof Design

Pitch of the main roof structure should not be less than a 6/12 pitch. Pitches for porches, breezeways and other secondary structures may be less, provided they are approved during submittal of plans and specs. Contemporary roof designs or any other irregularly shaped roof designs will not be allowed. Penetration thru the roof, such as plumbing vents, mechanical exhaust vents, skylights, light tubes, etc., will be located on the rear roof slopes so they are not visible from the street. Any pipe penetrating the roof may be required to be painted to blend in with the roofing material color. Any penetration visible from the street must be approved in writing from the ACC.

1. Roofing Materials

Materials used for roofing shall be limited to the following unless approved in writing by the ACC:

- a. Architectural shingles, preferably 30 year or greater, color to be approved and shall be algae/fungus resistant.
- b. Slate
- c. Synthetic slate
- d. Cedar shakes
- e. Standing seam metal

2. Flashing

Any material used for flashing shall blend in color with either the roofing material or the siding veneer. Exposed galvanized flashing will not be permitted.

3. Chimneys

Chimney finishes are restricted to brick, stone, cultured stone, or stucco. Exposed exterior metal chimney flues or flue caps are not allowed. Metal shrouds are allowed atop masonry chimneys. A false chimney may be allowed if essential and consistent with the design of the residence,

E. Windows and Doors

1. Exterior Doors

- a. Door design should be appropriate for the style and architectural theme of the home. Exterior sliding glass doors are not approved on front facing elevations but are permissible for use on elevations facing the rear yard of the lot. Storm and screen doors on front facing elevations are permissible only if they are approved by ACC. Wood doors are permitted but it is recommended that use be limited to protected areas under roof. Steel clad pre-finished doors are permitted. Steel doors are not approved for use as exterior doors.
- b. Garage doors shall be metal or wood. No garage doors may face the primary street the house faces. No car ports are allowed. Minimum 2 car Garage, and a maximum 4 car Garage.

2. Windows

- a. Window type and design should be appropriate for the style and architectural theme of the house. Windows on elevations facing the street (or streets if a corner lot) shall have mutton bars to be either true divided light or simulated divided light.
- b. Pattern of muttons shall be appropriate for the style and architectural theme of the home and should be submitted to the ACC for approval prior to the purchase of the windows.
- c. Exposed screens shall be charcoal colored fiberglass.
- d. Where Exterior Shutters are part of the design, Shutters must be proportional to window size. For example; a 3'0" x 5'0" window would have a 18"x60" shutter on each side

F. Fence Standards

1. Pressure treated wood, PVC (vinyl) and iron / aluminum metal fences are permitted. No fence or wall shall exceed six (6') feet in height. No fence shall be located nearer than two (2") inches to a Lot line.
2. Approved Colors for Fences are:
 - a. Extra White (SW#7006)
 - b. Row House Tan (SW#7689)
 - c. Rockwood Dark Brown (SW#2808)
 - d. Behr Premium Transparent Waterproofing Wood Finish - Color ClearNo.500-N
 - e. Black for Wrought Iron and Aluminum Open Picket
3. The Color Numbers shown are Sherwin- Williams and are provided only for color match. The ACC reserves the right to approve variations of these colors, if in its sole discretion, such action furthers the design quality of the Mariana Oaks community.
4. Types of fences allowed are Solid, Solid with Open Tops (Lattice or Baluster), Shadowbox, and Picket (with a range of spaces between Picket slats). This variety allows an Owner to have a degree of individuality in their fencing, without their being varying colors.
5. Entire Lots should not be fenced.
6. Only 36" – 42" high, open Picket fences are allowed in Front or

Side Yards from the mid-point of the house side walls forward.

7. 4' – 6' high Picket fences are allowed in Front or Side Yards from the mid-point of the house side walls rearward.
8. Wood fences must be stained or painted within 6 months of being installed (allows for wood to dry from pressure treating).
9. Individuality can be achieved by fence design through the use of heights, space between Pickets, tops of Pickets being domed or with downward curve, open Balusters or Lattice on the top.

G. Landscape Standards

All areas disturbed during construction must be stabilized with grass or plant material. The plant material should be of native variety and compatible with our local climate. Exotic species, or species not found predominantly in our immediate area will generally not be approved. Palm trees, other than Windmill Palms, invasive or noxious species, are not permitted. All grass must be laid solid, sprigging, strips or seeding are not permitted. The Landscape Standards provide for submittal of grading, drainage, hardscape, landscape, and landscape lighting plans. The submittals required by the Landscape Standards shall be provided on the Site Plan or by separate plan meeting the same submission requirements under the Architectural Design Guidelines.

H. Miscellaneous

1. Gutters and drainpipes shall be copper or painted aluminum (in a color compatible with the color of the fascia).
2. Outdoor lanterns shall be consistent with the architectural style of the home.
3. Mailbox and Light Post shall conform to those approved by ACC. Approved mailbox and vendor listed in Exhibit B, or available from the ACC.
4. All HVAC units visible from the front or a side street, must be shielded with appropriate plants, or a fence, no more than 4" taller than unit, installed specifically to block the unit, and meeting all other Fence Standards.
5. All concrete driveways, patios, culverts, sidewalks and parking pads, must be 3,000 psi smooth finish concrete material, or approved permeable concrete material. Driveways can not be located nearer than one (1') foot to an interior Lot line.
6. The culvert end treatment shall be brick, stone or stucco matching the material used on the Stem Wall of the Foundation on the front elevation per the plan approved by the ACC. The ACC may waive this requirement in its sole discretion. Typical Driveway Crossing Details are attached as Exhibit A.
7. Each Lot Owner must prepare a drainage plan showing drainage flow, and any grade changes, berms, swales, pipes, etc. used to convey water to a recorded

drainage easement or public drainage system. The Owner has the responsibility to discharge the water from their lot into a recorded drainage easement or public drainage system, and cannot discharge drainage onto an adjacent property. The ACC may order site corrections at any time such discharge is occurring and the Owner agrees to make such corrections by submitting an Submittal Package. Any changes to the plan made or required by any governmental entity issuing a permit for construction or site work, must be re-submitted to the ACC, and written approval granted, before any construction or site work may begin.

8. Pools may not be temporary or above ground type. All Pools, Pool screens, Spas, and location of associated equipment must be approved. Pools, Spas, and associated equipment must have an effective privacy and noise barrier. For Pools, this barrier can be evergreen plants that will create the required buffer within a one (1) year period, or approved fencing. Spas are allowed above ground if they are permanent in nature, the property is fenced with a six (6') foot approved solid fence, and the Spa is incorporated into the overall patio design. Spas will be allowed based on the aesthetic quality of the product and the overall design of the outdoor area. The Applicant must also demonstrate that the Spa is not a hazard to adjacent Owner's should it become damaged and drain its contents.
9. All exterior lighting must be installed to be directed onto the Owner's property and not adjacent properties.
10. Garage doors may not face any street. In the case of corner lots, the garage should face the interior of the lot and not open to either street. Only side entry, or courtyard entry garages are permitted. Garages must be two (2) car minimum and four (4) car maximum in size. All homes shall have a garage. All garage doors shall be wood or metal. No car ports are allowed.

The display of one (1) American Flag , and one (1) Flag of one of the several military services (Army, Vavy, Air Force, Marines, Coast Guard) in accordance with the following criteria is considered approved by the ACC. The flag must not exceed two and one half (2.5') feet tall by four (4') feet long, and is attached to a white, black, or stained wooden pole, no more than five (5') feet long, and secured to the exterior of the house. The pole should be mounted at an angle near 45 degrees.

VII. General Rules for Construction

- A. The following general rules for construction apply to all Owners and Builders and their respective employees, subcontractors, material suppliers and others entering the Mariana Oaks subdivision at their request or on their behalf:
 1. All Owners and Builders shall off load heavy equipment onto the Owners lot, and avoid off-loading heavy equipment directly onto the streets. Any scarring of the roadway caused by Owners or Builder shall be milled and resurfaced.
 2. Builders are required to keep their job sites neat and clean. ALL trash stockpiled for removal must NOT belocated on street side of lot before being removed. removed. There will be no

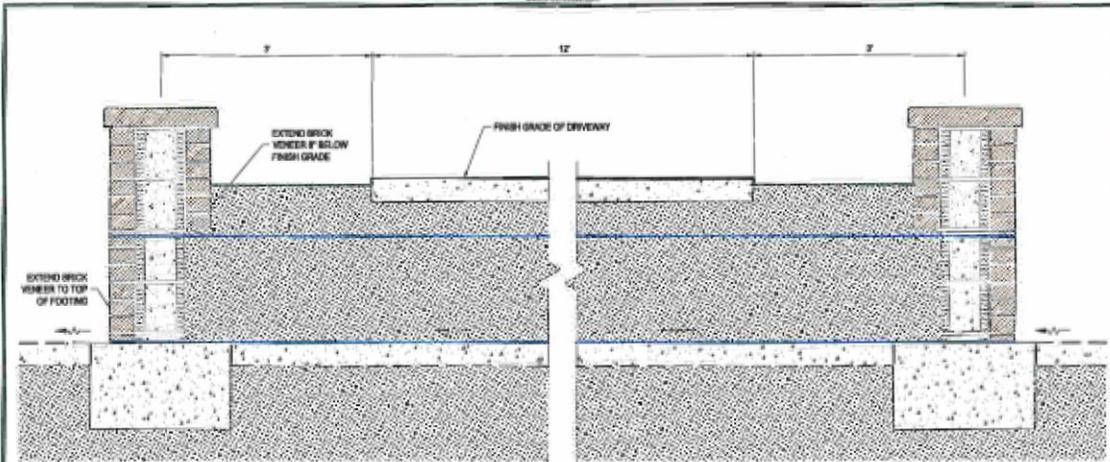
stockpiling or dumping on adjacent lots or on streets. Declarant or Association may remove trash not removed, and the cost for removal will be billed to the Lot Owner. Non-payment of this cost may result in a Lien placed on the property.

3. All laborers, workmen and service personnel in the subdivision are required to keep all areas in which they work or through which they travel free of discarded materials such as lunch or meal containers, refuse materials, and other trash. General Contractors are responsible for the acts of their laborers and those of their Subcontractors, including any speeding of such laborers.
4. Builders will use only the utilities provided on the immediate lot on which they are building.
5. Any damage to streets, sidewalks and curbs, common areas, utility or drainage systems, streetlights, street markers, mailboxes, walls, etc. will be repaired or replaced by Declarant to its standards and such costs or repairs shall be billed to the Lot Owner.
6. The established mandatory speed limit within the subdivision is 25 miles per hour for construction vehicles, including light trucks, and autos, unless a lesser speed limit is posted.
7. There will be no washing of any vehicles on the streets, adjoining lots or common areas. The residue from any concrete delivery truck must be washed out on the construction site.
8. Operators of vehicles are prohibited from spilling any pollution or damaging materials while within the subdivision. If spillage of a load occurs, operators must report any spill and immediately begin cleanup. Cleanup done by Declarant will be billed to the appropriate Lot Owner.
9. If any telephone, cable TV, electrical, water, etc. line is cut, it is the Owner/Builder's responsibility to report such an accident to the proper Service Company Personnel within thirty (30) minutes and to ensure the repair by the proper Service Company.
10. Loud radios or noise will not be tolerated within the subdivision. Normal radio levels are acceptable. Mounted speakers on vehicles or outside of homes under construction are prohibited.
11. No shortcuts across lots are allowed, without approval of the Declarant.
12. No vehicles (trucks, vans, cars, etc.), associated with construction on any Lot, may be left in the subdivision overnight. During the day, construction equipment and vehicles may be parked on the street if they do not impede traffic flow. Construction vehicles shall not be parked on the right-of-way, grassed shoulders, or grassed cul de sacs.
13. Only bona fide workmen, service personnel and laborers are allowed on the construction site.
14. Lot Owners will provide a portable toilet to each job site.

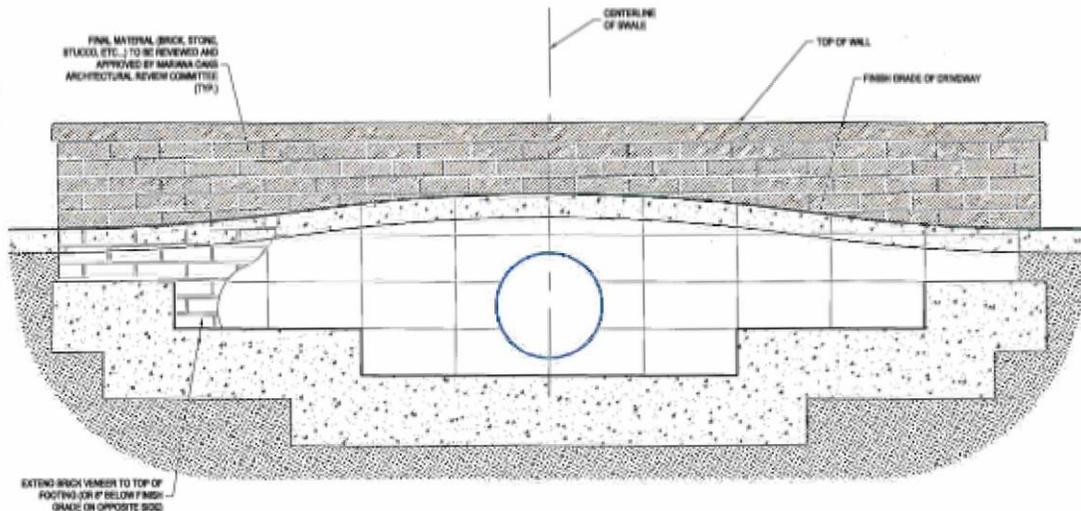
15. No temporary storage trailers or buildings are permitted on the construction site, except as may be necessary to aid in construction.
16. The ACC shall have the right to require a Construction Deposit from any Builder or Owner during the construction of any improvements to the property.
17. The Lot Owner is charged with giving the required notice to builder, workmen, laborers and service personnel, and shall insure their compliance with the conditions set forth herein.

VIII. Amendment

These Architectural Design Guidelines may be amended from time to time by the ACC. Any Amended version of these guidelines shall be provided all Lot Owners and Builders currently under construction within the subdivision within two (2) days of approval by the ACC.



**MATERIALS SECTION - A
TYPICAL DRIVEWAY CROSSING DETAIL**
NOT TO SCALE



**MATERIALS SECTION - B
TYPICAL DRIVEWAY CROSSING DETAIL**
NOT TO SCALE

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CLIENT NAME
MARIANA OAKS, LLC
621 WILSON AVENUE, TALLAHASSEE, FL 32305

FILE #	2000-164	018001-DRIVEWAY-CROSSING.dwg
CONTRACT #	C383CD1	ARCHIVE
DATE	08/15/08	DRAWN BY
		D.J.C.
PROJECT NAME	MARIANA OAKS A PUBLIC SUBDIVISION	SHEET TITLE
		TYPICAL DRIVEWAY CROSSING CONSTRUCTION
		1.0

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Exhibit B

The approved mailbox for Mariana Oaks is #C2-5115 made by Imperial Mailbox Systems and available from:

Mr. Mailbox
Chris McDonald
850-544-9207

The cost as of 10/1/2017 is \$300.00

