

Jensen Beach Golf & Country Club

Architectural Control Committee Guidelines

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PART I. INTRODUCTION

1. Design Guidelines Purpose

The purpose of the Jensen Beach Golf & Country Club Design Guidelines is to provide a comprehensive description of specific guidelines for builders, architects, landscape architects, engineers, homeowners and others involved with single family home development and its maintenance. The guidelines provide the flexibility to maximize individual character while assuring aesthetic integrity for the entire community.

Establishing a strong community landscape image is critical to the successful marketing of Jensen Beach Golf & Country Club as a residential village. This will entail specific requirements for the landscape of individual lots, primarily front yards. Some rear and side lots will require special landscape attention, especially those that are lakefront or those that border open space. With respect to the streetscape located along NW. Royal Oak Drive up to the clubhouse, the Developer will install street trees, sod and irrigation between the roadway and the sidewalk (the Featured Builder is responsible for the protection of this area during construction - any damage must be rectified immediately, or Developer will make the repair and deduct the costs from the construction deposit).

The Design Guidelines are used by the Architectural Control Committee and the Developer to review each builder's proposal for conformance with the overall community design objectives. The guidelines seek to protect the health, safety and general welfare of all residents. They are intended as a supplement to the requirements of applicable federal, state, county or municipal codes for Jensen Beach Golf & Country Club. It is required that all lot owners and builders will completely familiarize themselves with all Martin County codes as well as the Restrictive Covenants. While some County Codes have been included in these guidelines for emphasis, this is by no means a complete listing of County requirements. These Design Guidelines do not supplant or supersede any federal, state, county or municipal codes or Protective Covenants. If there is a discrepancy between the guideline's information and county codes, county code information shall be used.

The graphic representations in this manual are to be used as visual aids in understanding the basic intent of the Design Guidelines. They do not always depict actual design choices or requirements.

Part II. Submittal Procedures

The following is an outline of the procedures for plan submissions. Refer to application form for specific submittal requirements.

Step One: Preliminary Review (Optional)

Builder submits application form and preliminary plans (3 sets) consisting of:

1. Application Form, plus fee of \$300.00 per unit/model/lot
2. Preliminary Site Plans
3. Preliminary Floor Plans
4. Preliminary Exterior Elevations & Color section (all sides)
5. Preliminary Landscape & Irrigation Plans

The ACC reviews the application and design document, and responds in writing within 10 days of receipt of application. Two sets of plans are returned to the builder with the appropriate comments.

Step Two: Major Review (required)

Builder must submit final construction plans/specs (3 sets) as follows:

1. Application Form, plus fee of \$500.00 per unit/model
2. Final Site Plan
3. Final Floor Plan
4. Final Exterior Elevations
5. Final Landscape and Irrigation Plan

ACC reviews all design documents and returns one set of plans, with the appropriate comments, to the builder within 10 days.

Step Three: Submission of plans to Building Department

Following Major Review, builders may submit approved plans to the Building Department or other such agencies that have jurisdiction for required permits.

Step Four: Construction Commencement

Builder can commence construction upon receipt of A.C.C. Major Review approval, County building permits and all other required permits.

NO CLEARING OR CONSTRUCTION SHALL COMMENCE WITHOUT PRIOR WRITTEN APPROVAL OF THE A. C. C. AND ALL REQUIRED MUNICIPAL APPROVALS/PERMITS.

The fees provided above for Preliminary Review and Major Review shall apply to the entire review process, and no additional fees shall be charged for a resubmission to conform plans with ACC review comments. If during construction modifications to previously

approved plans become necessary or desirable, such modifications are to be promptly submitted to the ACC for review and approval prior to implementation, and shall be treated as a resubmission, for which no additional fee shall be charged.

C. SUBMITTAL REQUIREMENTS

1. An APPLICATION FOR PRELIMINARY AND/OR FINAL PLAN APPROVAL shall be accompanied by Three (3) complete sets of drawings, plans and specifications.

2. EACH SET OF DRAWINGS SHALL CONTAIN THE FOLLOWING INFORMATION:

a. SITE SURVEY@ 1" = 50' or larger scale (may be combined with site plan). This site survey shall show metes and bounds, legal descriptions, rights of way, easements and gross acreage of lot.

b. SITE PLAN@ 1" = 50' or larger

(i) Easements, adjacent street showing dimensions and radii, property lines, drainage, water bodies and street names.

(ii) Building locations, ancillary structure(s), mechanical equipment, parking areas, driveways, walkways, fences, and screens.

(iii) Building setbacks and building dimensions.

(iv) Proposed topography, spot elevations, drainage plans, run-off flow arrows.

(v) Existing vegetation to be preserved, and method of preservation and protection during construction.

(vi) Existing vegetation to be removed.

(vii) Setback requirements.

c. ARCHITECTURAL PLANS:

(i) Floor Plans: Floor plans for all floors shall be submitted for approval; such plans shall be at either a scale of 1/4" = 1' 0" or larger.

(ii) Exterior Elevations: Drawings of all exterior elevations shall be submitted for approval showing the materials and colors to be used with actual color samples attached such as; roof, wall, trim, driveway, shutters, etc. Such elevations shall be at either a scale of 1/4" = 1' 0" or larger. Drawings should detail all privacy walls and fences per Design Guidelines.

- (iii) Plans shall indicate square footage for: living area; garage area and ancillary structure(s).
- (iv) Typical wall Section @ 1/2" = 1' indicating all materials, roof overhang, eave heights, roof slope, etc.
- (v) Once the architectural plans for a Builder's specific production model have been approved by the ACC, only exterior elevations will be required for construction of the same model on a different lot.

d. LANDSCAPE PLANS:

- (i) Landscape plans showing existing plant material to be preserved as well as proposed trees, palms, shrubs, ground covers, vines and grasses to be used, at 1": 10.
- (ii) Plant list to include common name, botanical name, plant height, spread, container size and quantity at time of installation.
- (iii) Irrigation Plans: Plans should indicate that the entire lot is irrigated by an automatic 100% coverage underground system with a minimum 50% overlap of spray distribution. Additional irrigation requirements are set forth in Exhibit B attached hereto.
- (iv) Paving Plans: Plans should indicate materials and colors with samples, as well as construction methods for paved area including driveways, sidewalks, etc.
- (v) Landscape Labor and Materials Estimate: Estimate should show individual plant cost (include material and labor' itemization per plant type). Total cost estimate should be all inclusive of plants, mulch, sod and irrigation - (EXCLUDING WELL AND PUMP COST).
- (vi) Miscellaneous: (Indicate location on the plan where applicable)
 - Lamp Posts
 - Mailboxes
 - Fencing/Walls
 - Pool/Screen Enclosures
 - Screening for pool, A/C equipment, irrigation equipment
 - Other ancillary structures or hardware

III. ARCHITECTURAL REQUIREMENTS

A. USE OF MATERIALS:

1. The architectural style, materials, color, quantity and residential details will be reviewed by the A.C.C.. The A.C.C. should be consulted in the early stages of the unit design to review and comment on architectural styling and materials. The A.C.C. reserves the right to disapprove or require change to builder or individual unit architecture, building color, roof material or any other architectural elements of the unit.
2. A height in excess of two stories above grade shall require the prior approval of the A.C.C.(refer to Martin County Codes & Ordinances for height requirements).
3. Ancillary structures shall be integrated with the architectural style of the home, both in location and material selection. In most cases the structures shall be screened from off-site views. Ancillary structures include:

Storage Shed	Dog House	Play Equipment
Green House	Gazebo	Pool
BBQ/Outdoor Fireplace	Hot Tub/Jacuzzi Deck	
Trellis/Arbor	Basketball Hoops	

These structures will be approved on an individual basis at the discretion of the A.C.C. Storage sheds and green houses must be attached to the home. Screen enclosures over one story are subject to the approval of the A.C.C. Homeowners must provide color selection and profile drawings.

4. No temporary structures are allowed on any lot.
5. All air conditioning units, pumps, and pool equipment must be screened with wall, solid fencing or shrubbery at a minimum height of the equipment. Total screening must be complete at installation (4' minimum). Mechanical equipment shall be insulated to buffer sound.
6. Gutters and down spouts shall be concealed unless designed as a continuous architectural feature that matches the architectural style of the home.
7. Pools shall be designed so that they do not impact adjoining properties with light or sound. They shall be

located to the rear of the lots rather than the side or front of the lot.

8. Reflective window tinting is not allowed.
9. Window air conditioning units are not allowed. Exterior air conditioning equipment shall be screened from view using wall, fencing or planting (4' minimum, see #5).
10. ~~Roof material must be concrete or clay tile. Color and material selection must be submitted at the time of A.C.C. review.~~ Roof material must be concrete tile, clay tile or stone coated metal tile that is similar in appearance to concrete or clay barrel tiles commonly in use within the JBCC. If a roof is to be replaced, color selection shall be similar to the current roof color. All color and material selection must be submitted at the time of A.C.C. review.

B. ENERGY CONSERVATION:

The following energy conservation measures shall be included in all architectural plans:

1. Water saving fixtures (e.g., three gallon toilets and flow restrictors) shall be installed in all structures within Jensen Beach Golf & Country Club.
2. Only air conditioners with seasonal energy efficient ratio (S.E.E.R.) of 8.5 or better shall be installed in the structures within Jensen Beach Golf & Country Club.
3. Heated swimming pools shall be heated in compliance with the Florida Model Energy Efficient Code for building construction.

IV. SITE PLANNING REQUIREMENTS

A. LANDSCAPING

All lots will have a minimum landscaping requirement including plantings for building foundations, along driveways and walkways, sod and a minimum of three (3) trees (palms are not considered as tree credits) in the front yard and two (2) trees in the back yard. One (1) of the front yard trees shall be placed between the road curb and sidewalk/residence to create street tree program throughout the community. The

A.C.C. will coordinate with the Builder for the tree type, size and location of street tree.

Each homesite shall be sodded from the roadway paving to the front of the house and extend to the rear and side boundary lines of the property except for existing natural areas or

created landscape areas utilizing a combination of shrubs and trees. All sodded areas must include an irrigation system. All unsodded homesite areas must be maintained in an attractive manner so as to not detract from the adjacent areas. Native vegetation is encouraged to further enhance the overall environmental feel of the community, and 50% of proposed tree and plant species shall be native. A list of Recommended Native Plant Species is attached see Exhibit A. Landscaping material should include a mix of planting materials, trees, palms, shrubs, ground covers, vines and grasses that will incorporate both natural and ornamental vegetation species. Minimum Heights and Widths Required at Planting and Additional Landscaping Requirements are included in Exhibit B, attached hereto.

B. TREE PRESERVATION

In reviewing building plans, the A.C.C. shall take into account the existing landscaping such as trees and shrubs, and encourage the Owner to incorporate them in his landscaping plan. No trees of 6 or more inches in diameter at 1 foot above natural grade shall be cut or removed without the prior approval of the A.C.C. When any such tree is removed, the A.C.C. may require the Owner to replace it with a similar tree acceptable to the A.C.C. on another portion of the lot.

C. SETBACK REQUIREMENTS

1. Minimum separation and setback requirements for dwelling structures shall be as provided in the Residential Building Criteria set forth in Exhibit "C" attached hereto. All front setbacks shall be measured from the R.O.W. line. All side and rear setbacks shall be measured from the lot lines.
2. No building shall be less than 10' from an upland preserve (where applicable).
3. Ancillary structures, such as pools, barbecues, decks gazebos and sheds shall maintain the same minimum required setbacks as dwelling structures except when adjacent to an upland preserve area, in which case structures shall be located not less than 5' from such area.
4. No building, pool, patio, screen or ancillary structures on an interior lot shall be located less than 5 feet from any side lot line.
5. No building, pool, patio, screen or ancillary structures on a corner lot shall be located less than 15 feet from an abutting street R.O.W.

6. Ancillary structures, such as pools, barbecues, decks, gazebos and sheds shall maintain the same minimum required setbacks as dwelling structures except when adjacent to a upland preserve area, in which case such structures shall be located not less than 5' from such area.

D. ANCILLARY STRUCTURES

Due to the nature of lot sizes and setback requirements, storage sheds, green houses, pools, decks, outdoor fireplaces or grills, patios and other accessory structures are elements which must be integrated with the individual styling of a home and located so as to appear as an integral part of the architecture.

1. Any free standing structure shall be subject to the approval of the A.C.C.
2. No outdoor fireplaces or grills shall exceed 6' in height above natural grade.
3. Detailed plans for any swimming pool and deck area must be submitted to the A.C.C. for approval. A professional design is required. Above ground pools will not be approved. All pools must meet Martin County and Florida requirements, must relate unobtrusively to the house, lot and neighboring properties and must be properly screened with landscaping. Lighting for the pool area shall not be an annoyance to the surrounding residences and is subject to the approval of the A.C.C.

E. DRIVEWAYS OR SIDEWALKS

1. All driveways shall be constructed of concrete, colored brick or interlocking concrete paving stones with a border and shall be continuous from the street to the house or garage. All driveways that connect to the main community' loop road must have a decorative brick or paving stone finish.
2. Driveways shall meet same grade at the edge of all roadway pavements.
3. Driveway Width: The minimum driveway width shall be 12'to a maximum of 18'.
4. Curbside Parking: No curbside parking areas may be created by extending any portion of the street pavement. No parking is allowed on streets.

5. Builder shall be responsible for construction and replacement of sidewalk within their parcels or fronting their lots. A sidewalk of 5.5' must be installed within builder parcels connecting to main community loop road. Sidewalk may be located on one side of a street when located within a builder parcel (refer to master plan exhibit for sidewalk locations).

F. UPLAND PRESERVE REQUIREMENTS

Some of the lots in Jensen Beach Golf & Country Club may contain or may be adjacent to upland preserve areas regulated by West Jensen Phase IA Preserve Area Management Plan (refer to attached Exhibit "B"). such areas can be determined from the approved final development plan for the parcel in which the lot is located. With respect to such a preserve area, the Preserve Area Management Plan contains, among other things, the following restrictive provisions:

1. Prohibited activities in preserve areas include; construction or placing of building materials on or above the ground; dumping or placing soil or other substances such as garbage, trash and cuttings; removal or destruction of native trees, shrubs or ground covers; excavation, dredging or removal of soil materials; diking or fencing; recreational vehicle use and any other activities detrimental to drainage, flood control, water conservation or preservation.
2. Volunteer planting and limited trimming of existing vegetation (for safety purposes only) within preserves may be permitted subject the following conditions:
 - a. The Owner must contact the Growth Management Dept. for approval prior to any trimming activities or installation of plant material;
 - b. No native plant material may be destroyed;
 - c. Proposed vegetation to be planted within preserve areas is limited to those items listed in the Preserve Area Management Plan.
 - d. A site inspection by the Martin County Growth Management Dept. is required prior to commencement of construction activities and upon completion (contact 561/288-5495).

V. SITE DESIGN DETAILS

A. FENCES

Fencing on a large scale would detract from the community's natural beauty and the A.C.C. will not approve fencing around the entire perimeter of individual homesites. Fences must be erected only for specific purposes and not merely to define property boundaries. Fences may be used to screen air conditioning equipment, utility and garage areas, and patios. As with all elements, the fence should enhance rather than detract from the overall appearance of the property. Chain link or wire fencing will not be permitted except for small pet areas not visible from the street or from adjoining homes. All fencing locations, style and material sample must be submitted and approved by the A.C.C., and limited to the rear yard.

B. ANTENNAE AND SATELLITE DISHES

1. No radio or television antenna (other than approved Satellite Dishes) shall be permitted on any house, structure or lot subsequent to the time when cable television service becomes available.
2. Satellite Dishes (not to exceed 36" in diameter) may be approved with proper and appropriate buffering through the use of fencing and/or landscaping. Roof installation is allowed if not visible from the street.

C. GARBAGE CONTAINERS

1. Open storage of refuse is prohibited
2. All garbage containers shall be screened or enclosed from public view except on days of garbage pick-up
3. At the inception of construction a standard trash fence or dumpster shall be installed for containment of trash and other debris.

D. MAILBOXES

1. The A.C.C. will regulate locations and style of mailbox units (see Exhibit "D").

E. PARCEL AND LOT SIGNAGE

Signs are an important element which soon becomes a visual eyesore if left unchecked. An overall sign program has

been adopted by the A.C.C. which provides the framework for the builder, homeowners and real estate brokers. Signs which do not conform to these specifications and the Martin County ordinances are prohibited. The size and design of all signs shall be selected by the A.C.C. All signs, billboards and advertising structures of any kind are prohibited on any lot, including but not limited to; the owner, real estate broker; contractor or subcontractor, except with the written permission of the A.C.C. or as may be required by legal proceedings. (see Exhibit "E").

F. DESIGN DUPLICATION

In the Courtyard Detached and Patio/Zero Lot Parcels, where there are a limited number of models available, the builder shall have varied elevation accents, treatments and colors in order to minimize exact duplications, so that the houses do not appear uniform. The same model with different elevations may be placed on adjacent lots.

There will be only three (3) similar elevations allowed within a Single Family Custom Detached Parcel, in addition to the restrictions in the previous paragraphs.

VI. PARKING

- A. Every Single Family Home must provide and retain at a minimum, an attached two-car garage. For attached villas, a one-car garage is acceptable. Detached garages may be acceptable if approved by the A.C.C. Garage doors will remain closed when not in use.
- B. All garages must connect to the street with one driveway using material approved by the A.C.C.

VII. MISCELLANEOUS

- A. Size and location of vegetable gardens must first be approved by the A.C.C.
- B. All meters, transformers, air conditioning compressors, pool equipment and other utility service equipment are to be shielded by enclosures of wood, masonry or landscaping consistent with the architectural details set forth by the A.C.C.
- C. All homes shall be permitted to have an alarm system
- D. Lawn sculpture is prohibited unless approved by the A.C.C.

- E. Very bright, harsh exterior lighting is not in keeping with the concept of Jensen Beach Golf & Country Club and can be offensive to neighboring properties. Farm lights and high intensity security lights will not be approved. Post lights should not exceed 7' in height and the light source should be diffused or of sufficiently low wattage to reduce glare. Any exterior post light shall function with photocell equipment. Any flood lights on houses must be directed downward. Installation of any type of outside lights must be approved by the A.C.C.
- F. No R.V. vehicles, boats, trailers, recreation vehicles or equipment, commercial trucks or vans (with logo or names on them) are allowed exposed at a residence. The A.C.C. will have the discretion to decide if any other vehicle or recreation element may fall under this category. The A.C.C. has the authority to remove an infraction of this guideline at the owner's expense.
- G. All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.
- H. A \$1,500 refundable construction deposit (per unit) for parcels, not to exceed a sum of \$10,500, or a \$1,000 refundable deposit per lot, not to exceed a sum of \$7,000, must be submitted by the participating builder prior to any construction activity on that unit. The funds will be utilized to repair any damage caused by construction personnel or equipment to adjacent property, amenities, or used to clean the construction site, if necessary, and for any other purposes permitted under the Builder Agreement between the master developer and the participating builder, or this design manual.
- I. All job sites will be kept in a neat and orderly condition.

All construction traffic shall enter the community through the construction entrance, as established by the master developer from time to time.

For security purposes, the participating builder will be required to furnish a list of all contractors, sub contractors and employees who are permitted entry into the community.

Infractions of the published construction rules may cause a maximum \$500.00 fine per infraction and/or the suspension of a participating builder's sub-contractor from the project.

- J. Each home shall include R.G.-6 outlets for telecommunications facilities equal in number to the bedrooms in the home plus one.

VIII. AMENDMENT

This Document may be revised by the ACC from time to time as deemed necessary.

List of Exhibits

Exhibit "A"	Recommended Native Plant Services
Exhibit "B"	Additional Landscaping Requirements
Exhibit "C"	Setback Regulations
Exhibit "D"	Mailbox and Post Detail
Exhibit "E"	Residential Sign Program
Exhibit "F"	Typical Landscape Plan
Exhibit "G"	Pedestrian/Sidewalk System
Exhibit "H"	Street Tree Planting Plans
Application Forms	

EXHIBIT A

RECOMMENDED NATIVE PLANT SERVICES

The Jensen Beach Golf & Country Club A.C.C. requires a minimum of 50% of proposed tree and plant species to be native. The following native plants are recommended based upon their suitability to the area. Situations may still occur that reduce the survival of these species (extreme weather conditions, improper maintenance, etc.).

CANOPY TREES

Red Maple (Acer Rubrum}	Sycamore (Plantanus occidentalis}
American Holly (Ilex opaca}	Slash Pine (Pinus elliottii}
Sweet Gum (Liquidarnbar styraciflua}	Live Oak (Quercus virginiana}
Sweet Bay (Magnolia virginiana}	Laurel Oak (Quercus laurifolia}
Red Bay (persea borbonia}	East Palatka Holly .
Southern Magnolia (Magnolia grandiflora)	(Ilex attenuata 'East Paltka")

PALMS

Sabal/Cabbage Palm (Sabal Palmetto}
Paurotis Palm (Acoelorrhaphe wrightii}
Needle Palm (Rhapidophyllum hystrix}

SMALL ACCENT TREES/SHRUBS

Dahoon Holly (Ilex cassine)	Wax Myrtle (Myrie cerifera}
Walter's Virburnum (Viburnum obobatum)	Cherry Laurel (Prunus caroliniana)
Myrsine (Myrsine guianensis)	Jamaica Caper (Capparis cynophallophora}
Simpson Stopper (Myrcianthes fragrans)	
Loblolly Bay (Gordonia lasianthus)	

SHRUBS

Golden Dewdrop (Duranta.repens}	Myrsine (Myrsine guianensis}
Florida Privet (Forestiera segregata)	Gallberry (Ilex galbra)
Cherry Laurel (Prunus caroliniana}	Firebrush (Hamelia patens)
Wax Myrtle (Myrica cerifera}	Saw Palmetto (Serenoa repens)
Fakahatchee Grass (Tripsacum floridana)	Beauty Berry (Callicarpa americana}
Florida Anise (Illicium oridanum)	
Yaupon (Ilex vomitoria)	
Blue Porterweed (Stachytarpheta jamaicensis}	

GROUND COVERS

Lantana Species (Lantana spp.)	Erect Swordfern
Dwarf Fakahatchee Grass (Tripsacum floridana)	(Nephrolepis cordifolia)
Coontie (Zamia floridana)	Leather Fern
Blue Eyed Grass (Sysirinchium)	(Acrostichum daneifolium)
Cordgrass (Spartina bakerii)	Beach Sunflower
Spider Lily (Hyrnenocallis latifolia)	(Helianthus debilis)
Blanket Flower (Gaillardia pulchella)	Periwinkle (Catharanthus
Spiderwort (Tradescantia rnicofolia)	Mahly Grass (Muhlenbergia capillaris)

VINES

Trumpet Honeysuckle (Lonicera)
Carolina Jessamine (Gelsemium sempervirens)

EXHIBIT B

ADDITIONAL LANDSCAPING REQUIREMENTS

Minimum Heights and Widths Required at Planting:

	Minimum Height	Minimum Spread
Trees	14' Overall	8' Spread/3" Caliper
Palms	12' Overall and greater	
Shrubs "Spreading"	15"	18"
Shrubs "Upright"	24" (3 gal. min.)	18"
Hedges	30" (3 gal. min.)	24"
Vines	36" Staked	

Installation: All landscaping shall be installed according to accepted commercial planting procedures with the quality of plant materials as described in this section. Cold and drought tolerant plants are recommended.

Maintenance: The owner shall be responsible for maintenance of all landscaping in a good living condition so as to present a neat, healthy and orderly builder appearance. All landscaped areas shall be provided with a fully automatic underground irrigation system as specified in these Guidelines. Maintenance shall include the replacement of all dead plant material and debris, and replacement of damaged irrigation heads or other equipment. Unnatural pruning techniques such as hat racking or lollipoping, shall not be permitted.

Location: No trees, shrubs or ground cover shall be planted or earth beams created within any swale area, drainage easement or utility easement. Landscape material must not block drainage.

Mulching: All planting beds shall be mulched (excluding annual beds). Suggested mulch types are recycled wood chips or Florimulch and Enviromulch.

Trees: Palms will count as 1/2 of a tree. Palm clusters are encouraged and shall include a minimum 4' vertical stagger. The total number of palms used shall not exceed 50% of trees required on the site. Tree species with root systems which are likely to cause damage to roadways or underground utility lines shall not be planted.

Shrubs: No more than 50% of the required shrub material may be of the same species.

Vines: Vines may be used in conjunction with fences or screens to meet physical barrier requirements.

Lawn Grass: Lawn areas shall be planted with Floratam. Grass areas shall be sodded (solid sod), and must be freed of weeds and capable of growth and development. Sod strips shall be aligned with tightly fitted joints with no overlap or butts or sides. Subgrade of lawn area shall be reasonable free of all stones, sticks, roots and other matter prior to sod placement.

New lawns shall be watered immediately after planting and maintained in a living condition. Sod shall continue to top of bank and edge of pavement in all cases. Odd, narrow, hard to-mow strips are discouraged due to possible maintenance problems.

Ground Covers: When used in lieu of grass in part, ground covers shall be planted in a manner as to present a finished appearance with 80% coverage upon installation and 100% coverage without barren soil or mulch exposed within six (6) months of planting.

Prohibited Plant Species:

Earleaf Acacia (Acacia Auriculaefornis)
Norfolk Pine (Araucaria Excelsa)
Australian Palm (CasuarinaSpecies)
Eucalyptus Species
Silver Oak (Grevellea Robusta)
Punk Tree/Cajeput/Paper Bark Tree (Melaleuca Leucadendra)
Brazilian Pepper/Florida Holly (Schinus Terebinth)
Wedelia (Wedelia Trilobata) Ficus
Rosewood (Tipuana Tipu)
Bischofia (Bischofia javanica - Toog)

Controlled Plant Species: The following plant species have a tendency to become nuisances if they are not properly cultivated. These species may be planted under controlled conditions provided that they are installed and maintained according to the following supplemental regulation:

NOTE: Each landscape plan required or permitted to be submitted shall include a program to eradicate and prevent re-establishment of prohibited plant species.

Existing Plant Material: It is expected that every effort will be made to preserve existing vegetation. In instances where

healthy plant material of certain size and species exists on a site prior to development, such desirable plant material may be used (with the approval of the A.C.C.) as credit toward meeting the minimum landscape requirements. Credit shall be granted only for those trees not listed in "Prohibited Plant Species" or "Controlled Plant Species" in these Guidelines. Trees must be a minimum height of fourteen feet (14') with a minimum of eight inches (8") in diameter at breast height (DBH) spread. If existing "credited" vegetation dies, the homeowner must replace it with plant material meeting minimum acceptable specifications. Synthetic plant materials are not permitted.

Understory Material: Plants selected for understory planting should not be of a variety that attains a height of more than 3' at maturity. If they do grow above 3', additional understory shall be installed.

Safe Corner View: No shrubs or groundcovers exceeding 23" in height, or trees with less than 6' of clear trunk shall be planted on street corners of corner lots (within the area formed by a triangle at 30' on each right-of-way line and connecting diagonally.)

Streetscape Planting: When landscaping individual units, the residence landscape should be integrated with streetscape design as to be continuous with the street. The overall appearance of the streetscape shall be kept in mind. The view down a right-of-way corridor should be dominated by plants rather than structures.

Irrigation: Wells are allowed for irrigation purposes but must include a filter system to prevent discoloration of structures. Owner is responsible for removal of any discoloration that may result.

The use of controlled timing devices is allowed if timing is adjusted to meet seasonal variation in watering requirements and drought restrictions are observed as determined by the A.C.C. from time to time. Irrigation controllers shall be selected to minimize the amount and frequency of water application. They shall be capable of applications for the "soak", allowing the soil to dry out between soakings. Deep and infrequent watering encourages deep root growth so plants will better survive in drought conditions.

Water Efficient Landscaping {Xeriscape Planting}: Well planned sprinkler systems can save water. For efficient water use, irrigate turf areas separately from other plantings. Plantings should be grouped according to similar water needs. Turf is best watered with sprinklers. Other plant materials

can be watered efficiently with low volume drip, spray or bubbler emitter. Drought tolerant plant materials are recommended. The use of moisture sensors to control irrigation operations is required.

Screening of Irrigation Equipment: To minimize negative visual intrusion, all automatic valves shall be installed in valve boxes, the pop-up variety of head used whenever possible and all back flow control devices and controllers shall be screened with a dense/opaque buffer planting.

Common Area Space: Incorporating common area space into private yards is prohibited.

Rear Lot Drainage: In conjunction with final lot grading, in the event that the plans call for a rear lot swale, it must conform with drainage standards as set forth by Martin County and the project engineer. This swale will be inspected by Martin County prior to the issuance of the certificate of occupancy.

Building Rear and Side Views: In an effort to adequately screen and buffer views, special consideration should be given to landscaping for the rear and side of homes that are view from across water or from across roadways. In no instance shall the rear and side of a home be in full view from across the water body, roadway or from another home. The building and roof mass shall be buffered with clustered vertical plant elements (palms, trees, etc.) with gaps of no more than 40' between the clusters. Views from home to water bodies can be preserved by planting trees with 6'- 8' minimum clear trunk height. Foundation planting is encouraged to break up long side walls of the home.

Quality: Plant material shall be equal or exceed the standards for Florida No. 1 as given in the latest edition of "Grades and Standards for Nursery Plants", State of Florida, Department of Agriculture and Consumer Services, Tallahassee.

2. New Landscape Material Requirements

Minimum landscape budget

Lots shall have a minimum budget of \$3,000 for new landscape materials, not including irrigation, sod, grading or landscape architecture services. An exception will be made for lots with larger amounts of quality, existing vegetation. These lots will have a reduced budget requirement and will be considered on a case-by-case basis by the A.C.C.

Exhibit "D"

Jensen Beach Golf and Country Club
MAIL BOX AND POST DETAIL:

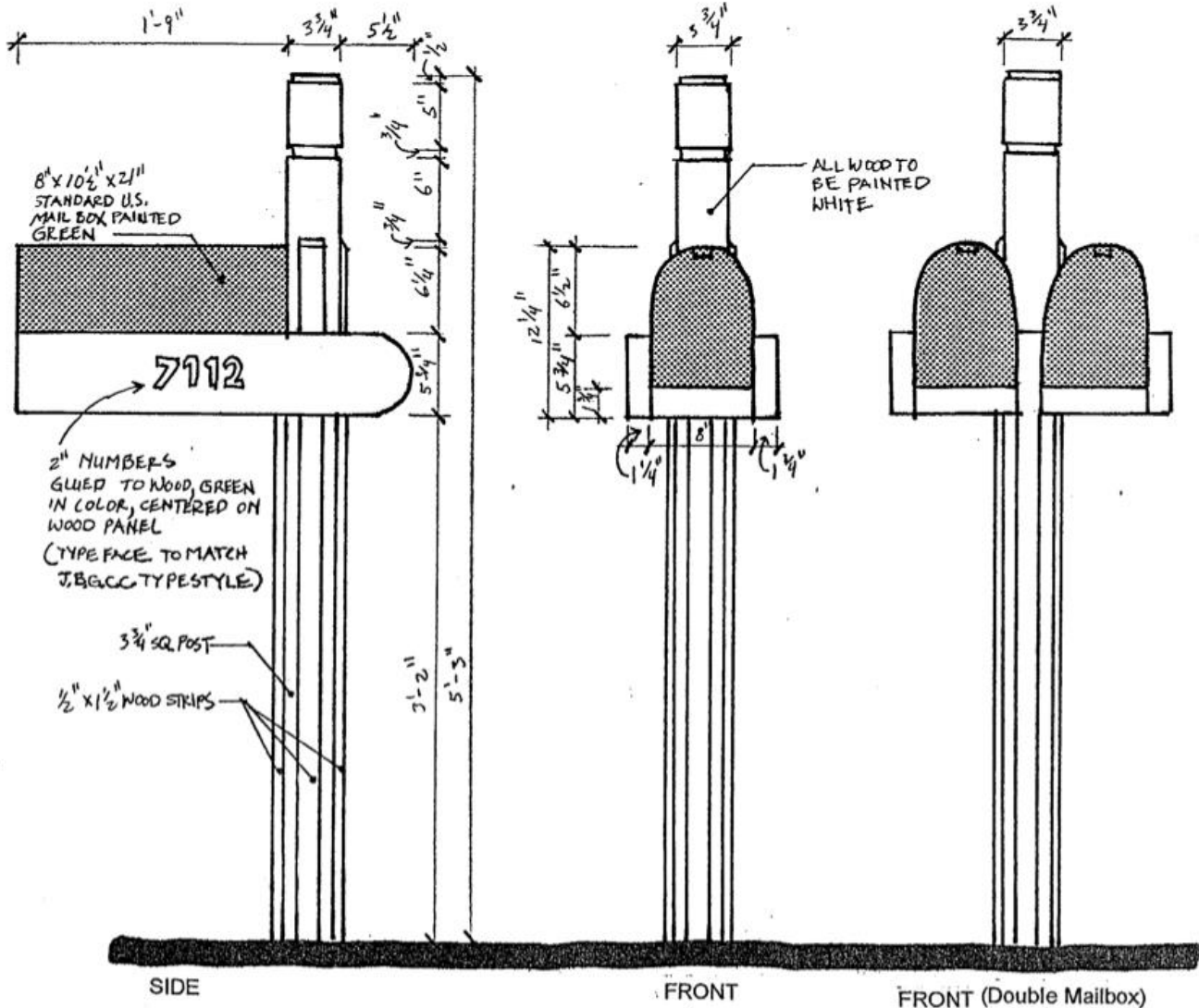
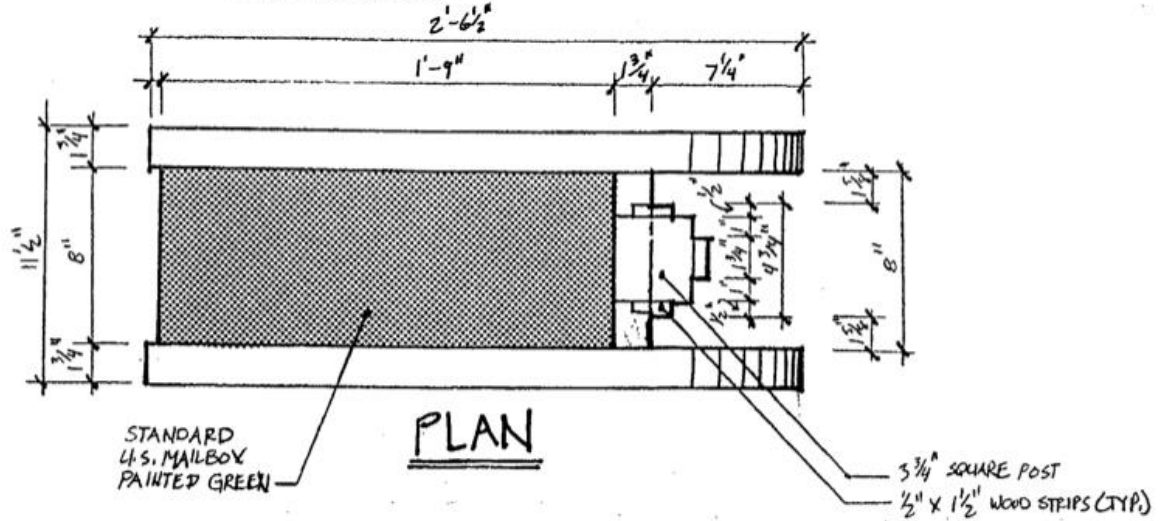


Exhibit E

Jensen Beach Golf & Country Club Residential Sign Program

Table of Contents:

1. Residential Sign Types
 - Main Entry Sign (Option 1)
 - Main Entry Sign (Option 2)
 - Parcel Entry Sign
 - Primary Directional Sign
 - Model Home Tour Sign
 - Secondary Directional Sign
 - Model Identification Sign
 - Lot Marker Sign

2. Prohibited Signs, Materials and Information

3. Residential Sign Graphics
 - Sign Locations
 - Main Entry Sign (Option 1)
 - Main Entry Sign (Option 2)
 - Parcel Entry Sign
 - Primary Directional Sign
 - Model Home Tour Sign
 - Secondary Directional Sign
 - Model Identification Sign
 - Lot Marker Sign

RESIDENTIAL SIGN TYPES:

1. Main Entry Sign

Use: Identifies entire residential community
Locations: Refer to Residential Signage Plan
Quantity: 2
Size: 16'-6" x 24', Refer to construction plans

2. Parcel Entry Sign

Use: Identifies individual builder parcels.
Locations: Refer to Residential Signage Plan
Quantity: 15 (may vary depending on builder marketing program)
Size: 8' x 12', Refer to construction plans
Miscellaneous: Typical landscape plan is included.

3. Primary Directional Sign

Use: Identifies primary builder location/ model center direction.
Locations: To be located by the Architectural Control Committee (ACC)
In coordination with each builder.
Quantity: varies
Size: 7' x 6'
Miscellaneous: Should also identify key marketing elements such as tennis club.

4. Model Home Tour Sign

Use: To direct visitors quickly to individual builder's model center.
Locations: To be field located by ACC and builder representative.
Quantity: To be decided by ACC and builders.
Size: 5' x 3' , 3'x 3' sign face.
Miscellaneous: ONLY modification to this sign will be the use of the individual builder's logo

5. Secondary Directional Sign

Use: To direct visitors quickly throughout community to individual models and other amenities.
Locations: To be approved by ACC and builder representative.
Quantity: (2) per builder pod.
Size: 5' x 3' , 3'x 3' sign face.

6. Model Identification Sign

Use: Identifies individual model home.
Locations: Each model home within a builder's development program.
Quantity: Based on builder's model home program. (1) sign per model lot.
Size: 5' -4" x 4' -4", 2' -4" x 4' -4" sign face.

7. Lot Marker Sign

Use: Identifies unbuilt, vacant or sold lots within a builders development pod.

Locations: Centered, towards the front of each lot. Facing street.

Quantity: (1) per lot.

Size: 5' x 18", 22 1/2" x 18" sign face.

PROHIBITED SIGNS, MATERIALS AND INFORMATION:

No pricing information or directional arrows are permitted.

(Pricing information may be allowed within individual builder pods)

No other signage or directional information (other than required regulatory signs)

shall be permitted unless reviewed and approved by ACC. Colors: To be selected and approved by ACC.

No other elements such as banners, flags, lights or additional colors may be used on any signage.

Exposed Plywood

Galvanized Sheet Metal

Fluorescent Lit Signs

Vacuum-formed Plastic

Any type of metal sign for lot identification or marking.

City of Port St. Lucie, St. Lucie County

OFFICE OF THE COUNTY ENGINEER

1997-01-14



⊙ Typical Parcel Identification Sign Location:
(Single-sided - orientation per master plan graphic)



Lucido & Associates
Land Planning/Landscape Architecture
207 Georgia Avenue, Stuart, Florida 34984 (888) 488-2328 Fax (888) 488-0200
100 Avenue A Suite 201, Port St. Lucie, Florida 34952 (888) 488-2328 Fax (888) 487-1900
100 Equinox Avenue, Ocala, Florida 32665 (407) 838-3700 Fax (407) 837-8883

Jensen Beach Golf & Country Club
Martin County, Florida



Parcel Identification Sign Locations

Scale: _____ S.S.A. _____ Section: 204
Drawn by: _____ Station: _____
Checked by: _____ Date: 11.14.97
Date: _____ Computer File: 1918/62
Job Number: 1918

Individual Parcel Sign Landscape Plan:

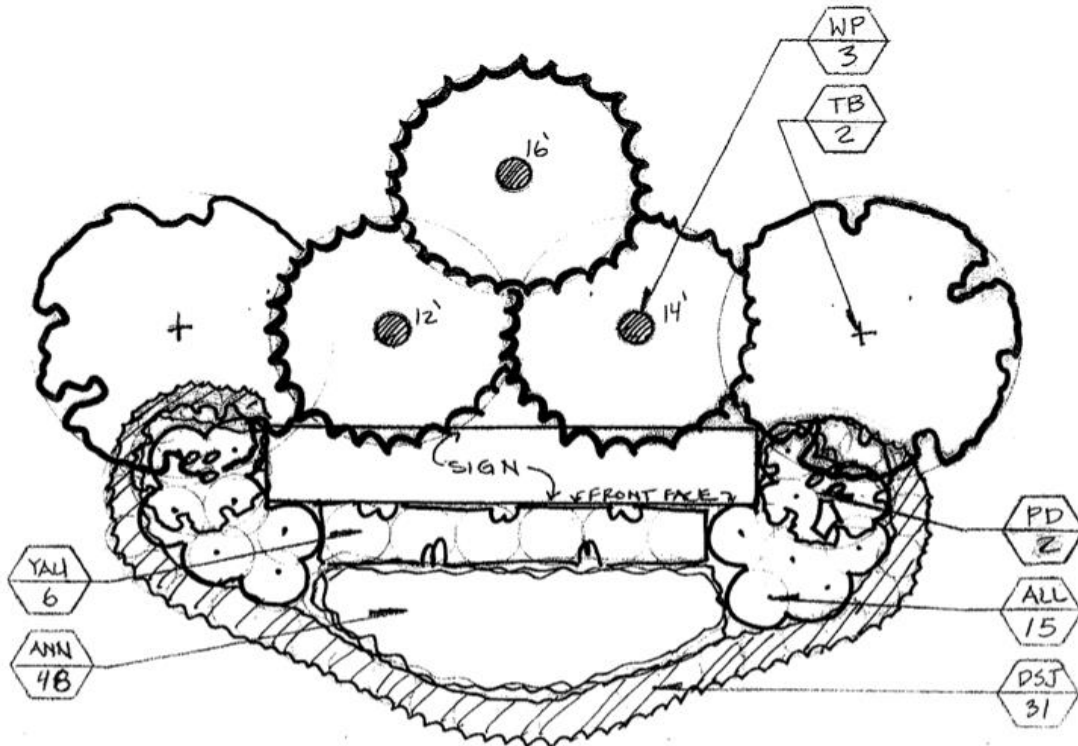
¼" = 1' = 0"

Plant List:

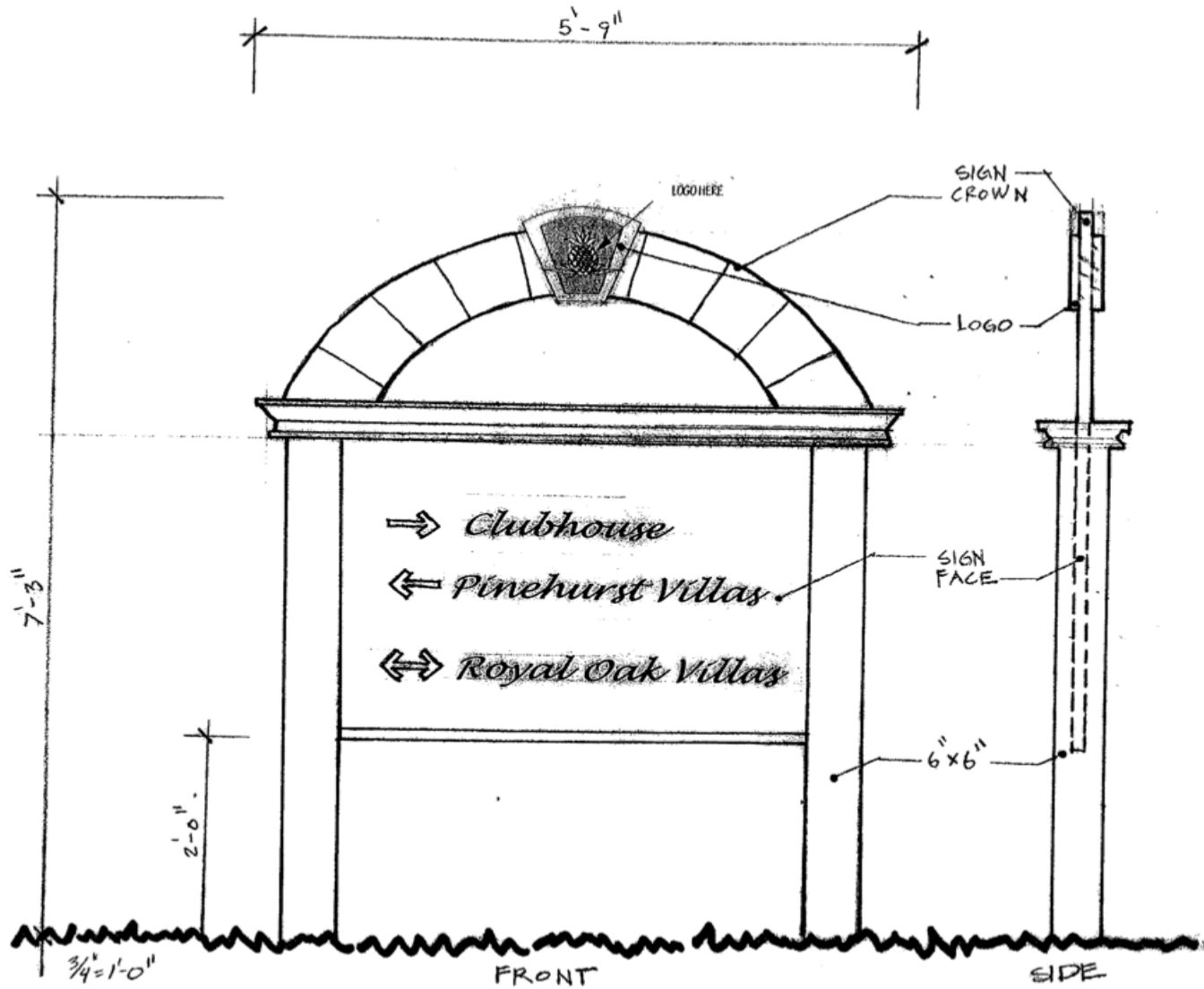
Qty:	Key:	Common / Botanical Name:	Specifications:
2	TB	PURPLE TIBOUCHINA/ <i>Tibouchina granulosa</i>	6'-8' ht., full, 15 gal. min.
3	WP	WASHINGTON PALM/ <i>Washingtonia robusta</i>	12', 14', 16' CT., Specimen.
2	PD	PYGMY DATE PALM/ <i>Phoenix roebelenii</i>	4' ht., triple, specimen.
15	ALL	YELLOW ALLAMANDA/ <i>Allamanda cathartica</i>	3 gal., full, 24" o.c.
31	DSJ	DW. SHORE JUNIPER/ <i>Juniperus procumbens 'nana'</i>	3 gal., full, 18" o.c.
6	YAU	DWARF YAUPON/ <i>Ilex vomitoria 'nana'</i>	3 gal., full, 18" o.c.
48	ANN	ANNUALS/ Seasonal varieties	4" pots, 8" o.c.

Notes:

Parcel entries to include other architectural or site features such as accent lighting and special pavement (brick pavers, etc.) at intersections.



Jensen Beach Golf and Country Club
PRIMARY DIRECTIONAL SIGN:



Jensen Beach Golf and Country Club
 MODEL HOME TOUR & SECONDARY DIRECTIONAL SIGNS:

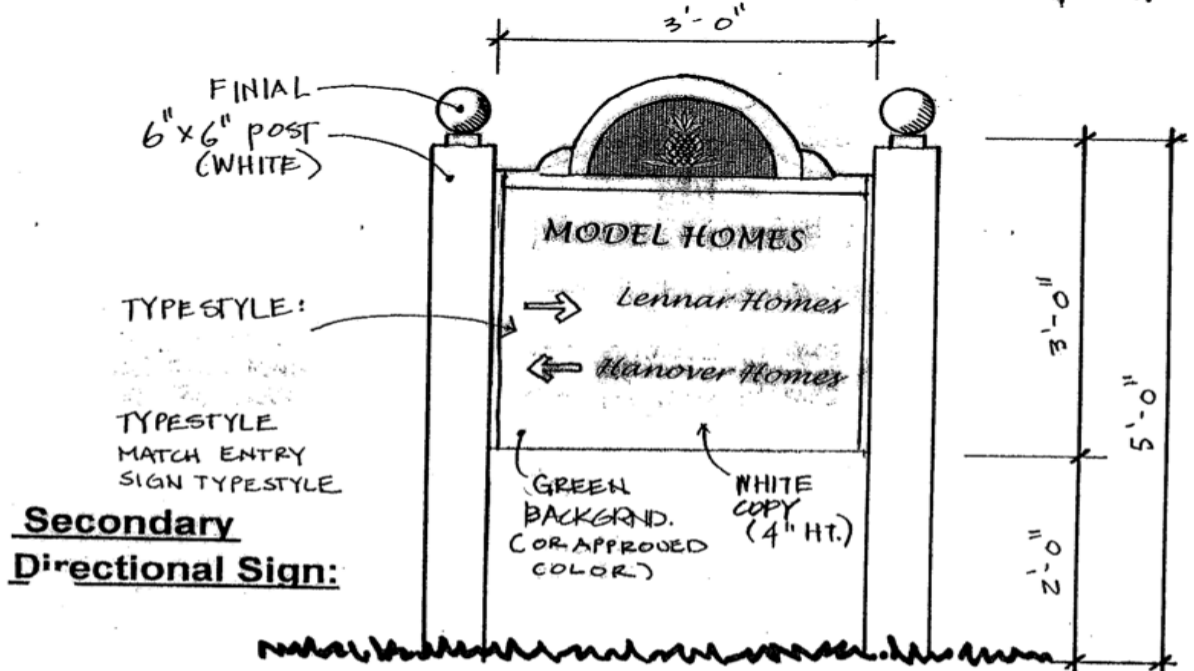
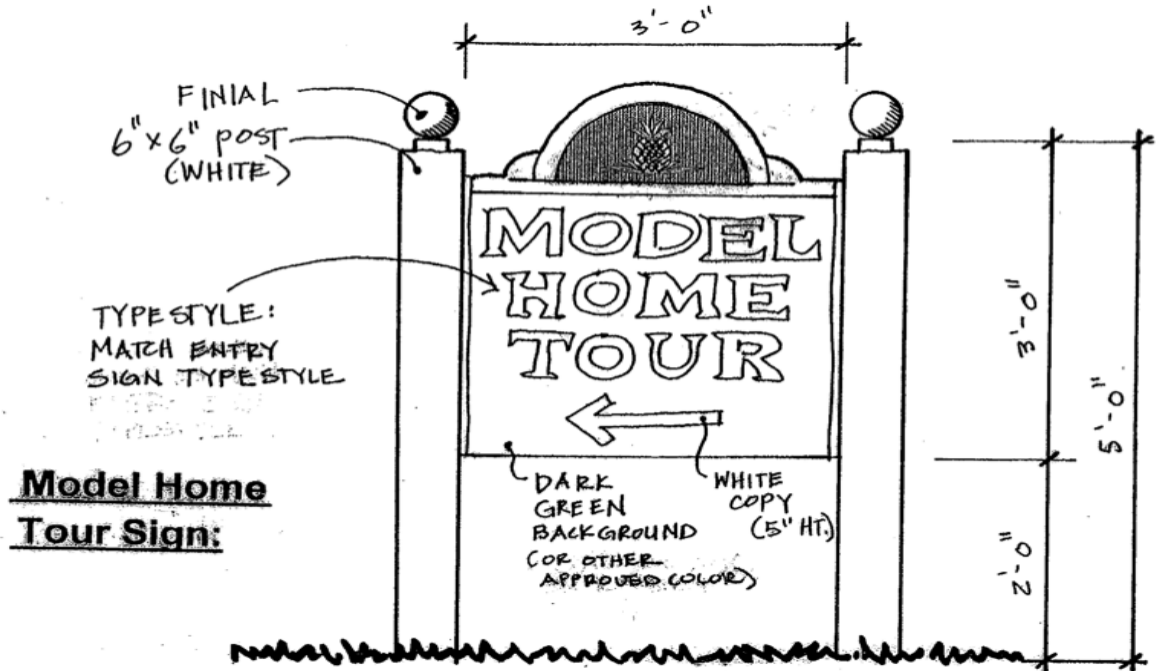
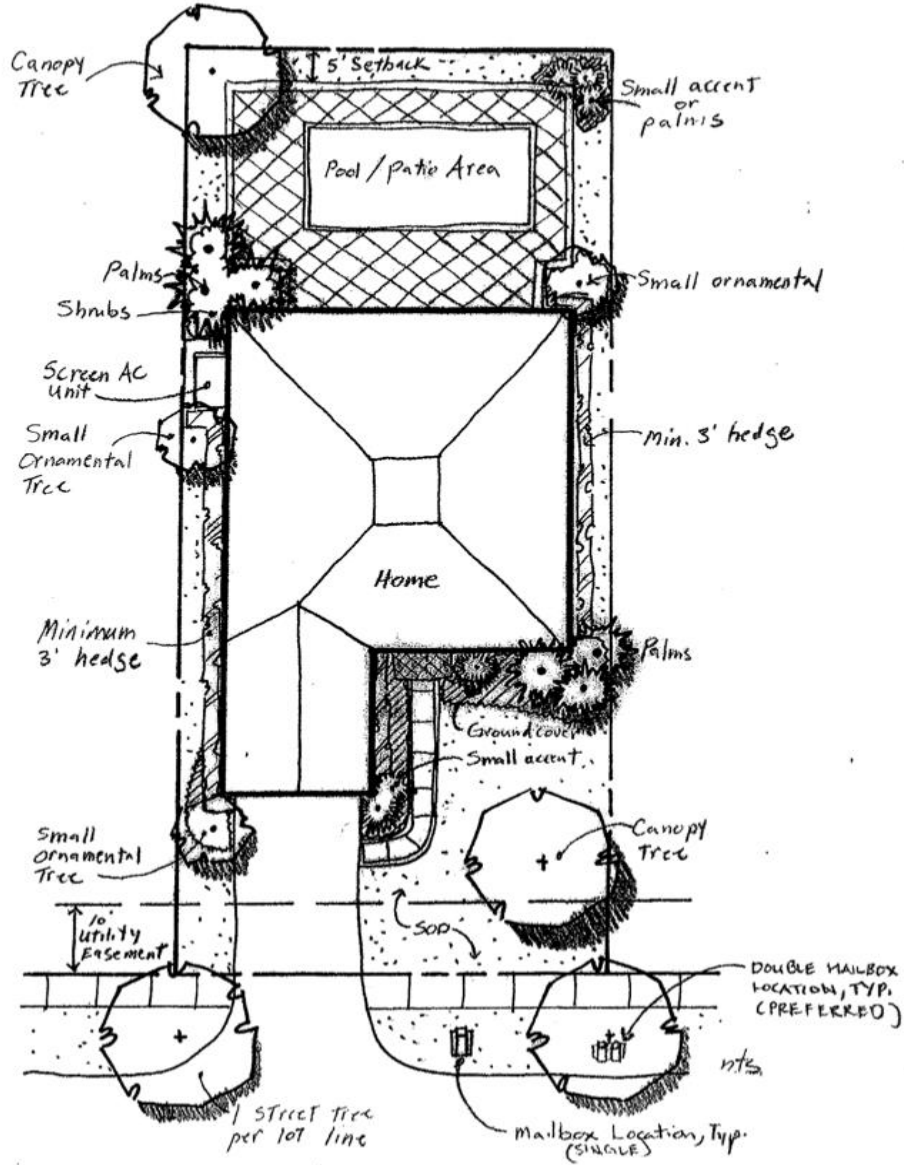
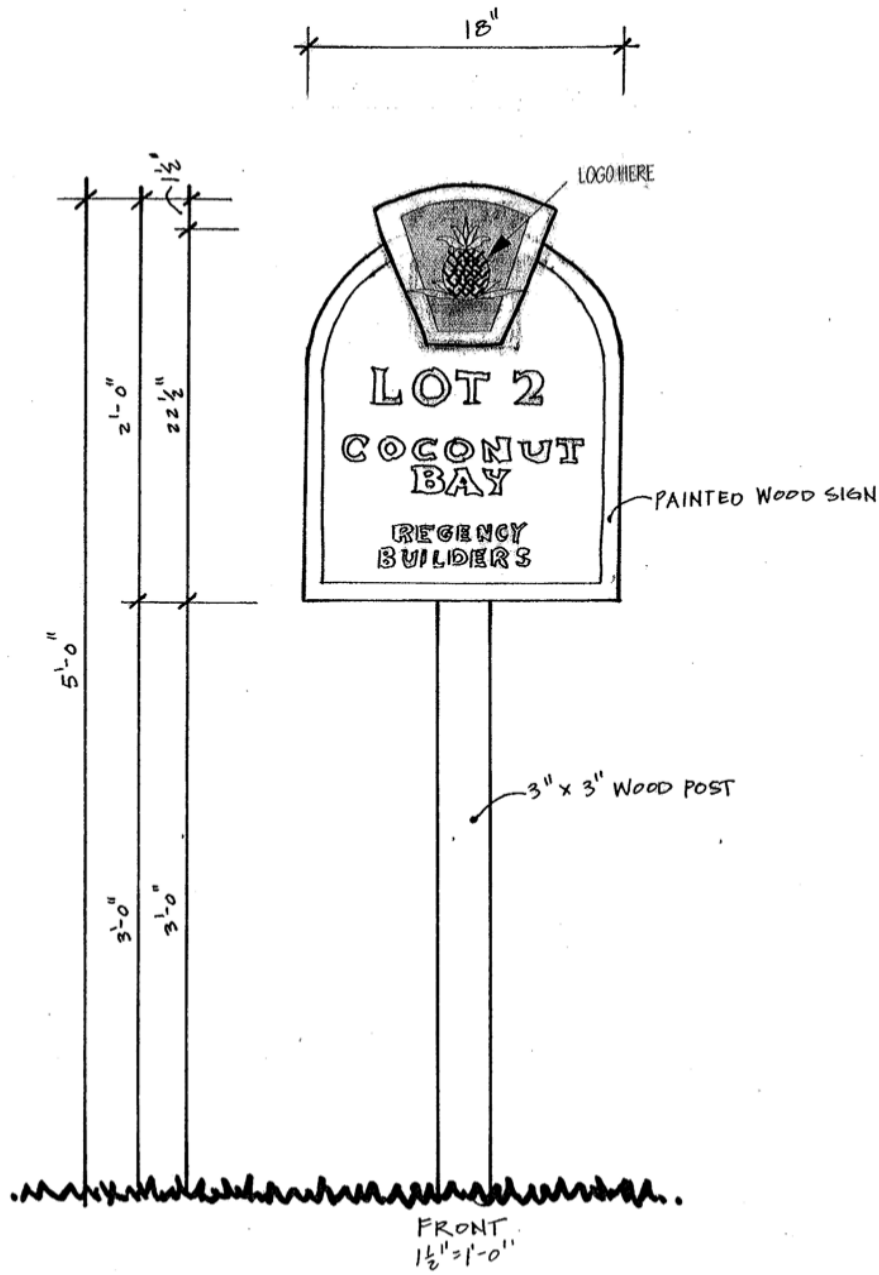


Exhibit "F"

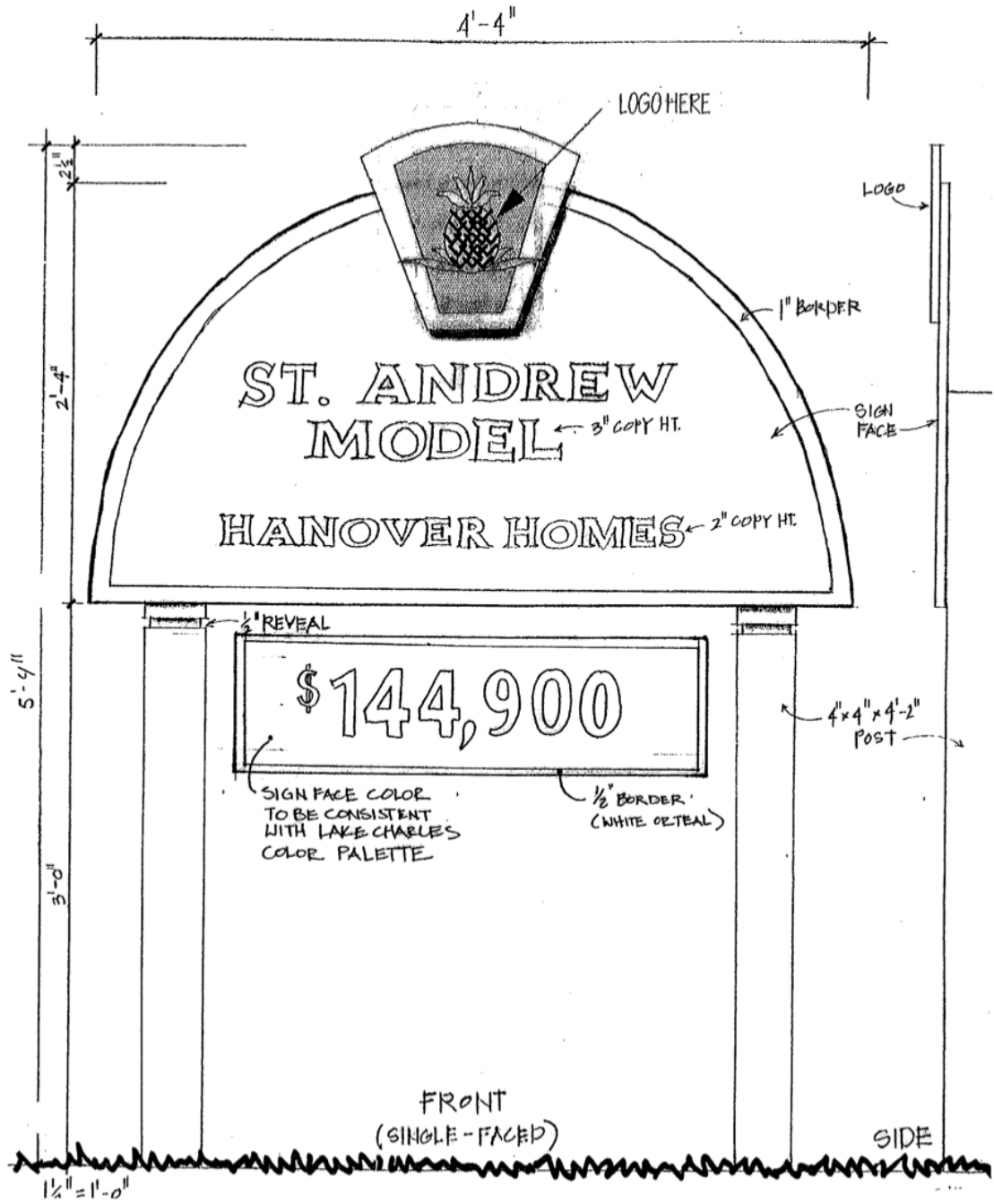
Jensen Beach Golf and Country Club
TYPICAL LANDSCAPE PLAN:



Jensen Beach Golf and Country Club
LOT MARKER SIGN:



Jensen Beach Golf and Country Club
MODEL IDENTIFICATION SIGN:



City of Port St. Lucie, St. Lucie County



Pedestrian/ Sidewalk System



Lucido & Associates

Land Planning/Architecture
200 S.W. 1st Street, Suite 200, Port St. Lucie, FL 34951
Tel: (888) 222-2200
Fax: (888) 222-2200
100 S.W. 1st Street, Suite 200, Port St. Lucie, FL 34951
Tel: (888) 222-2200
Fax: (888) 222-2200

Jensen Beach Golf & Country Club
Marin County, Florida



Exhibit 'G' - Pedestrian/ Sidewalk System

Scale: 1/4" = 1'-0"
Drawn by: MJS
Checked by: T
Date: 11/14/87
Professional Engineer, State of Florida, No. 111467
1978
1978
1978

500 - 5551555V.DWG AND ASSOCIATES - 500 / 5551555V.DWG AND ASSOCIATES - 500 / 5551555V.DWG AND ASSOCIATES - 500



City of Port St. Lucie, St. Lucie County
Martin County

Note:

Street trees are to be planted (1) per lot, as a minimum, or as directed by the ACC for areas which may require additional trees. Tree mix will be predominately oaks with each planting zone highlighting a unique tree type such as Red Bay, Sycamore, Sweet Gum, East Palatka Holly or Camphor Tree (2 oaks per 1 unique tree).

Tree Planting Legend:

- C/O Camphor Tree/ Live Oak Planting
- EP/O East Palatka Holly/ Live Oak Planting
- S/O Sycamore/ Live Oak Planting
- RB/O Red Bay, Live Oak Planting
- SG/O Sweet Gum/ Live Oak Planting
- O Live Oak Planting



Lucido & Associates

Lead Planning/Landscapes Architecture
100 Avenue A, Suite 200, Port St. Lucie, Florida 34952
Tel: (888) 888-8888 Fax: (888) 888-8888
100 Richard Avenue, Seaside, Florida 32082 Tel: (904) 888-8888 Fax: (904) 888-8888

Jensen Beach Golf & Country Club
Martin County, Florida

Exhibit 'H' - Street Tree Planting Plan

Scale: 1" = 10' Revision Date: _____ Computer File: 1918163
Drawing No. 109 Revision Date: _____ Date Plotted: 11/18
Date: 11.14.87 Job Number: 1918



Jensen Beach Golf & Country Club Application Form

Initial Review/ Final Review (Circle one)

Lot: owner(s):
Block: Name:
Address: Address:
Date: Telephone:
Architect /Res. designer Landscape Architect/Landscape Contractor

Name: Name:
Address: Address:
Telephone: Telephone:

Engineer/Surveyor (Florida Registered): Builder:
Name: Name:
Address: Address:
Telephone: Telephone:

Person in charge of job. _____ Phone# _____

New Construction: Covered porches,
model, pre-sale, entries, etc. sq. ft. _____
or speculative _____
Floor plan approved Garage Sq. Ft. _____
for another lot? _____
If yes, which lot? _____ Other (Ancillary
structures, etc.) _____
Elevation style Total Gross s.f.
significantly different? Lot Dimensions:
Air-Conditioned Space Lot Square Feet:
(1st floor) _____
Air-Conditioned Space Bedrooms/ Baths:
(2nd floor) _____
Total Net Square Feet Height from Slab:
Stories: _____ (Form continued on next page)

Checklist - Two sets of all of the following:

Site Plan:

- 1. Lot#
- 2. North Arrow
- 3. Scale 1"= 10' minimum (show entire lot)
- 4. Front, side, rear setbacks, easements, ROW lines, property line
- 5. Catch basins, culverts, drainage swales & flow direction, proposed topography, spot elevations
- 6. Adjacent off-site features such as: streets, street names, water bodies, wetlands, homes, walkways
- 7. Location of:
 - a. Building and ancillary structures
 - b. Driveway, parking area (to be interlocking concrete pavers)
 - c. Fire hydrants
 - d. Fences, walls, pool, deck, screen enclosure
 - e. Existing vegetation, vegetation to be preserved/ removed, methods of protection during construction
 - f. Electric service connection, well, pool pump, AC units
 - g. Post lights, flood lights, mailbox
- 8. Name of person who drew plan and phone number.
- 9. Date drawn (and revision dates if applicable)

Floor Plans:

- 1. Lot#
- 2. Scale 1/4"= 1'-0" minimum
- 3. Pool and patios
- 4. Window and door locations
- 5. Complete building dimensions
- 6. Name of person who drew plan
- 7. Date drawn (and revision dates if applicable)

Exterior Elevations:

- 1. Lot#
- 2. Scale 1/4" minimum front, 1/8" side and rear
- 3. Existing grade/ fill, finished elevation
- 4. All views of building
- 5. Indicate all materials (walls, roof, etc.) using complete specifications, (manufacturers, model numbers, product samples, photos)
- 6. Roof pitch
- 7. Doors, windows, trim detail
- 8. Height from finished floor to peak of roof
- 9. Name of person who drew plan
- 10. Date drawn (and revision dates if applicable)

Checklist - Two sets of all of the following:

Landscape Plans

- ___ 1. Lot #
- ___ 2. North Arrow
- ___ 3. Scale 1"= 10' minimum
- ___ 4. Front, side, rear setbacks, easements, ROW lines, property line,
- ___ 5. Catch basins, culverts, drainage swales & flow direction, proposed topography, spot elevations
- ___ 6. Adjacent off-site features such as: streets, street names, water bodies, wetlands, homes, walkways
- ___ 7. Location of:
 - a. Building and ancillary structures
 - b. Driveway, parking area, (to be interlocking concrete pavers), sidewalk
 - c. Fire hydrants
 - d. Fences, walls, pool, deck, screen enclosure
 - e. Existing vegetation, vegetation to be preserved/removed, methods of protection during construction
 - f. Electric service connection, well, pool pump, AC units
 - g. Post lights, flood lights, mailbox
- ___ 8. Specific locations of existing vegetation with species and caliper size
- ___ 9. Any vegetation to be removed or transplanted
- ___ 10. All new landscape materials (trees, palms, shrubs, hedges, groundcovers, vines, sod) for entire lot, scaled to size, with completed plant list information (see plant list example that follows)
- ___ 11. Landscape Labor and Materials Estimate showing individual plant cost (including material and labor itemization per plant type) as well as a total landscape budget that meets or exceeds the required minimum budget of \$3,500. Total cost estimate should be all inclusive (plants, mulch) show additional costs for sod and irrigation.
- ___ 12. Areas to be covered by irrigation
- ___ 13. Name of person who drew plan
- ___ 14. Date drawn (and revision dates if applicable)

Plant list layout example

PLANT LIST		
Qty	Bot.	Common Name Specification
Trees		
3	Quercus virginiana	14' ht x 8' spread, 3" cal min, full, BB Live Oak
5	Sabal palmetto	12-18' o.a., staggered ht in ea. cluster

Checklist - Two sets of all of the following:

Final Survey:

- ___ 1. Lot#
- ___ 2. North arrow
- ___ 3. Scale 1'=10' minimum
- ___ 4. Front, side, rear setbacks, easements, ROW lines, property line
- ___ 5. Catch basins, culverts, drainage swales & flow direction, proposed topography, spot elevations
- ___ 6. Adjacent off-site features such as: streets, street names, water bodies, wetlands, homes, walkways
- ___ 7. Location of:
 - a. Building and ancillary structures
 - b. Driveway, parking area, (to be interlocking concrete pavers), sidewalk
 - c. Fire hydrants .
 - d. Fences, walls, pool, deck, screen enclosure
 - e. Existing vegetation, vegetation to be preserved/ removed, methods of protection during construction
 - f. Electric service connection, well, pool pump, AC units
 - g. Post lights, flood lights, mailbox
- ___ 6. Lot corners, bldg. corners
- ___ 7. Elevations for ground floor

Exterior Features	Color/ Finish	Description
Paver Driveway	_____	_____
Paver Entry Walk	_____	_____
Siding	_____	_____
Stone	_____	_____
Brick	_____	_____
Stucco	_____	<u>submit color sample</u>
Shutters	_____	_____
Windows	_____	_____
Entry Door	_____	_____
Glass Sliding Doors	_____	_____
French Doors	_____	_____
Garage Door	_____	_____
Roofing	_____	Submit color sample
Fascia	_____	submit color sample
Soffit	_____	submit color sample
Gutters	_____	_____
Chimney	_____	_____
Screening	_____	_____
Porch/ Patio Deck	_____	_____
Pool Deck	_____	_____
Fencing/ Walls	_____	_____
Planters	_____	_____
Post Lamp	_____	_____

(Form continued on next page)

Submittals accompanying this application:

Yes / No

1.	Application fee	_____	_____
2.	Site Survey	_____	_____
3.	Site Plan	_____	_____
4.	Floor Plan	_____	_____
5.	Exterior Elevations	_____	_____
6.	Landscape Plans (including cost estimate)	_____	_____
7.	Material Specs, Color samples	_____	_____
8.	Other (specify) _____	_____	_____
9.	_____	_____	_____
10.	_____	_____	_____
11.	_____	_____	_____

The preceding application is submitted for review by the Design Review Committee. Required documents are attached.

Submitted by _____
(Applicant's Signature and Date)

Committee Use

Date Received:

Action by committee:

() Approval

() Disapproval

() Approval subject to the following conditions:

By: _____
(Signature and date)

Comments: