

# **Greenleaf Lakes at Nocatee**

## **Homeowner's Architectural Criteria and Review Procedure Manual**

**February 10, 2015 (Revised)**

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### **Introduction**

The Declaration of Covenants and Restrictions for Greenleaf Lakes establishes a review and approval procedure for all improvements proposed within the community. All improvements to be built, placed or installed on a homesite including but not limited to exterior paint and roof color, pools, screen enclosures, walls, fences, landscaping, flagpole, play structure, satellite dish, driveway or any other improvement visible from any road or adjacent lot must first receive written approval from the Developer prior to commencement of construction.

### **Architectural and Building Criteria**

The following criteria may be changed or modified at the sole discretion of the Developer. Each Homeowner will be provided with written notification of any such changes thirty days prior to its effective date. The Developer retains the right to waive or modify any of the following provisions if in its sole discretion it determines such a change is not a detriment to the community as a whole.

All plans submitted for review shall be evaluated for total effect and may be disapproved by the Developer, in its sole discretion. Each request for approval should contain the required information and be delivered to the offices of the Developer or its designee. Upon receipt of all needed information, the Developer will approve, disapprove or require modifications within 15 working days.

### **Building Setbacks per the Nocatee PUD**

Front – primary structure	20 feet
Front with front facing garage	25 feet
Side	5 feet
Side (corner lot)	10 feet
Rear – primary structure	10 feet
Rear – adjacent to conservation area (per plat)	25 feet

### **Pool Setbacks**

Pool setback (with or without a screen enclosure) is a minimum of five (5) feet from the property line. Setbacks for pool equipment and air conditioning units shall be in accordance with the approved PUD.

### **Garages**

Each house is required to have a two or three car garage with operable doors. Garage doors should remain closed except to allow cars to enter and exit the garage. Garages may not be converted to living space. Vehicles should be parked in the garage spaces overnight.

### **Exterior Color Plan**

Any changes to the initial exterior color scheme of the exterior of the house including roof, trim, shutters and front door must be submitted to and approved by the Developer prior to the change.

### **Covered Porches/Screened Enclosures**

The screening of a lanai or patio under the roof of the house is allowed. Screened enclosures in the rear yard or over pools are allowed but must meet all building setbacks requirements. Metal patio covers or metal roofs over screened enclosures are not allowed. Screened enclosures cannot exceed 13 feet in height. The color of the screen should be Charcoal and Dark Bronze for the frame.

### **Swimming Pools**

All pools shall be required to be enclosed by a screen enclosure or approved pool fence meeting the applicable safety codes of St. Johns County. Pool screen enclosures may not be visible from the street in front of the dwelling unless approved by the Developer.

## **Fences**

The approved fence type for each lot is shown on the attached **Greenleaf Lakes Fence Type Plan**. This fence plan may be modified at the discretion of the Developer, if in its sole opinion such a change will not negatively impact the neighborhood as a whole.

Perimeter fencing and masonry walls installed by the Developer and Community Development District (CDD) as shown on the Fence Type Plan shall be maintained by the Homeowners Association and/or CDD, as applicable. Homes that back up to these fences or walls shall be responsible for the maintenance of the inside face of the fence or wall including cleaning or painting.

The approved fence type for **Interior or Back to Back** lots is a beige/tan solid vinyl fence six (6) feet in height. Fencing along the street side of a corner lot must be located inside the ten (10) foot side setback line for a corner lot. In addition, a hedge consisting of three gallon plants shall be planted on the outside of the fence for at least 50% of the length of the side yard fence exposed to the street. Rear yard and side yard (non-corner lot) fences may be located along the property line.

The approved fence type for lots that back up to **Lakes or Preservation Areas (Wooded Lots)** is a black aluminum railing fence four (4) feet in height.

Side yard fencing shall not extend closer to the front of the house than the mid-point of the sidewall plane of the house. Fence location, height, composition and color should be submitted to the Developer for approval before installation.

Fences may be placed within the "Private Unobstructed Access and Drainage Easements" as shown on the community's recorded plats. These easements provide the Homeowners Association access for maintenance to the private drainage facilities within the easement. Fences and landscaping may be placed within the easement however the Association shall not be responsible to any homeowners for the repair or replacement of any damaged fence or landscaping within the easement that occurs during maintenance. Homeowners may not install any fence or landscaping that in any way damages or materially impacts the drainage within these easements.

### **Satellite Dishes**

Satellite dishes may be installed in the rear or side of the homesite out of view from the street. Additional landscaping may be required to properly screen the dish from view of the adjacent house.

### **Landscaping**

The replacement of any dead or diseased trees with the same species tree is allowed without prior approval. Cypress mulch, pine bark or similar is acceptable for use as mulch. The use of stones, rocks, gravel or lava rock as mulch in landscaped beds is prohibited.

### **Irrigation**

All landscape beds and sod should be fully irrigated with an automatic irrigation system. Reuse irrigation water as supplied by JEA, shall be the sole source of irrigation water. Individual wells are prohibited.

### **Outside Mechanical Equipment**

Outside mechanical equipment such as LP tanks, water softeners, pool pumps and heaters shall be properly screened from view from the street by either landscape material and/or solid vinyl high enough to block the view of the equipment.

### **Window Coverings**

All windows should have an interior cover consisting of some type of blind, drape or shade. All coverings should be white or beige in color as seen from the outside of the house.

### **Residential Signs**

Residential signs include "For Sale", "For Rent" and "Open House" signs placed on lots by residents and/or their real estate agent. These signs must comply with the attached uniform signage criteria generally known as the "**Nocatee Sign Standard**". The sign shall not exceed 9" x 12" in size and must be professionally painted in a uniform tan color with green letters. The sign should be mounted on a wood post painted a matching tan color. The use of "Bandit" real estate signs is prohibited. All other signs are prohibited without specific written approval from the Developer. At no time should any sign be placed in a window. Political signs no larger than 3 feet x 4 feet may be installed on a lot no earlier than 10 days prior

to the election. Each lot is limited to one political sign at a time and such signs should be removed the day after the election.

### **Play Structures**

Play structures, either permanent or temporary are prohibited in front yards. Play structures in the back yard will be reviewed for height and color and generally should not be visible from adjacent Lots. Any such structure must be approved by the Developer prior to installation.

### **Basketball Goals**

Basketball goals mounted along the side of the driveway are allowed however the goal, either permanent or moveable must be at least twenty (20) feet from the edge of the asphalt road unless specifically approved otherwise by the Developer. Utilities should be properly located prior to digging as electric, phone, cable and other utilities are located in the front of each lot. Call 811 to request a utility locate. At no time may moveable goals be located at the end of driveway so that play is in the street. Basketball goals must be maintained in a neat condition and removed when weathered.

### **Trash Receptacles**

Trash receptacles should be placed curbside no earlier than dusk the day prior to the collection day and the emptied receptacle must be removed prior to dusk of the day of collection. Trash receptacles must be hidden from view at all other times.

### **Seasonal Christmas or Holiday Decorative Lights**

Seasonal decorative lights may only be displayed between Thanksgiving and January 15.

# **Greenleaf Lakes at Nocatee**

## **Plan Submittal Procedure**

Please provide the following information for approval:

1. Completed Submittal Form
2. Applicable site plan, photograph or product specifications
3. Color samples, if appropriate
4. Written description of desired improvements

Submit all plans and information to the following:

**Greenleaf Lakes Architectural Review  
c/o BCM Services, Inc.  
920 3rd Street, Suite B  
Neptune Beach, FL 32266  
904-242-0666 904-242-0670 fax**

**Email: [arc@bcmervices.net](mailto:arc@bcmervices.net)**

# Greenleaf Lakes at Nocatee

## Architectural Review Submittal Form

Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

Lot No. \_\_\_\_\_

Address: \_\_\_\_\_

Description of Improvement:

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Approval Date: \_\_\_\_\_ By: \_\_\_\_\_



# Greenleaf Lakes

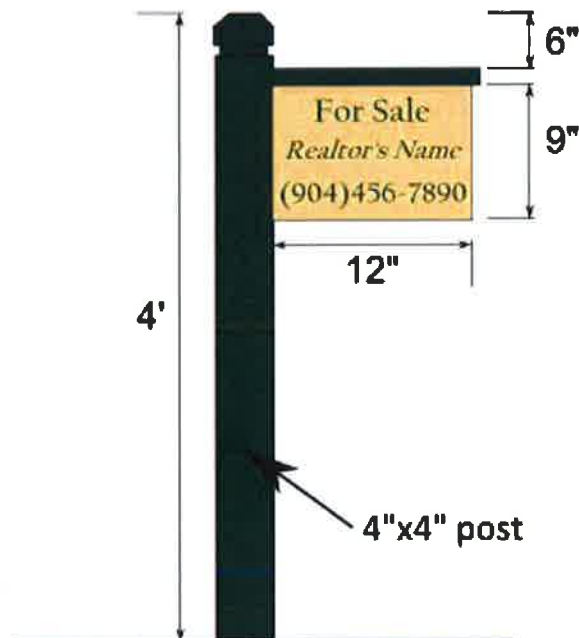
## AT NOCATEE Fence Type Plan

-  6' Concrete Wall, installed by CDD.  
Maintained by CDD and Homeowner
-  6' Tan Vinyl Fence, installed by Developer.  
Maintained by HOA and Homeowner
-  4' Black Picket Fence, installed by Homeowner.  
Maintained by Homeowner
-  6' Tan Vinyl Fence, installed by Homeowner.  
Maintained by Homeowner





# Nocatee Sign Standard



- Posts should be green (RAL 6005) with beige (RAL 1015) text