

COASTAL WOODS DESIGN REVIEW COMMITTEE RULES AND REQUIREMENTS

The following rules and regulations may change from time to time depending on conditions, available materials and other such criteria that may be considered by the Committee.

Initial submittal by Homebuilder shall include:

- (a) Plot Plan (Include Lot Number and Address)
- (b) Floor Plan and Elevations. (All four sides)
- (c) Landscape, Irrigation and exterior lighting Plan.
- (d) Colors (From approved palette)
- (e) Roofing materials shall be decided prior to DRC submittal.

The floor plans, elevations and landscape plans for all models can be approved prior to submittal for final individual DRC approval. At the time of submittal for final approval only the plot plan will be required.

If the initial submittal is on 24" x 36" paper, 2 copies are required. If 11"x 17" is submitted, only one copy required.

E-mail submittals are encouraged.

Vacant Lots sold to someone other than developer approved builders, must submit all necessary paperwork as all builders and residents are required to submit. Commencement of the construction of a new home must take place within one year of purchase (the "Commencement Date"). Purchase date shall mean the date affixed to the buyer's Deed. The Commencement Date may be extended by an additional 12 months, provided the owner receives a waiver in writing from the DRC. The Completion of the home must be within 8 months of the issuance of building permit by the City of New Smyrna Beach. Completion shall be as evidenced by the Certificate of Occupancy which is also issued by the City of New Smyrna Beach. In addition to all other remedies provided by the Association's Declaration of Covenants & Restrictions, Articles and Bylaws and the laws of the State of Florida, with respect to the Association's authority to impose a monetary fine against a violator's lot, the Association expressly shall be authorized to levy a fine against a Lot and Owner in violation of this policy in an amount not to exceed \$1,000 per month that construction of an approved dwelling unit has not been timely commenced and said fine shall be deemed reasonable for the purpose of this policy.

Submittals by homeowners or their subcontractor must include a copy of the survey with the improvements shown on it. The color, style and dimensions of the improvement either on the survey or on a separate page with the information must be submitted. The name and address of the applicant must be provided. In most cases after approval by the DRC a permit must be issued by the City of New Smyrna Beach.

1. Roofs

2. Fences and Walls

- (a) Fence materials shall be white vinyl, white PVC, white wrought iron, black wrought iron or as outlined below.
- (b) Perimeter fences must be installed either on the property line or 3 feet inside of the property line.
- (c) Fences shall be allowed on all lots as; or part of a pool enclosure.
- (d) Fences used as pool enclosures may be white vinyl or PVC, Wrought iron or similar styles manufactured in aluminum, either in white or black.
- (e) Solid fences may be up 4 to 5 solid with an additional 1 to 2' lattice but shall not exceed a total of 6' in total height.
- (f) Except in extraordinary circumstances, solid privacy fences up to six (6) feet in height are only allowed from the front plane of the primary structure to the rear plane of the primary structure.
- (g) Walls may be used in lieu of fences under the following conditions:
 - 1. Walls must be the same finish and color as the exterior of the residence with a decorative cap.
 - 2. Solid walls may be six (6) feet in height in side yards only.
 - 3. Solid walls may be four (4) feet in rear yards with an additional two (2) feet allowed with wrought iron or similar materials and the additional two (2) feet must be a maximum of twenty-five percent (25 %) solid.
- (h) No fence or wall shall be constructed as to interfere with the drainage pattern in the area.
- (i) No fence or wall can be constructed obstructed if it interferes with the views to of adjacent lot owners

3. Pools

- (a) No above ground pools shall be allowed.
- (b) In ground pools shall be as permitted by the City of New Smyrna Beach. Trim tile colors may be bright but not of a reflective or florescent nature.

4. Sidewalks and Driveways

- (a) Driveways may be concrete or brick pavers.
- (b) Sidewalks will be as allowed by the City of New Smyrna Beach, either concrete or brick pavers.
- (c) If pavers are used the color must blend with or complement the color palette approved for the specific builder.

5. Screen Enclosures

- (a) Framing for screen enclosures may be white or bronze. DRC recommends white.
- (b) Screen Enclosures may be no closer than five (5) feet to the rear property line.
- (c) No solid materials shall be used above four (4) feet in height.
- (d) Metal roofs shall not be allowed.
- (e) Materials that are of similar color as the screen and translucent may be used as

roofs.

6. LP Gas Tanks

- (a) In ground LP tanks are required if State and Local codes can be met.
- (b) Above ground LP tanks are permitted if **they cannot be buried and only if** screened with either landscaping or fencing.

7. Awnings & Hurricane Shutters

- (a) Hurricane Shutters for protective purposes and decorative awnings will be approved on a case by case basis, taking into consideration the style, color, materials and location.
- (b) Hurricane Shutters may only be closed for short periods or during periods of eminent threat of tropical storms and hurricanes.

8. Outbuildings: Accessory Structures: Flag Poles

- (a) Outbuildings or Accessory Structures closer than ten (10) feet to the rear and side property lines shall not have any solid walls or materials above four (4) feet in height.
- (b) Outbuildings or Accessory Structures such as cabanas or storage buildings area must be constructed with the same materials and in the same style as the primary residence on the lot.
- (c) Only flags as allowed (size and type) under Florida Statute 720.304 are allowed; Flag Poles require DRC approval. However, SMALL (under 3' & ½' in diameter), temporary (easily removable), decorative (seasonal or holiday), flags and poles may be placed in gardens or close to the home without review.

9. A/C and Pool Equipment: Solar Panels

- (a) Shall be screened from view using fencing and/or landscape materials.
- (b) Solar heating panels are allowed, but placement is restricted to the sides and rear of the homes. A signed waiver is required before DRC Approval will be issued.
- (c) Screen shall be charcoal only. No solid colors (no see through) shall be allowed.

10. Paint and Exterior Colors.

- (a) A color palette will be reviewed and approved by the DRC.
- (b) Exterior colors shall be color matched from the Sherwin Williams color deck
- (c) Approved colors within the NEUTRAL family of colors include SW-6070 through SW 6173 which are included on pages 11 through 25 of the color deck.
- (d) An accent color for some trim and doors may be allowed if approved by the DRC.
- (e) All homeowners and builders throughout all neighborhoods must choose colors from the approved selection **or obtain DRC approval.**

11. Landscape, Irrigation and Lighting Plan Required.

- (a) Landscape materials shall be installed and maintained in general conformance with the approved plan. Minimum requirements for materials are two (2) trees, two (2) under-story trees and twenty shrubs.
- (b) Irrigation shall provide 100% coverage to the landscaped and sodded areas and not over-spray on impervious surfaces or neighboring properties.
- (c) Landscape and sodded areas shall be maintained in a neat and healthy manner.
- (d) Landscape lighting must be permitted by the DRC and shall be positioned in such a manner as not to be offensive to adjacent properties.
- (e) Lawns on waterfront lots shall be maintained by the adjacent lot owner to the waterline.
- (f) Trees installed between the sidewalk and the street must be Live Oak trees per the PUD agreement with the City of New Smyrna Beach.
- (g) Any removals or installations must be approved by Coastal Woods's DRC Committee as well as the City of New Smyrna Beach.
- (h) Maintenance of the trees is the responsibility of the home owners.
- (i) Sod shall be St. Augustine in all neighborhoods with the exception of Portofino Estates which shall be Bermuda grass.
- (j) Portofino Landscaping shall be upscale to match existing homes
- (k) Shrubs or other landscaping shall not be installed whereby it would block the view of the pond and/or fountain from an adjacent lot owner or future lot owner.

12. Recreation and Tot Play Equipment.

- (a) Portable Basketball Backboards are permitted. They may be used in the front yard driveway. They should be stored in the side yard when not in use.
- (b) Plastic Tot play equipment is permitted in rear yards only. The equipment should be positioned behind the rear of the home to screen it from the street.
- (c) Equipment placed in rear yards backing up to Airport Road or other streets require landscaping or fencing to hide the equipment from view of the street.
- (d) On waterfront lots equipment should not be visible from the opposite bank.

13. Mail and Newspaper Receptacles.

- (a) Only cluster style mailboxes are allowed. Individual boxes may be used until a cluster box becomes available.
- (b) Individual newspaper receptacles are not allowed at all.

14. Miscellaneous Other Rules:

- (a) There shall be no hunting or fishing in the community of any sort. As such, no building of tree stands or hunting blinds are allowed. Demolition of structures will be at the expense of the violator and may be subject to fines and other penalties.

15. Sign Control (reprinted from Section 3.17 of the Declaration of Covenants, Conditions, and Restrictions for Coastal Woods)

3.17 Sign Control. No sign of any kind (including but not limited to and without limitation, circulars, billboards, and/or posters) shall be erected, permitted to remain on or displayed to public view on or from any Lot (including within any window) without the prior written approval of the DRC. Notwithstanding the foregoing, the following shall be permitted without prior

approval of the DRC: (i) street number and name signs; (ii) one (1) professionally made, non-digital, non-electric (or otherwise illuminated) sign constructed of metal or wood, installed on one wooden 4" by 4" post, and of not more than eight (8) square feet of surface area per side (2 sides maximum), containing no handwriting whatsoever, and used solely in connection with the marketing of the affected Lot for sale or lease; and as required to be permitted by applicable law. Wire-stake signs, commonly known as "H-Frame" or "U-Frame" signs, are expressly prohibited. The DRC shall have the right to establish guidelines so as to require a uniform standard for signs in the Community. Additionally, an Owner may display a sign of reasonable size provided by a contractor for security services provided that said sign is located no more than ten (10) feet from any entrance to a Dwelling Unit. Declarant or the Association may enter upon any Lot and remove and destroy any sign which violates this Section.

This Section shall not apply to Declarant or to any builder doing business in the Property provided that any such builder first obtains Declarant's written approval of any such signs structures or materials prior to installing same, such approval to be granted, conditioned or denied by Declarant in Declarant's sole and absolute discretion. Declarant and builders designated by him reserves the right to erect signs, flags, or the like upon Common Areas or Lots owned by Declarant for the purpose of advertising or marketing Declarant's Lots or Coastal Woods in general to the public.

