Heath Brook DRI

Landscape and Architectural Guidelines

(Satisfies Required Guidelines for the Mockingbird Ridge PD Master Plan at Heathbrook)

Mockingbird Ridge PD Master Plan at Heathbrook

Submittal October 2, 2025

INTRODUCTION

The “Mockingbird Ridge Planned Development” is approximately 282 acres located within the City of Ocala (the City), inside the Heath Brook Development of Regional Impact (DRI). The Planned Development (PD) comprises of the 42nd Street Flyover, LLC properties (Parcels 23875-000-01 and 35364-000-00). The properties are located within an area of the City that includes a diverse mix of existing land uses that support the goals defined in the City’s Comprehensive Plan.

The “Mockingbird Ridge Planned Development” consists of a residential development program that intends to update the existing PUD-02 zoning to PD. The PUD-02 zoning is no longer supported by the City of Ocala and this zoning update must be completed prior to further development. Any reference to “Planned Unit Development” or “PUD”, are hereby replaced with “Planned Development” and “PD”. This project remains a part of the Heath Brook DRI, and the following standards are intended to maintain consistency with the design guidelines of the DRI.

The “Mockingbird Ridge Planned Development” provides a conceptual level blueprint for the preferred development patterns, design qualities, and transportation systems for the project.

Consistent with requirements for a PD Plan, these PD Standards (“Standards”) establish project objectives that are appropriate for planning. It is expected that during review for “Mockingbird Ridge Planned Development”, the following activities will take place:

1. Subdivision Plans and/or Site Plans will be prepared and submitted through the City of Ocala development review process showing more detailed residential development plans, circulation routes, amenity/open space areas, access locations, etc., as required by the current City of Ocala procedures.

2. Updates to the Standards may be amended, if needed, to reflect the design of the tract.

3. Adjustments to the Standards contained in this document will be submitted by the developer and approved by the City, per the requirements of Section 122-946 of the Code of Ordinances.

These Standards serve as the foundation for the planning and development efforts of the project, following the provisions of the City's PD zoning and Low Intensity land use classification. The PD Plan and Standards are the culmination of a comprehensive and collaborative planning process designed to provide the framework for development within this area.

These Standards may be amended, as permitted in Sec. 122-946, by the Applicant and/or their designee, from time to time, to reflect changes in market conditions and development processes. The PD Plan includes standards that have been developed based on existing site features, available infrastructure, the City's overall vision for the area and similarly situated residential developments. The PD Plan provides a development program which is compatible within the Heath Brook DRI and with adjacent properties. The Standards provide flexibility to best respond to current and future market forces, changes in building and development patterns, and community demographics.

Exhibit G

Landscape Guidelines for Single Family Housing in HeathBrook Ocala, FL

March 29, 2004

1.0 Pod Entrance

Pod owner shall be responsible for the entrance into a Single Family pod. The entrance shall be constructed in the same character and materials as set forth in the landscape plans for Tartan Road.

1.1 Walls: Two (2) curved entry walls of the style and materials detailed in Figure 1 and 3.

1.2 Lighting:

- Street Lighting will consist of three (3) Wadsworth Series Double-Armed Lights with Utility Granville Luminaires.
- Each Entry Wall will be lit with two (2) 4' Raybar sign lights.
- Each Washington Palm will have one (1) Stonco L38BZ - Ground mounted 12" high (black or bronze).

1.3 Landscape: Clusters of 5 Washington Palms *(Washington robusta)* are to be located behind each Entrance Walls. In addition, one (1) Ligustrum tree (*Ligustrum lucidum*) will be located at the corner of each wall. Shrubs and groundcovers will also be used to improve the visual character of the corner (See Figure 1 and 2). St. Augustine 'Floratam' will be used for all sodded areas. All landscaped areas are to be mulched with 2-3" of pine bark "mini-nuggets". A fully automatic irrigation system with 100% coverage shall also be installed for all landscaped areas.

1.4 Signage: Entry wall signage shall be in accordance with the character set forth along Tartan Road in the Entrance Plans by Land Design Group, Inc. See Figure 3 for style, materials, and dimensions.

1.5 If necessary, an alternate entrance design including a Gate/Guard House may be submitted to the Ocala Limited Trophy Partnership for approval.

All landscape and construction drawings will be submitted for Architectural Review prior to construction.

2.0 Community Road Frontage (ie: Tartan Road)

2.1 Fencing: The Pod owner shall be responsible for diagonal White PVC Fencing along the entire Community Road frontage. The fencing shall begin at Pod Entrance Walls and connect to fencing at adjacent parcels. Columns shall be spaced approximately 160' apart. Column spacing should begin at Pod Entrance Walls and terminate at the corner of each pod property line along Tartan Road. See Figure 3

2.2 Landscape: No tree with a caliper of 6" or greater shall be removed without the approval of the Architectural Review Board as set forth by Ocala Trophy Limited Partnership. After tree replacement requirements have been met for this phase of the development, all additional caliper inches will be credited to the Ocala Trophy Limited Partnership for HeathBrook.

A 25' bermed landscape buffer shall occur along the community road frontage. The following plant material shall be included within the landscape buffer (See Figure 4):

- 15-gallon Slash Pines (*Pinus elliottii)*
- 30-gallon Southern Magnolias *(Magnolia grandiflora)*,
- A double row of 3-gallon Wax Myrtles (*Myrica cerifera)* shall be located every 3'.

St. Augustine 'Floratam' will be used for all sodded areas. All landscaped areas are to be mulched with 2-3" of pine bark mulch "mini-nuggets". A fully automatic irrigation system with 100% coverage shall also be installed.

3.0 Pod Interior

3.1 Common Areas: Common areas are to compose at least 25% of the parcel acreage. These areas can include landscape buffers, storm water retention, and open park space.

3.2 Lighting: Wadsworth Series with Utility Granville Luminaires (single arm) shall be located every 150' within Right-of-way (ROW) at lot line intersections.

3.3 Landscape: A 25' bermed landscape buffer must be maintained around the entire perimeter of the parcel boundary. See Figure 4.

St. Augustine 'Floratam' will be used for all sodded areas; however, common areas of low exposure such as parks and landscape buffers (not including those fronting on Tartan Road) may be seeded with Bahia or other alternative grassing. Alternatives to sod must be submitted to Ocala Trophy Limited Partnership for approval.

No tree with a caliper of 6" or greater shall be removed without the approval of the Architectural Review Board.

3.4 Signage: All interior signage must be submitted to the Ocala Trophy Limited Partnership for approval.

4.0 Single Family Residential Lots – Landscape Plan Review Criteria

The following landscape criteria will be the responsibility of the individual home builder:

4.1 Site Plan

Scaled drawing which will include the following:

a. Location of proposed house, porches, pool, garage, driveway, mailbox, and fences with applicable setbacks. A current tree survey with the locations of existing trees must also be included with site plan.

b. Minimum setbacks as per City of Ocala and HeathBrook Single Family Architectural Standards.

c. Statement indicating ground floor elevations above existing natural grade. All units shall have one (1) 6" step above the existing grade.

4.2 Landscape Plans

Scale drawings shall include the following:

a. Location of existing trees, proposed house, porches, pool, garage, driveway, mailbox, and fences with agreeable setbacks.

b. Location of all proposed plantings with a listing of each plant type and size.

c. The individual homebuilder shall install one (1) 3 ½" caliper Live Oaks *(Quercus virginiana)* within the ROW at the corner of every other lot throughout the residential pod (referred to as "street Live Oak")

d. Landscape plans shall have the following minimum:

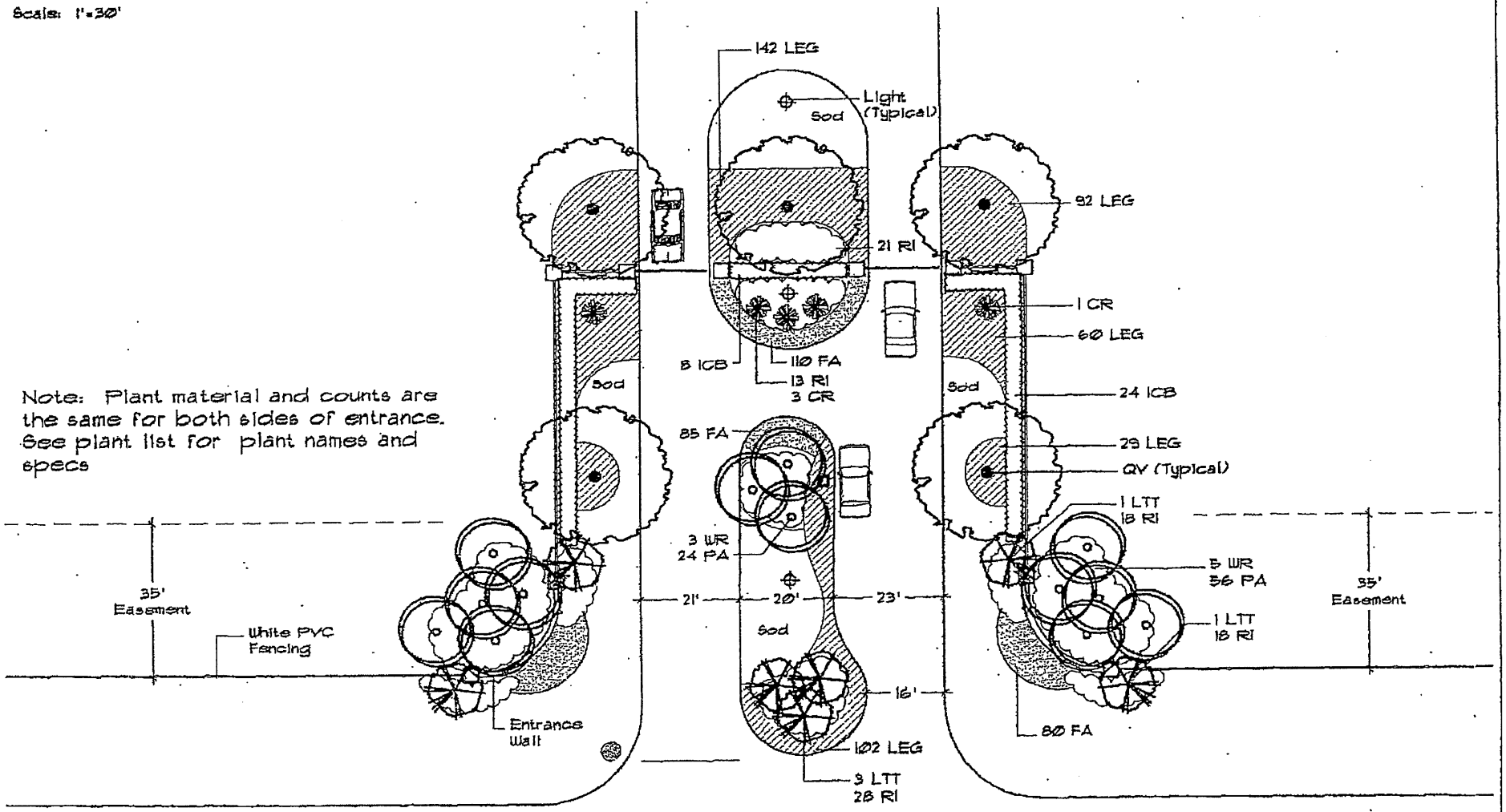
- One (1) shade tree (in addition to the street Live Oaks) with a 3 ½" caliper selected from approved plant list and meeting City of Ocala code requirements. Height and spread are per variety (see approved tree list). Three (3) palms with 10' c.t. used in a cluster may replace the required shade tree. Lots 80' and above shall require two (2) shade trees in addition to the street Live Oaks.
- Two (2) ornamental trees of a 30 gallon container size from the approved ornamental tree list (caliper, height, and spread per variety). Lots 80' and above shall require three (3) ornamental trees.
- Complete shrub coverage with 3-gallon shrubs selected from the approved shrub list. All elevations shall receive a continuous hedge with shrubs spaced 3' oc and a minimum of 24" from walls. All garages and carports (side opening) will be screened from adjacent property for the length of the side elevation with approved shrub/screening plants.
- Front elevations shall have an average depth of 8' with appropriate trees, shrubs and groundcovers to ensure a dimensional layering to transform from lawn area to house wall. (See approved ground cover and other plant material list). Lots

80' and above shall require front elevations to have an average landscape depth of 12'.

Effort should be made to provide both textured and color variations within the plantings to provide contrast and interests to the home landscape.

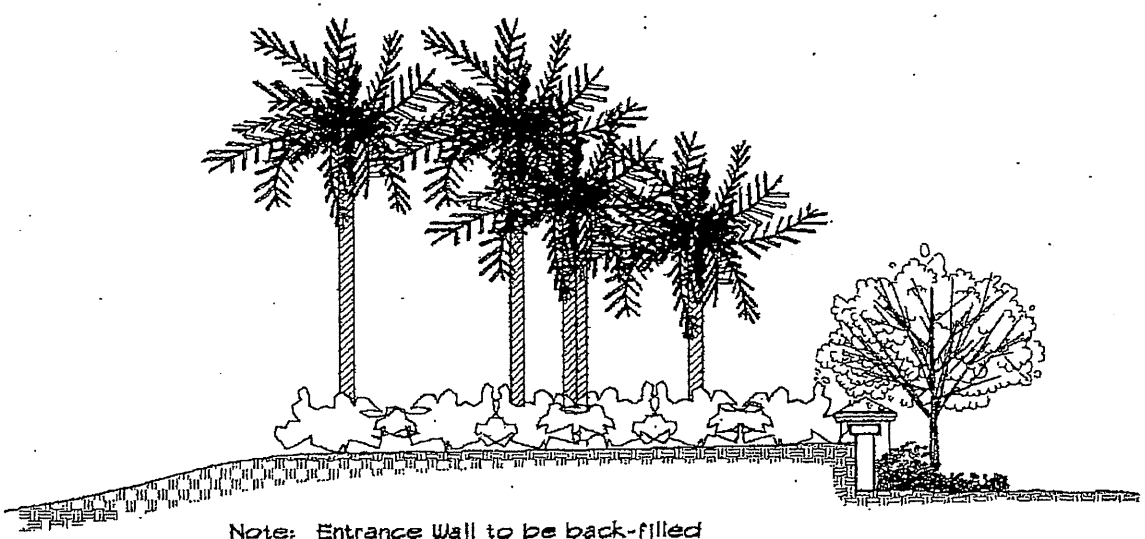
- All sod shall be St. Augustine 'Floratam' or 'Bitter Blue' for shady locations.
- Mulch shall be pine bark "mini-nuggets" only with a depth of 2-3". Large natural areas (if they occur) may use pine straw at a depth of 5-6".
- The lawn and landscape maintenance will adhere to the guidelines set forth in the *Florida Yards and Neighborhoods.*
- Outdoor lighting should be specified and located on all landscape plans and subject to approval by the Architectural Review Board (ARB).
- 100% of the property, including ROW, shall be irrigated with a fully automatic irrigation system with 100% coverage.
- Location and type of all fences, including the height, style, and material, will be submitted for review. There will be no chain link fence of any kind.
- Mailbox selections must be submitted to the Ocala Trophy Limited Partnership for approval.

Figure 1
SF Residential Landscape Requirements
Pod Entrance
Scale: 1"=30'



Note: Plant material and counts are the same for both sides of entrance. See plant list for plant names and specs

Figure 2
SF Residential Landscape Requirements
Pod Entrance
Scale: 1"=30'

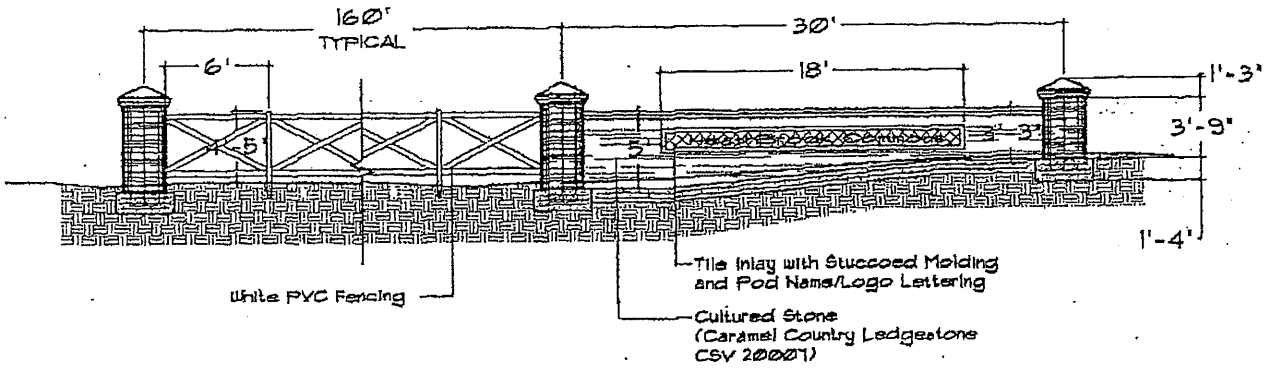


Note: Entrance Wall to be back-filled and landscaped as shown

PLANT LIST

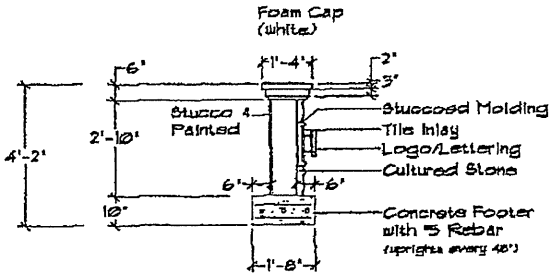
TREES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
7	LT	Ligustrum Tree-Type	Ligustrum lucidum	B&B, 8-10'ht x 5-6'spr
5	QV	Live Oak	Quercus virginia	B&B, 10-12'ht x 5-6'spr, 3 1/2" cal min
PALMS				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
5	CR	Sago Palm	Cycas revoluta	#15, 36"ht x 36"spr
13	WR	Washington Palm	Washington robusta	C.T., 3-18', 3-16', 3-14', 4-12'
SHRUBS, GROUNDCOVERS, AND VINES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
355	FA	Flowering Annuals	Variety by Landscape Architect	4"pots, full, 12" oc
56	IC'B'	Dwarf Globe Holly	Ilex cornuta 'Burfordii'	#3, 18-24"os, 3'oc
504	L'EG'	Liriope	Liriope muscari 'Evergreen Giant'	#1, full gal, 2'oc
136	PA	Plumbago	Plumbago auriculata	#3, 18-24"ht, 3' oc
134	RI	Indian Hawthorne	Raphiolepis indica	#3, 15"ht x 18"spr, 3'oc
MULCH				SOD
58	CU YDS	Pine Bark Mini-Nuggets	3" cover in all planted areas	13000 SQ FT St. Augustine Floratam

Figure 3
SF Residential Landscape Requirements
Wall & Fence Details

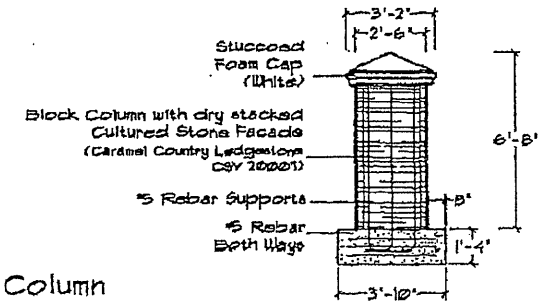


Elevation

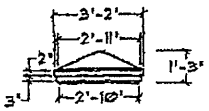
Note: Curved Wall, 30 L.F. from column centers.
Average wall height is 3'-8"
(minimum of 3'-3" and maximum of 5'-0")

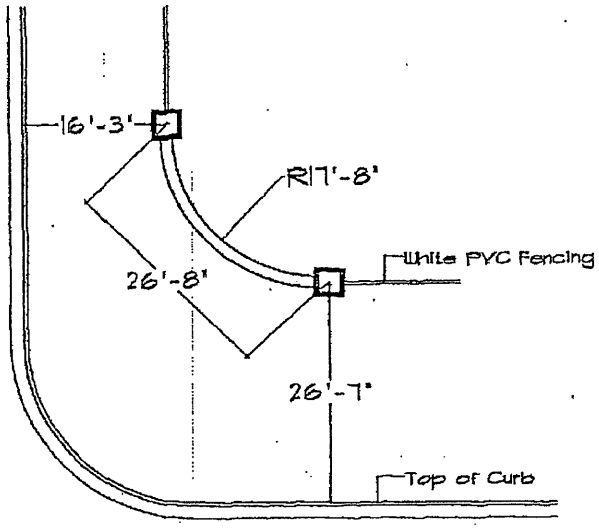


Wall Section



Column
(Typical)

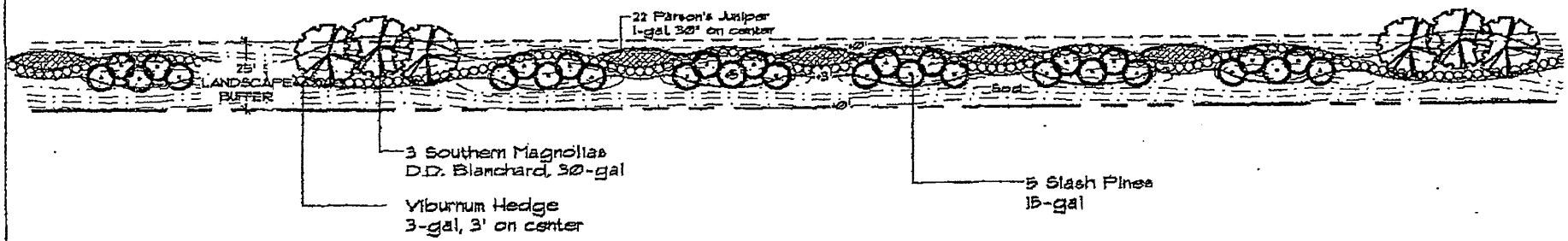




Plan

Figure 4
SF Residential Landscape Requirements
Landscape Buffer

Plan



Section

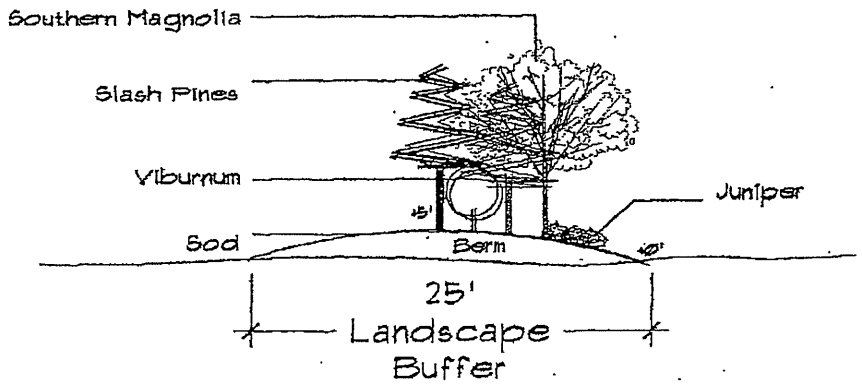


Exhibit "G"

PUD Covenants and Restrictions for Single Family Development

1.0 Pod Entrance

The entrance to a Single Family pod shall be constructed in the same character and materials as set forth in the landscape plans for Tartan Road and will include:

1.1 Walls: Two (2) curved entry walls of the style and materials detailed in Figure 3, Entrance Pod Walls). See also Figure 1.

1.2 Lighting:

- Street Lighting will be three (3) Hancock Series #308 Double-Armed Lights located in medians (See Figure 1).
- Each Entry Wall will be lit with two (2) 4' Raybar sign lights
- Each Washington Palm and Ligustrum tree will have one (1) Stonco L38BZ - Ground mounted 12" high (black or bronze)

1.3 Landscape:

- Clusters of 5 Washington Palms *(Washington robusta)* are to be located behind each Entrance Wall and each lighted with one (1) 12" high Stonco L38BZ ground mounted light (black or bronze).
- Two (2) Ligustrum trees (*Ligustrum lucidum*) will be located for each wall and each lighted with one (1) 12" high Stonco L38BZ ground mounted light (black or bronze).
- Shrubs and groundcovers will also be used to improve the visual character of the corner (See Figure 1 and 2).
- St. Augustine 'Floratam' will be used for all sodded areas.
- All landscaped areas are to be mulched with 2-3" of pine bark "mini-nuggets".
- A fully automatic irrigation system with 100% overlap of coverage shall also be installed for all landscaped areas.

1.4 Signage: Entry wall signage shall be in accordance with the character set forth along Tartan Road in the Entrance Plans by Land Design. See Figure 3 for style, materials, and dimensions.

All landscape and construction drawings will be submitted for Architectural Review prior to construction.

2.0 Community Road Frontage (i.e. Tartan Road)

2.1 Fencing: White Three-Board PVC Fencing shall be located along PUD boundary where "Community Road" frontage occurs. Columns shall be located every 150' within fencing. (See Figure 3)

2.2 Landscape: No tree with a caliper of 6" or greater shall be removed without the approval of the Architectural Review Board as set forth by the Siemens Group.

The following plant material shall be included within a bermed 35' landscape buffer (See Figure 4):

- 3 ½" caliper Live Oaks (*Quercus virginiana*) shall be located every 60' along Tartan Road.
- Groups of five (5) 15-gallon Slash Pines (*Pinus elliottii)*
- Groups of three (3) 30-gallon Southern Magnolias D.D. Blanchard *(Magnolia grandiflora).*
- A single row of 3-gallon Wax Myrtles (*Myrica cerifera)* shall be located every 3'.
- St. Augustine 'Floratam' will be used for all sodded areas.
- All landscaped areas are to be mulched with 2-3" of pine bark mulch "mini-nuggets".
- A fully automatic irrigation system with 100% overlap of coverage shall also be installed.

3.0 PUD Interior

3.1 Common Areas: Common areas are to compose at least 25% of the PUD acreage. These areas can include landscape buffers, storm water retention, and open park space.

3.2 Lighting:

- Hancock Series #308, Single Arm shall be located every 150' within Right-of-way (ROW) at lot line intersections.
- Where parking exists for the PUD amenities, one (1) Hancock #308 light shall occur for every ten (10) parking spaces.
- All walkways and paths within the common areas and amenities shall include one (1) Adjusta-post 5GL mounted on a 12" riser (bronze) every 25'.

3.3 Landscape: No tree with a caliper of 6" or greater shall be removed without the approval of the Architectural Review Board.

- 3½" caliper Live Oaks *(Quercus virginiana)* shall be located within the ROW at the corner of every other lot throughout the PUD.
- A 25' landscape buffer must be maintained around the entire perimeter of the PUD boundary. Boundaries adjacent to high-use lands and along roadways shall require a bermed 35' landscape buffer (See Figure 4).

3.4 Hardscape:

- A 5' concrete sidewalk shall be located within the ROW on at least one side of interior streets. These sidewalks shall connect with the trail and path system of the common areas.

- Mailboxes are to be one post per two lots. Style by Land Design Group (See Figure 6).

3.5 Signage:

- All project signage (i.e. *Clubhouse, Tennis Courts*, etc.) may be of the design and style of owner; however, approval must be obtained from the Architectural Review Board.
- All street signage will conform to the style and materials set forth by Land Design Group.
  See Figure 5.

4.0 Single Family Residential Lots – Landscape Plan Review Criteria

4.1 Site Plan

Scaled drawing which will include the following:

a. Location of proposed house, porches, pool, garage, driveway, mailbox, and fences with applicable setbacks.
b. Minimum setbacks as per City of Ocala and HeathBrook codes.
c. Statement indicating ground floor elevations above existing natural grade. All units will be set 12" above existing grade with two (2) 6" steps. No at grade front porch or entry.

4.2 Landscape Plans

Scale drawings should include the following:

a. Location of proposed house, porches, pool, garage, driveway, mailbox, and fences with applicable setbacks.
b. Location of all proposed plantings with a listing of each plant type and size.
c. Landscape plans shall have the following minimum:
   - Three (3) shade trees (not including street Live Oaks) with a 3 ½" caliper selected from approved plant list and meeting City of Ocala code requirements. Height and spread are per variety (see approved tree list). Three (3) palms with 10' c.t. used in a cluster may replace two of the required shade trees.
   - Four (4) ornamental trees of a 30 gallon container size from the approved ornamental tree list (caliper, height, and spread per variety)
   - Complete shrub coverage with 3-gallon shrubs selected from the approved shrub list. All elevations shall receive a continuous hedge with shrubs spaced 3' oc and a minimum of 24" from walls. All garages and carports (side opening) will be screened from adjacent property for the length of the side elevation with approved shrub/screening plants.
   - Front elevations shall have an average depth of 12' with appropriate trees, shrubs and groundcovers to ensure a dimensional layering to transform from lawn area to house wall. (See approved ground cover and other plant material list)

Exhibit "G"

Effort should be made to provide both textured and color variations within the plantings to provide contrast and interests to the home landscape.

- All sod shall be St. Augustine 'Floratam' or 'Bitter Blue' for shadier locations.
- Mulch shall be pine bark "mini-nuggets" only with a depth of 2-3". Large natural areas (if they occur) may use pine straw at a depth of 5-6".
- Outdoor lighting should be specified and located on all landscape plans and subject to approval by the Architectural Review Board (ARB).
- 100% of the property, including ROW, shall be irrigated with a fully automatic irrigation system with 100% overlap of coverage.
- Location and type of all fences, including the height, style, and material, will be submitted for review. There will be no chain link, barbed wire, chicken wire, or similar fencing of any kind. No fence shall be allowed to exceed a height of 6'.

Exhibit "G"

Approved Plant List

SHADE TREES			
MG	Southern Magnolia *Magnolia grandiflora*	#30	9'ht x 4' spr; 1 ½ " cal min
QS	Shumard Oak *Quercus laurifolia*	#30	10-12'ht x 5'spr; 3"cal min
QU	Laurel Oak *Quercus virginia*	#30	9'ht x 4'spr; 2" cal min
QV	Live Oak *Quercus virginia*	#30	10-12'ht x 5'spr; 3"cal min
UPD	Drake Elm *Ulmus parvifolia*	#30	10-12'ht x 5'spr; 3" cal min
ORNAMENTAL TREES			
BN	River Birch *Betula nigra*	#30	10-12'ht x 4-5'spr
CF	Florida Dogwood *Cornus Florida*	#15	7-8'ht x 3-4'spr
IAF	Fosteri Holly *Ilex attenuata*	#30	10-12'ht x 3-4'spr
IOEP	East Palatka Holly *Ilex opaca*	#30	10-12'ht;full; 3" cal min
IVP	Weeping Holly *Ilex vomioria*	#30	10-12'ht x 3-4'spr; 3"cal min
LI	Crape Myrtle *Lagerstroemia indica*	#30	10-12'ht x 5-6'spr; multi-trunk
LT	Ligustrum Tree-Type *Ligustrum lucidum*	B&B	8-10'ht x 6-7'spr
MS	Japanese Magnolia *Magnolia soulangiana*	B&B/#30	8-10'ht x 4-5'spr
PC	Bradford Pear *Pyrus calleryana*	B&B/#30	10'-12'x 5-6'spr

Exhibit "G"

PALMS			
BC	Pindo Palm *Butia capitata*	B&B	clear trunk; 10-12' ht
SP	Cabbage Palm *Sabal palmeto*	B&B	
WR	Washington Palm *Washington robusta*	B&B	
SCREEN PLANTS			
ID	Dwarf Delcambre Holly *Ilex comuta 'Delcambre'*	#3	18-24"oa; 2'-6'oc
IP	Florida Anise *Illicium parviflorum*	#3	24"-30"oa; 3'oc
JV	Red Cedar *Juniperus virginia*	B&B	6-8'ht; full
LJ	Ligustrum Hedge *Ligustrum japonica*	#3	18-24"ht 18-24"spr
MC	Wax Myrtle *Myrica cerifera*	#15	5- 6'ht x 3-4'spr; multi-trunk; full
MG	Southern Magnolia *Magnolia grandiflora*	#30	9'ht x 4' spr; 1 ½ " cal min
PE	Slash Pine *Pinus elliottii*	#30	10'12'htx 4-5'spr
PM	Podocarpus *Podocarpus macrophyllus*	#15	5-6'ht x 18-24"spr
VO	Sweet Viburnum *Viburnum odoratissimim*	#3	18-24"ht x 18-24"spr
RETENTION POND PLANTS			
AR	Red Maple *Acer rubrum*	#30	8-10ht x 4'spr
BN	River Birch *Betula nigra*	#30	10-12'ht x 4-5'spr
TD	Bald Cypress	#30	10-12'ht x 6-8'spr

Exhibit "G"

Taxodium distichum

ACCENT PLANTS			
CJA	Camellia *Camellia japonica*	#3	18-24"ht x *12-18"spr*
CSQ	Sasanqua Camellia *Camellia sasanqua*	#3	18-24" ht x 12'-18" spr
CA	Crinum Lily *Crinum asiaticum*	#7	30-36"ht x 30-36"spr
CH	European Fan Palm *Chamaerops humilis*	#7	3'ht x 3'spr; triple
CR	Sago Palm *Cycas revoluta*	#7	30"ht x 30"spr
FJ	Japanese Fatsia *Fatsia japonica*	#3	24-30"ht x 30" spr
HM	French Hydrangea *Hydrangea macrophylla*	#3	24-30"ht x 18" spr
LC	Dwarf Gold Lantana *Lantana camara*	#1	full gal
ND	Heavenly Bamboo *Nandina domestica*	#7	36-40'ht 8-10canes
PS	Philodendron *Philodendron selloum*	#3	36"ht x 36" spr
RE	Firecracker Plant *Russelia equisetiformis*	#3	30-36"; 3' oc
RP	Raphis Palm *Raphis excelsa*	#7	4'ht x 2-3'spr
ST	Spirea *Spirea thunbergii*	#3	18-24" oa 3'oc
TF	Windmill Palm *Trachycarpus fortunei*	#7	3'ht x 3'spr

Exhibit "G"

SHRUBS

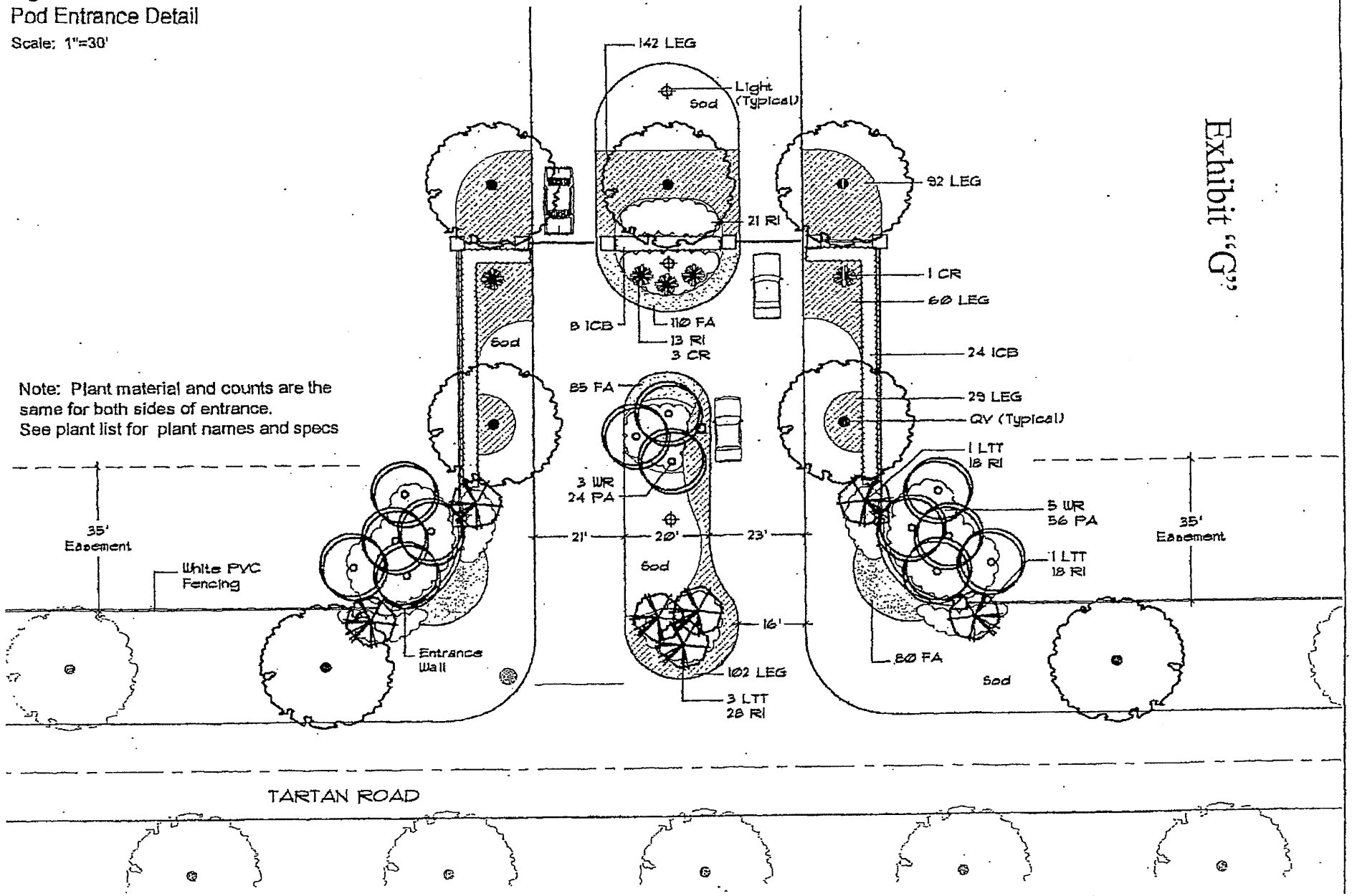
BMJ	Japanese Boxwood *Buxus microphylla*	#3	15-18"ht x 15-18"spr
ICB	Dwarf Globe Holly *Ilex cornuta*	#3	18-24"oa; 2'-6'oc
IVN	Dwarf Yaupon *Ilex vomitoria*	#3	18-24"oa; 3'oc
PA	Plumbago *Plumbago auriculata*	#3	18"-24"
PT	Pittosporum *Pittosporum tobira*	#3	18-24"ht x 18-24"spr
RDR	Azalea 'Duc de Rohan' *Rhododendrom obtusum*	#3	18-24"oa 3'oc
RG	Azalea 'GG Gerbing *Rhododendron simsii*	#3	18-24"oa; 4'oc
RGT	Azalea 'George Tabor' *Rhododendron simsii*	#3	24-30"ht x 24-30"spr
RSC	Azalea *Rhododendron simsii* 'Southern Charm'	#3	24-30"ht x 24-30"spr
RI	Indian Hawthorne *Raphiolepsis indica*	#3	18"ht x 18" spr
ROF	Dwarf Azalea *Rhododendron obtusum* 'Fashion'	#3	18-24"ht x 20" spr
RRR	Dwarf Azalea *Rhododendron obtusum* 'Red Ruffles'	#3	18-24"oa
ZF	Coontie *Zamia floridana*	#3	24"ht x 24" spr

Exhibit "G"

GROUNDCOVERS

AA	Lily of the Nile *Agapanthus africanus*	#1	full gal
AE	Cast Iron Plant *Aspidistra elatior*	#1	full gal 5-7leaves
FA	Flowering Annuals	4"pots	full
HC	Algerian Ivy *Hedera helix*	4"pots	full gal 2-3runners
HF	Holly Fern *Cyrtomium falcatum*	#1	full
HS	Daylily *Hemerocallis spp.*	#1	full gal
JP	Parson's Juniper *Juniperus parsonii*	#1	full gal 14"-16"sp
LEG	Liriope 'Evergreen Giant' *Liriope muscari*	#1	full; 2'oc
MI	African Iris *Moraea iridioides*	#1	full gal
NE	Boston Fern Nephrolepis exalta	#1	full gal
OJ	Mondo Grass *Ophiopogan japonicus*	4"pots	full quart
TA	Dwarf Jasmine *Trachelospermum asiaticum*	#1	full gal

Figure 1
Pod Entrance Detail
Scale: 1"=30'



Note: Plant material and counts are the same for both sides of entrance.
See plant list for plant names and specs

Exhibit "G"

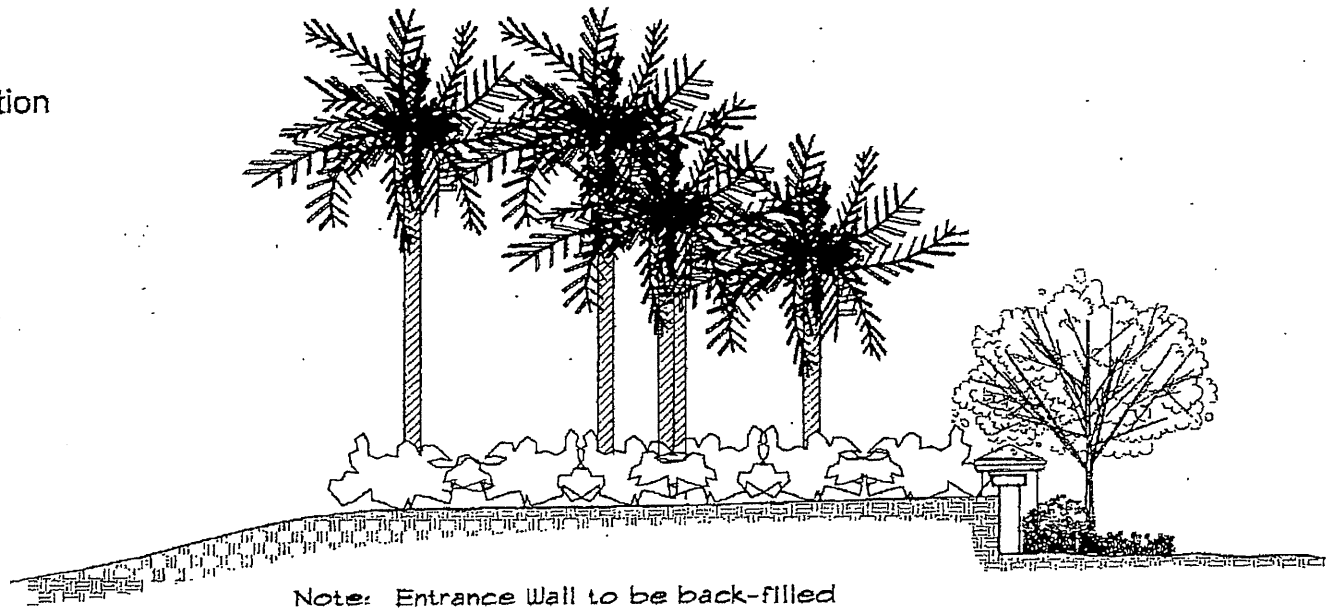
Figure 2
Pod Entrance Detail

Exhibit "G"

PLANT LIST

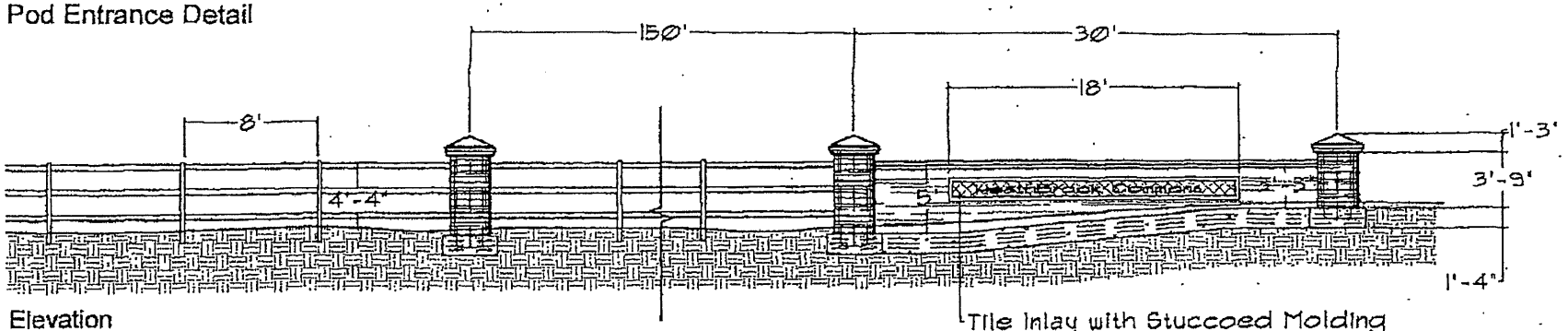
TREES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
7	LT	Ligustrum Tree-Type	Ligustrum lucidum	B&B, 8-10'ht x 5-6'spr
0	QV	Live Oak	Quercus virginia	B&B, 10-12'ht x 5-6'spr, 3 1/2" cal min.
PALMS				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
5	CR	Sago Palm	Cycas revoluta	#5, 36"ht x 36"spr
13	WR	Washington Palm	Washington robusta	C.T., 3-18', 3-16', 3-14', 4-12'
SHRUBS, GROUNDCOVERS, AND VINES				
QTY	CODE	COMMON NAME	SCIENTIFIC NAME	SIZE AND SPACING
355	FA	Flowering Annuals	Variety by Landscape Architect	4"pots, full, 12" oc
56	IC"B"	Dwarf Globe Holly	Ilex cornuta "Burfordii"	#3, 18-24"oc, 3'oc
504	L"EG"	Liriope	Liriope muscari "Evergreen Giant"	#1, full gal, 2'oc
136	PA	Plumbago	Plumbago auriculata	#3, 18-24"ht, 3' oc
134	RI	Indian Hawthorne	Raphiolepis indica	#3, 18"ht x 18"spr, 3'oc
MULCH				SOD
58	CU YDS	Pine Bark Mini-Nuggets	3" cover in all planted areas	13,000 SQ FT St. Augustine Floratam

Section

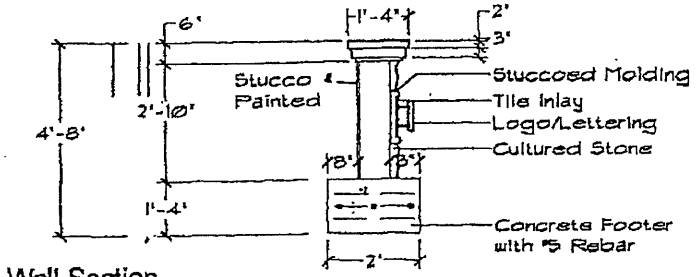


Note: Entrance Wall to be back-filled and landscaped as shown

Figure 3
Pod Entrance Detail

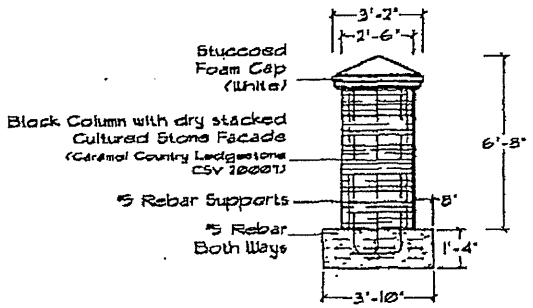


Elevation

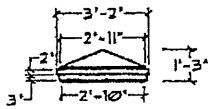


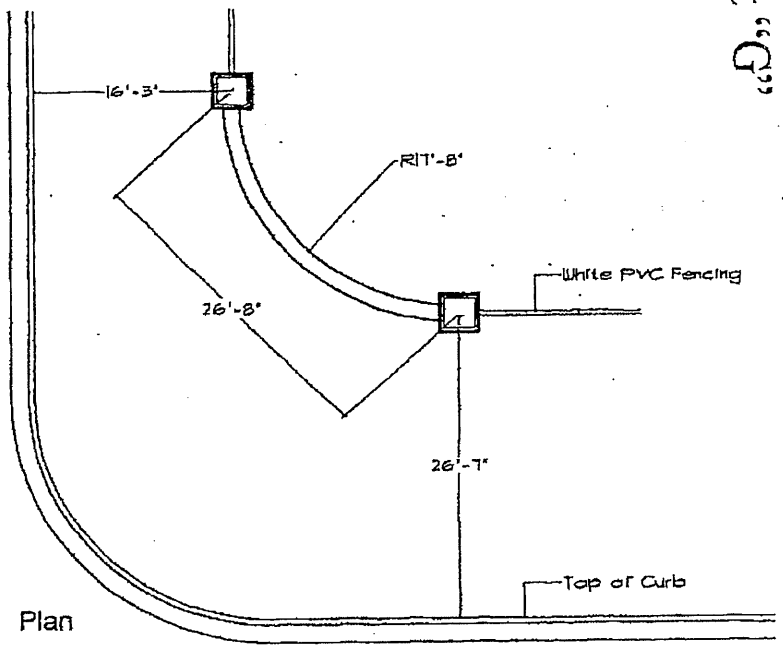
Wall Section

Note: Curved Wall, 30 l.f. from column centers.
Average wall height is 3'-8"
(minimum of 3'-3" and maximum of 5'-0")



Column
(Typical)



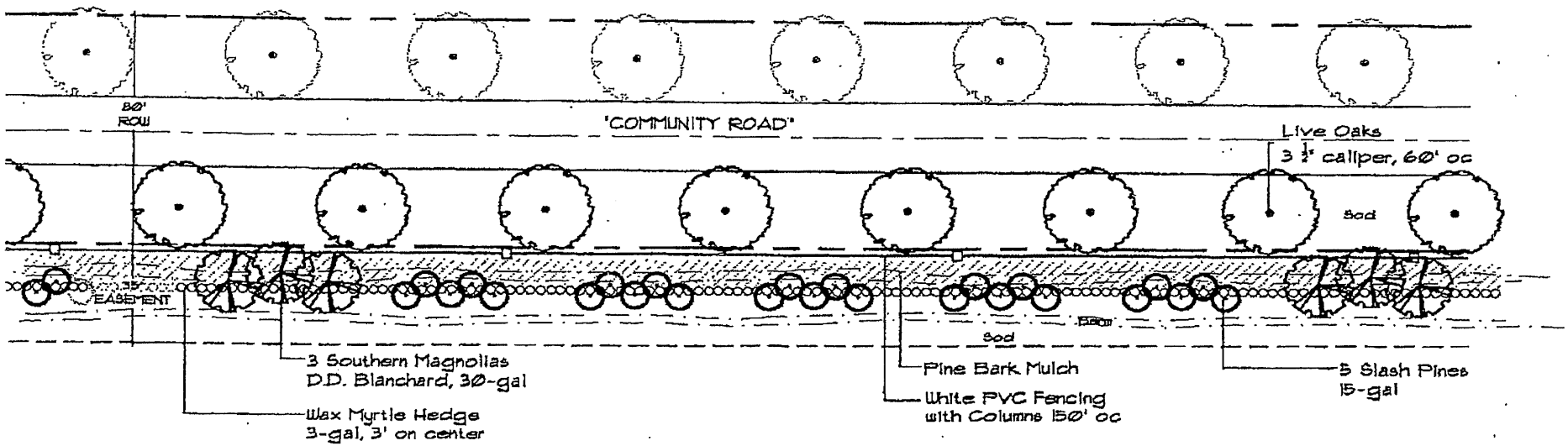


Plan

Exhibit "G"

Figure 4
Roadway Frontage Detail
Scale: 1"=50'

Plan



Section

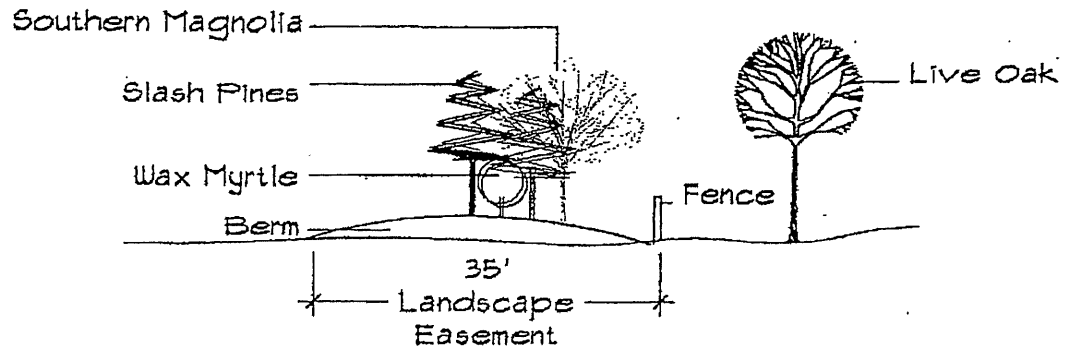
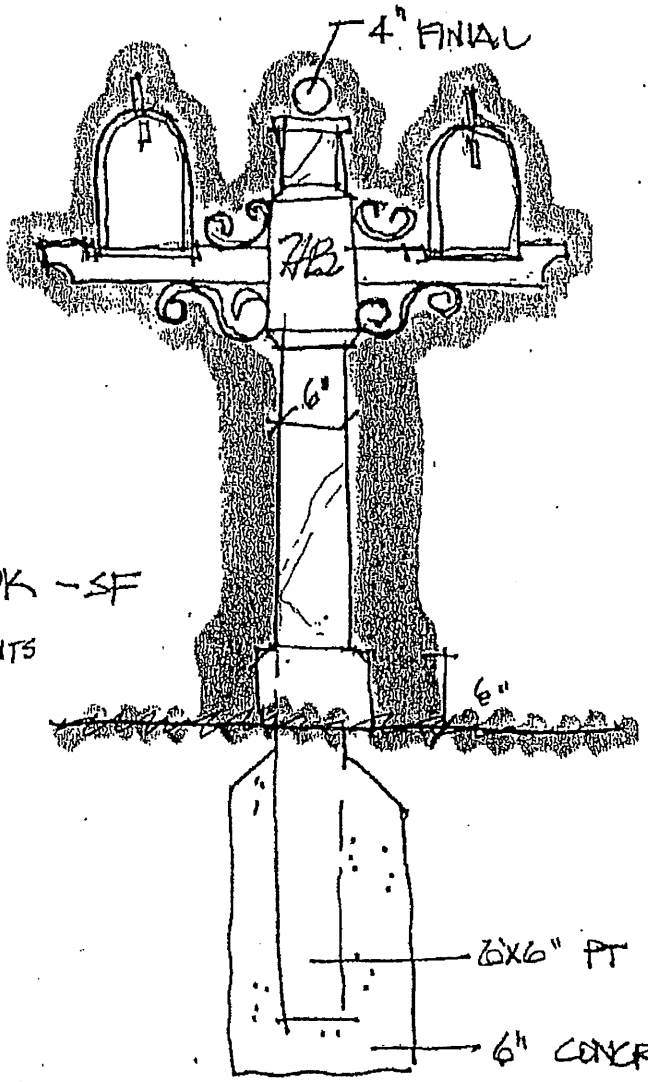


Exhibit "G"

FIG. 6

Exhibit "G"



HEATHBROOK - SF
MAILBOX · NTS

* ALL POST & DETAILING PAINTED GLOSS BRIGHT WHITE - SCROLL BLACK

HEATH BROOK MASTER
Residential Architectural Standards

1.0 Minimum dwelling square footage requirements:

Minimum dwelling square footage shall be 1400 square feet on 50 to 54 foot wide lots.
Minimum dwelling square footage shall be 1500 square feet on 55 to 64 foot wide lots.
Minimum dwelling square footage shall be 1600 square feet on 65 to 79 foot wide lots.
Minimum dwelling square footage shall be 2000 square feet on 80 to 89 foot wide lots.
Minimum dwelling square footage shall be 2000 square feet on 90 to 99 foot wide lots.
Minimum dwelling square footage shall be 2500 square feet on 100 to 120 foot wide lots.

Minimum square footage must be heated and cooled.

2.0 Yard set backs:

Side Yard Setbacks:
50 to 69-foot wide lots are to have a 5-foot side yard set back minimum.
70 to 79-foot wide lots are to have a 5 foot side yard set back minimum.
80 to 89-foot wide lots are to have a 7 foot side yard set back minimum.
90 to 99-foot wide lots are to have a 7 foot foot side yard set back minimum.
100 foot wide lots and greater are to have a 10 foot side yard set back minimum.

Front yard Setbacks:
50 to 69-foot wide lots are to have a 20-foot front yard set back minimum.
70 to 79-foot wide lots are to have a 20foot front yard set back minimum.
80 to 89-foot wide lots are to have a 25 foot front yard set back minimum.
90 to 99-foot wide lots are to have a 25 foot front side yard set back minimum.
100 foot wide lots and greater are to have a 30 foot side yard set back minimum.

Rear Yard Setback:
50 to 69-foot wide lots are to have a 10-foot rear year set back minimum.
70 to 79-foot wide lots are to have a 10 foot rear yard setback minimum.
80 to 89-foot wide lots are to have a 15 foot rear yard setback minimum.
90 to 99-foot wide lots are to have a 15 foot rear yard setback minimum
100 foot wide lots and greater are to have a 20 foot rear yard setback minimum

Driveway Setback:
50 to 69-foot wide lots driveway setback shall be a minimum of 3 feet.
70 to 79-foot wide lots shall have a driveway setback of a minimum of 5 feet.
80 to 89-foot wide lots shall have a driveway setback of a minimum of 5 feet.
90 to 99-foot wide lots shall have a driveway setback of a minimum of 7 feet.
100 foot wide lots and greater shall have a driveway setback of a minimum of 10 feet.

3.0 Foundations: Exposed rough masonry foundations shall be faced with stone, brick or stucco.

4.0 Windows: All elevations must have windows. Windows are encouraged to be vertically oriented with Height 11/2 times the width or more except at the side elevations. Windows other than wood must be anodized or electrostatically painted.

5.0 Exterior Walls: Vertical transitions of dissimilar materials shall be made at an inside joint. Non-masonry materials shall terminate on a base of concrete or stucco. All colors must be in contractor submittal package and approved by the DRB. Earth tones and pastels are encouraged in keeping with the overall development.

6.0 Ceiling Heights: Minimum ceiling height is eight feet with vaulted ceilings. Minimum ceiling height shall be eight feet eight inches for flat ceilings.

7.0 Roof Pitch and Roofing Types: The minimum roof pitch is 6:12. Roofs shall be tile or 30+ year architectural or dimensional textured fiberglass shingles. There shall be no flat roofs; maximum roof height is 35 feet measured from finished ground floor to mean height between ridge and soffit.

8.0 Garage: Each dwelling shall have an attached or detached garage designed for a minimum of two automobiles.

9.0 Driveways: Driveways shall be a minimum of 16 feet wide and 20 feet deep at the entrance of the garage. Driveways shall be of stable and permanent materials: concrete, cast pavers brick or stone. Minimum car drive way shall be 12 feet asphalt. Loose stone or asphalt driveways are not permitted.

10.0 Accessory Structures: No structure of a temporary character, storage shed, trailer, tent, mobile home or recreational vehicle shall be permitted on any Lots within the Properties at any time or used at any time as a residence, either temporarily or permanently, except by the Declarant, its affiliates, Declarant's Permittees on Participating Builders during construction. Permanent Accessory Structures shall be permitted in front or side yards, or in setbacks. Permanent Accessory Structures must be used for human habitation and therefore be under air. Plans shall be submitted to the ARB for approval prior to construction. Permanent Accessory Structures not attached to the house must mimic the style of the house and comply with setback restrictions.

11.0 Signs. No sign of any kind shall be displayed to the public view on any Lot or Common Areas, except as authorized by Declarant or DRB (in locations and in accordance with applicable design standards). Declarant may authorize Declarant, its affiliates, Declarant's Permittees or Participating Builders to place signs on the Properties for advertising purposes during the construction and sales period. No sign of any kind which shall be visible outside the Unit shall be permitted to be placed inside a Unit or on the outside walls of such Unit, or on any fences on the Properties, nor on the Common Areas, nor on dedicated areas, nor on entryways or any vehicles within the Properties, except such as are authorized by Declarant or DRB.

12.0 Pets, Livestock and Poultry. Each Unit Owner or Occupancy (regardless of the number of joint owners or occupants) may maintain not more than two (2) household pets in his Unit, provided that the pets are not kept, bred or maintained for any commercial purpose and do not become a nuisance or annoyance to other Owners. No reptiles, wildlife, livestock or poultry of any kind shall be kept on any Lot or any Common Area. All pets (including cats) must be kept on a leash of a length that affords reasonable control over the pet at all times when outside the Unit. No household pets shall be permitted to leave excretions on any Common Areas, except areas designated by the association, and Owners shall be responsible to clean-up any such improper excretions. For purposes hereof, "household pets" means dogs, cats and other animals expressly permitted by the Association, if any. Nothing contained herein shall prohibit the keeping of fish or domestic (household type) birds, as long as the latter are kept indoors and do not become a source of annoyance to neighbors. Pets shall also be subject to all applicable rules.

13.0 Commercial Trucks, Trailers, Campers and Boats. No motorcycle, boat, trailer, camper, travel trailer, recreational vehicle, mobile home, or other powered or non-powered vehicle, other than private passenger vehicle, shall be parked or maintained on any lot or public right-of-way, except in an enclosed garage. No commercial vehicle of any kind shall be permitted on any lot except vehicles owned by the lot owner not exceeding three-quarter tons and must be parked in an enclosed garage; and except vendors providing temporary services to the lot owner. All private passenger vehicles shall be parked within an enclosed garage, unless all spaces for private passenger vehicles, of which there must be two pursuant to Architectural Guidelines, are occupied by a private passenger vehicle, commercial vehicle, recreational vehicle, camper, trailer, or boat. All vehicles parked within the driveway must be in good condition, and

any vehicle, which is unlicensed or cannot operate on its own power, shall not remain in the driveway for more than 24 hours. No major repair of any vehicle shall be made on the lot. Overnight on street parking is prohibited. Restrictions if any, on commercial trucks, trailers, campers and boats (particularly as to the parking or storage thereof) shall be imposed and enforced by the Association; provided, however, that no commercial trucks, trailers, campers or boats shall be parked or stored within the Common Areas if the Association prohibits such parking or storage by regulation or otherwise.

Subject to applicable laws and ordinances, any vehicle parked in violation of these or other restrictions contained herein or in the rules and regulations now or hereafter adopted may be towed by the Association at the sole expense of the owner of such vehicle if such vehicle remains in violation for a period of 24 hours from the time a notice of violation is placed on the vehicle. The Association shall not be liable to the Owner of such vehicle for trespass, conversion or otherwise, nor guilty of any criminal act, by reason of such towing and once the notice is posted, neither its removal, nor failure of the owner to receive it for any other reason, shall be grounds for relief of any kind. For purposes of this paragraph, "vehicle" shall also mean campers, mobile homes and trailers. An affidavit of the person posting the aforesaid notice stating that it was properly posted shall be conclusive evidence of proper posting.

14.0 Garbage and Trash Disposal. No garbage, refuse, trash or rubbish shall be deposited except as permitted by the Association. The requirements from time to time of the applicable governmental authority, trash collection company or the Association (which may, but shall not be required to, provide solid waste removal services) for disposal or collection of waste shall be complied with. All equipment for the storage or disposal of such material shall be kept in a clean and sanitary condition. All solid waste containers shall comply with the standards adopted by the Association (or the DRB) for such containers (the latter to control over the former in the event of conflict). Garbage containers shall be kept inside garage except for the day of garbage collection.

15.0 Exterior Antennas, Etc. No Owner shall install any exterior antenna satellite dishes or similar equipment on any Lot, or the Common Areas or Improvement thereon, unless such antennae, satellite dishes and similar equipment are approved by the DRB conform to the conditions and requirements imposed by the DRB. No radio or short-wave operations of any kind shall be permitted to operate on any Common Areas or any Unit. The Declarant may erect an antenna, a master antenna, or a cable television antenna for the use of all the Owners, and Declarant grants and hereby reserves easements for such purposes as more particularly set forth in Article 11. Notwithstanding the foregoing, to facilitate compliance with the Telecommunications Act of 1996, the following provisions apply to installation of DBS, MDS, ITFS, and LMDC dishes less than one (1) meter in diameter, and TVBS antennas:

15.1 No payment of any fee shall be required as a condition of installation.

15.2 All installations shall be integrated into dwelling design and shall be a maximum of 24" in diameter. All wiring shall be in conduit and painted to match dwelling. Antennas and must be placed on the Lot in a location which is not visible from any street.

15.3 The Owner must take reasonable measures to screen the installation. "Reasonable" means an Installation that is consistent with the overall landscape standards of Heath Brook Hills.

16.0 Trees, Shrubs and Artificial Vegetation all plantings shall be from the DRB approved plant list. No tree or shrub, the trunk of which exceeds six (6) inches in diameter, may be cut down, destroyed or removed from any Lot or Common Areas without the prior approval of the DRB. All Lots shall, upon completion of a Dwelling Unit and prior to any person occupying the Dwelling Unit, be fully landscaped, grassed and irrigated with 100% coverage in accordance with plans submitted to, and approved by the DRB. The entire yard shall be sodded with grass approved by the DRB. The Owner shall maintain all shrubbery; grass, trees and other landscaping installed on their Lot in a neat, clean, orderly and healthy condition. Decorative rock yards, paved yards, or yards in which the principal ground cover is other than grass are specifically prohibited. No artificial grass shrubbery, trees, or other artificial vegetation or landscaping, or potted shrubbery, trees, vegetation or sculptural landscape décor shall be permitted outside the Dwelling unit except that live shrubbery, trees or other vegetation in uniformly designed and attractive pots may be displayed on porches, patios, or at the entrance areas of a Dwelling Unit.

17.0 Swimming pools: Pool decking shall conform to pool industry standards. Pools and spas shall be built in ground and integrated with the house. Pool screen shall follow the form of the dwelling not extend higher than the dwellings roof and shall not be visible from the street. Pool equipment shall be screened by a wall or planting from neighbors and street. Pool equipments shall be located in rear or side yards only. Rear pool edge shall be a minimum of 4 feet from the rear property line for lots from 50 to 89 feet wide and a 10 foot set back for lots 90 feet wide and greater. Pools shall remain in rear yard setback except in courtyard plans.

18.0 Air Conditioning Units: Air Conditioning units shall be located in side or rear yards of lot. No air conditioning units shall be located in front yards. All units shall be screened from view of neighbors and streets with a wall or plantings. Compressors located in side yards must meet a SPL rating of 85 decibel or less.

19.0 Exterior Lighting. All exterior lighting shall be designed so as to not disturb neighbors. All exterior lighting shall be subject to prior approval by the DRB.

20.0 Games and Play Structures. -All game or play structures shall be located at the rear of the Lot and 10 feet from any property line(s)or on the inside portion of corner Lots within the setback lines. All game and play structures shall be screened from view from any street. No platform, doghouse, playhouse, game or play structures of a similar kind or nature shall be constructed on any part of the Lot located in front of the rear (wall) line of any Unit(s) constructed on the Lot, and any such structure must have the prior approval of the DRB.

21.0 Fences and Walls. The composition, location, color and height of any fence or wall to be constructed on any Lot are subject to the approval of the DRB. The DRB shall, among other things, require that the composition of any fence or wall be consistent with the material used in the surrounding buildings, be harmonious with the style of the house and other fences, if any. All fences shall be constructed of permanent material with a painted finish. Fences shall be a maximum of six feet high along rear and side yards and not extend past a line extending from the front of the dwelling, except in courtyard houses. No chain link or wood fences shall be permitted on any Lot or portion thereof, unless installed by Declarant, its affiliates, Declarant's Permittees or Participating Builders during construction periods or as otherwise approved by Declarant or the DRB.

22.0 Mailbox and Paper box: Shall be project type and style as selected by DRB.

23.0 Flagpoles: Flagpoles shall be attached to the house. Only U.S. flags shall be displayed no other flags will be allowed.

24.0 Solar Collectors: Collectors shall be integrated into the roof design on rear of roof. Color and form of collectors shall harmonize with roofing. No storage tanks shall be permitted on roof. Equipment located on ground shall be located in rear or side yard and screened from street and neighbors with walls or planting. Equipment is not permitted in front yard.

25.0 Tanks: Tanks shall be underground or in side or rear yards screened from street and neighbors by walls or plantings. Tanks are not permitted in front yards.

26.0 Utilities Connections. Permanent building connections for all utilities installed after the date hereof, including but not limited to, water, electricity, telephone and television, shall be run underground from the proper connecting points to the structure in such a manner to be acceptable to the governing utility authority. The foregoing shall not apply, however, to transmission lines, transformers and other equipment installed by public utility companies. Above ground transformers shall be landscaped along with adjacent residence and screened from view.

27.0 Off-Street Motor Vehicles. No motorized vehicle may be operated off of paved roadways and drives except as specifically approved in writing by the Association for the purpose of maintenance, construction or similar purposes and except as operated by the Association or its contractors, subcontractors or

Attachment: Existing Heath Brook Landscape and Architectural Guidelines (RES-2012-35 : Substantial

designees.

28.0 Golf Carts. The Association shall permit golf carts owned by an Owner to be operated on the private streets of the Common Areas, provided all such carts are subject to the same traffic and parking regulations as motor vehicles. The Association may adopt rules and regulations governing the use and operation of golf carts on the Properties.