

Architectural Review Board Criteria Amended November 2023



MISSION STATEMENT

Mariner Sands Country Club maintains the concept that the quality of architecture and landscape are major components of the quality of the community and the lifestyle. No specific architectural type has been chosen as an absolute standard for Mariner Sands. Architectural style may vary according to the immediate surroundings. The basic premise is that buildings should be unobtrusive in form and color and of a size that does not dominate their settings. The canopy of mature trees that characterizes the landscape is considered to be an important asset to the community. The goal is to maintain a community which is homogeneous, gracious and free from discordant architectural styles. To achieve this goal, the Community Covenant requires that all plans which alter any aspect of the exterior of a building or grounds be submitted to the Architectural Review Board for approval.

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SECTION I

ROLE OF THE ARCHITECTURAL REVIEW BOARD

ARCHITECTURAL REVIEW BOARD

The Architectural Review Board (ARB) functions under the direction of the Board of Governors as outlined in Article 8 of the Mariner Sands Covenants. It is comprised of volunteer community members and both a Florida licensed architect and a Florida registered landscape architect who are thoroughly familiar with the concept of community development at Mariner Sands.

The ARB was formed to create and maintain a community in harmony with its surroundings and the natural elements of the land. Plans for all new construction, landscaping and subsequent improvements to property and alterations/ additions must be approved in writing by the Architectural Review Board before any work may begin.

The primary function of the ARB is to review the application, plans, specifications, materials and samples submitted and to determine whether the proposed structure and landscaping conform in appearance and construction criteria with the standards and policies as set forth by the ARB.

A goal of the ARB is to help the residents enhance the appearance of their homes to enhance the overall value of the Mariner Sands Community.

The ARB assumes no responsibility to any Applicant, lot owner or third party, including but not limited to the structural or engineering adequacy, capacity or safety features or quality of construction, compliance with building codes and municipal ordinance codes of the proposed improvements or structure.

If you reside in Foxcross, Winged Foot Cottages, Cypress Point, Fairways, Golf Cottages, Club Villas, Oakmont or Ironwood, you must obtain approval from the individual Condominium Association or Homeowners Association before submitting to the ARB.

The Architectural Review Board will generally meet the 1st and 3rd Thursday of each month. Architectural and landscape plans must be submitted to the ARB for review, as well as samples of any products, prior to the Tuesday by 2:00pm before each scheduled meeting.

DEFINITION OF IMPROVEMENTS

Improvements shall mean and include all buildings, outbuildings, patios, balconies, decks, fences, walls, hedges, landscaping, towers, poles, ponds, lakes, utilities, swimming pools, tennis courts, driveways, parking areas, signs and other structures, landscape fixtures, apparatus, recreational facilities, plantings, or equipment of a permanent or semi-permanent character. Included are both original improvements and all subsequent changes, additions, treatments or replacements, including but not limited to re-roofing materials and colors, repainting and colors, driveways and colors, screen enclosures, and privacy garden walls.

WORK STOPPAGE/CEASE & DESIST

The ARB has the right to stop construction on any unauthorized work.

ADDITIONS/ALTERATIONS ON EXISTING HOMES

Additions and alterations must comply with the required yard setback dimensions. Other aesthetic factors will also be considered. A site survey of the proposed addition and/or alteration is required.

Some but not all of the criteria for additions to existing homes are:

1. Sufficient land area to accommodate expansion. (This must be verified by a certified “as built” survey.)
2. No setback encroachments.
3. No negative impact to neighbors (visual aesthetics, drainage, etc.)
4. The addition /alteration will not impact mature trees
5. Compliance with all county/city codes and regulations
6. Harmonious design with existing structure and surrounding homes.
7. Setbacks will adhere to Section 8.6.2 of the covenants.

Any additions or alterations must comply with all the applicable criteria.

ARB POLICIES & CRITERIA

The ARB Policies & Criteria may be modified or amended from time to time, without notice. Article 8 of the Community Covenants contains additional information on ARB policies and content which the resident should also review.

SECTION II

GENERAL ARCHITECTURAL CRITERIA & POLICIES

APPLICATION POLICY FOR IMPROVEMENTS AND ADDITIONS/ALTERATIONS OF STRUCTURES AND LANDSCAPE

Architectural Review Board Request Forms and checklists are available at the Mariner Sands Administration office. Forms must be completed, signed and submitted to the ARB for review and approval of all improvements and additions/alterations to the property.

LANDSCAPE

If a homeowner wishes to alter the landscaping surrounding his home or to remove a shrub or tree, he must submit a request to the ARB, including a landscape plan, as outlined under *Landscape Alterations*. A landscape plan is not required if you are simply replanting identical plant material which has died or planting annuals.

The ARB seeks to preserve the tree canopy in our community which is a unique feature of Mariner Sands. This criteria, is based on Florida Statutes, 163.045 amended July 2022. Removal of any softwood or hardwood trees must be authorized by the ARB. In certain situations, where tree(s), generally oaks or pines, are the direct cause of substantiated damage to a property and are located within fifteen feet of the affected structure, or aged and dying out, the homeowner can submit a request for removal to the ARB. The ARB may request that a Basic Tree Risk Assessment is needed. The Basic Tree Risk Assessment must be performed, signed and dated by a Certified Arborist of the International Society of Arboriculture (ISA) or a Florida licensed landscape architect (Florida Statutes 163.045 amended 7/2022). A visit to the site by the ARB will be required and evidence of damage reviewed.

The ARB may approve the request provided that five hardwood trees already exist on the property (Mariner Sands Covenants 8.6.5) or trees which will regenerate the canopy are planted on the property. A list of acceptable trees is available at the HOA.

LANDSCAPE MAINTENANCE

As per **Covenant 8.7.4** “The Property, including the Residential Parcels, any dwellings and appurtenances and all other improvements placed thereon, shall, at all times, be maintained in a neat, attractive and safe condition. In order to enforce such standards, the Board of Governors may enter upon any Residential Parcel for the purpose of remedying Residential Parcel maintenance of any nature which may include structural or aesthetic maintenance to buildings as well as items such as mowing, pruning, removing, clearing, or cutting underbrush, weeds or other unsightly growth and trash which, in the opinion of the ARB, detracts from the overall beauty and safety of the Property.”

LANDSCAPE REPLACEMENTS

As good practice, your landscape maintenance company should give you recommendations from time to time on the age expectancy of the landscape materials on your property. Based on this information, and when the time arises, a plan should be developed for the replacement of those plant materials.

If you receive a notice from the ARB regarding plants that are in need of replacement, you should consult a professional for the type, size and amount of plant materials needed for the area of your property needing replacement.

LANDSCAPE ALTERATIONS SUBMITTAL REQUIREMENTS

Any landscape plan submitted to the ARB should include the following:

1. Landscape drawings to scale of the area in which the alterations will take place.
2. The items immediately surrounding the proposed changes
3. A plant list of all proposed additions
 - a. Identify the plants with the botanical and common name
4. The size (height & width) of the proposed plants at time of installation

5. The size of the container that the plants will be purchased in and the spacing of the plants to one another within a mass. Minimum required size is 3 gallons.
6. Description of any tree or shrub to be removed.

Depending upon the scale of the project it may be necessary for landscape drawings to be prepared and sealed by a licensed Landscape Architect.

PLEASE NOTE: You and/or your designer may review an example of a landscape plan at the administration office.

MULCH

Unless an exception is made by the ARB mulch **MUST** be installed and maintained in each landscape bed, surrounding the entire house to retain soil moisture, to give it a finished and manicured appearance and to reduce the growth of unsightly weeds. Mulch can be cypress chips or pine straw. Dark brown or black is permitted and the use of organic mulch is encouraged. **Red mulch and rocks are prohibited.**

LANDSCAPE FENCING

Due to wildlife eating fragile young plants, the following is accepted if landscape fencing is approved:

1. It must be indicated on the landscape plan.
2. It must have chicken wire with dark green stakes/posts no higher than 3 (three) feet.
3. It must be removed after 3 (three) months or reapply to the ARB.

ROCKS AS LANDSCAPE

As specified in MSCC Covenant 8.6.5, all residential parcels shall have sod in the front and side yards and in at least ten feet of the backyard.

The use of rocks as an element of landscape design is discouraged. Rocks used as mulch or as a landscape element will not contribute to the soil's nutrient and organic content or water-holding capacity.

Limestone and shell both raise soil pH. Rocks also reflect heat, increasing the need for water for lawns and plants. Rocks also encourage reptile life.

Rocks are not discouraged for use in areas of heavy runoff. Rocks should blend in with the landscape. Acceptable rocks are dark or black rock, such as Mexican Beach pebble.

Gravel cannot be used.

TREE PRUNING

Periodic tree pruning is desirable to maintain the health, vitality and the structural integrity of the tree. Improvements may be accomplished by selectively removing branches to reduce the size and density of the canopy. The branches hanging over the street should be trimmed high enough so a car can safely pass underneath.

Hat racking and topping are prohibited.

Topping is the indiscriminate cutting of tree branches to stubs or lateral branches that are not large enough to assume the terminal role. Other names for topping include "heading," "tipping," "hat-racking," and "rounding over". Topping creates a hazardous tree because the wood inside the cut branch begins to decay. The sprouts, which grow in response to topping, are not well secured to the topped branch and they can easily split from a tree, as they grow larger. To avoid this, always prune a branch back to a living branch crotch. This technique is called drop crotching.

Because of the deleterious consequence of such practices, violations will be treated the same as an unauthorized tree removal and the damage claim may be as much as specified in the MSCC **Covenant 8.7.14**. The only exceptions are



Gumbo Limbo, Bischofia and Ficus/Banyan trees which can tolerate severe pruning.

Because green fronds provide nutrition for the palm tree only brown fronds should be removed. In no case should fronds above the 9/3 o'clock position be removed.

Mariner Sands follows the pruning principles elucidated by the University of Florida the website which is: <http://hort.ufl.edu/woody/pruning-cuts.shtml>.

PALMETTO TRIMMING

Many species of wildlife use palmetto for nesting, protective cover, and as a food source. Palmetto is naturally drought and insect resistant. It requires no fertilizer and it is an important component of our ecosystem.

Proper maintenance prohibits hard pruning. Palmettos may be trimmed at the 9 o'clock/3 o'clock angle line. Only dead fronds should be removed.

LAWN DEBRIS

Provisions should be made for your lawn maintenance contractor to haul away lawn debris. Large debris will require a special pick up and will be charged directly to the homeowner. If you are in need of a special pick up, please call the Administration office to have this scheduled.

However, leaving lawn clippings on the lawn decreases the amount of fertilizer necessary for a vigorous lawn.

If you maintain your yard yourself, you may leave a small pile of debris curbside **the morning of the trash pickup only**.

FENCES

Fences and privacy walls should be an integral part of the property design.

All service equipment must be placed or screened so as not to be visible from any road, adjacent property, waterway, or golf course. The color and material of any fence or privacy wall should be indicated on the architectural plans and must be approved by the ARB.

Hedge material **may be used** for screening service equipment, which includes **air conditioning units** and pool equipment. Fencing, privacy wall or hedge material must be a minimum of 4' in height, width and depth to cover the service equipment. Refer to covenant 8.7.16.

Fences may be installed around the pool deck area (not the lawn) and must be in compliance with county regulations. White, bronze, or black aluminum pool fencing is permitted.

A landscape plan (considering visual exposure to neighbors and/or golfers) **is required** for all fencing.

Invisible fences are permitted but placement must be approved by the ARB. All easements and/or setbacks must be observed.

SERVICE EQUIPMENT

Pool equipment, a/c equipment, generators. All service equipment must have fencing or shrubs around it to ensure it is not visible from the street or golf course. The fencing or shrubs must be at least 4' high. Refer to Covenant 8.7.16.

SCREEN ENCLOSURE

When submitting a request for a screened enclosure, please provide a site plan drawn to scale indicating size and location of screen enclosure, building setbacks, rear, sides and existing house. The elevations should indicate height and connection to house.

Screened enclosures must be bronze. White screen enclosures **are not permitted**. Screen enclosures may not extend more than 5 feet beyond the rear of the pool or patio deck. In addition, the enclosure may not extend beyond the width of the residence.

A landscape plan **is required** showing the plant material to be used to buffer the screen enclosure.

POOL ADDITIONS

The ARB must review all pool additions, pool fences and pool enclosures.

In accordance with Florida state statutes and Florida building codes, newly constructed swimming pools 24" and deeper must be enclosed by a permanent barrier. Specifications are available on the ARB section of the Mariner Sands Country Club website.

A landscape plan (considering visual exposure to neighbors and/or golfers) **is required** for all fencing and pool/screen enclosures.

The following plans **are required** for review:

1. Site Plan (Drawing to scale, showing existing house, size and location of pool, pool screen enclosure or fence and, setbacks).
2. Rear & Side Elevations (Drawing to scale indicating height and connection to house)
3. A typical section detailing materials and how it ties into and/or matches the existing structure.
4. Landscape Plan (Drawing to scale showing any alteration of existing Landscape material, new landscape material to be added, and landscape material that will buffer the screen enclosure or fence).

Refer to the sections regarding Fences and Screened Enclosures for additional information. Setbacks under Additions/alterations.

IRRIGATION WATER QUALITY STANDARD

In accordance with the goal of maintaining the neat, attractive and safe condition of the community, the Board of Governors has established an irrigation water quality standard requiring that residential irrigation water not exceed an iron content of one part per million (1 ppm).

Compliance with this standard is the responsibility of the residential parcel owner. Therefore, each residential parcel owner is responsible for ensuring that either their irrigation water is maintained at a measured iron content of no more than 1ppm or they agree to remove any rust or mineral staining from walls, driveways, mailboxes, street signs, gutters, roadway surfaces, etc. caused by their residential irrigation system.

All residential irrigation sprinkler heads shall be properly aligned to provide for watering of residential landscape and lawn areas only.

Irrigation systems must be in operating condition and functional at all times.

Residential property owners may choose to install a water treatment and/or filtration system on their existing well in order to reduce the iron content of the irrigation water so that it meets the required standard of 1 ppm.

All new residential irrigation wells are required to be at a sufficient depth (generally 120 to 140 feet) to obtain water with a measured iron content of no more than 1 ppm.

In the event of any questions or disputes concerning a residential parcel owner's irrigation water quality, an ARB member or designated HOA staff member may be required to independently verify the iron content of the irrigation water and/or the source of any irrigation water stains.

HURRICANE SHUTTERS

The ARB approval is required to affix awnings, canopies, and shutters to the exterior of the residence.

When submitting a request for the installation of hurricane shutters please provide the style, manufacturer, and locations for installation for the Boards' review. Shutters shall not remain in place on the exterior of the residence unless approved by the Board. If they are to remain up for any period of time they should be bronze, the color of the house, or match the color of the trim.

Unfinished wood panels may be installed just prior to a storm. The panels must be removed and stored within 7 days after the storm passes.

Members can put their shutters up beginning May 1st and remove them no later than November 30th.

AWNINGS

Awnings are permitted for energy savings and sun protection. No metallic awnings are permitted. Acrylic fiber or canvas fabric are permitted. Fabric colors shall not be marred by excessive ornamentation, however muted striping may be acceptable.

The awning color should match the colors of either the roof, or the body of the house, or a color very similar to them. In addition, based on the location of the house relative to the adjacent golf course, accommodations should be made to blend the awning with the immediate natural surroundings. Other awning colors may be considered for approval. Such approval shall be at the discretion of the ARB.

All colors must be submitted to the ARB for approval with an adequate sample and brochure of the material to be used.

All awnings shall be erected in such a manner that it will either be fully retractable, or removed prior to a hurricane.

All installations shall comply with current state and local building codes and regulations.

SOLAR ROOF SYSTEMS

Solar *panel* and *shingle* systems are permitted. An analysis report by a licensed solar expert may be requested by the ARB.

The aesthetic evaluation of solar system installations is important. The size and proportions of a solar panel in relation to the roof shall be evaluated for its aesthetic value. Solar *panel* installations shall have a finished trim material or curb if visible from the street. Locations where systems are not visible from the street or golf course are preferred.

All plans, sample material, licensed installer/contractor information and government permits must be submitted to the ARB prior to approval of installation. The installation plan must also be approved by a certified Florida construction engineer.

The ARB reserves the right to request modification or amendment of the proposed project, provided the changes are not at an additional cost to the owner and do not compromise the efficiency of the system. For review the ARB needs a set of plans drawn to scale. Plans must include elevations and details of method of attachment. The solar roof system must be maintained at all times in a neat and safe condition

When installing a solar *shingle* system, shingles may be permitted on more than one surface of the roof. Any battery, junction box, wiring, or energy storage system must be located in the same area where the home's other mechanicals are located or in a similar place out of sight from neighboring properties, street, and golf course.

EXTERIOR PAINT COLOR SELECTION

It is ARB's intent to create and maintain a community in harmony with its surroundings and the natural elements of the land. In accordance with this intent, the paint or stains utilized throughout the community should be muted earth tones or subdued colors.

In an effort to harmonize with the surroundings, the colors of neighboring residences should be an important consideration when selecting a paint color.

The color/stain of any entry door should be submitted to the ARB for approval.

All color selections are to be approved by the ARB prior to the painting of your residence. An actual physical sample/swatch is required. A sample should be painted in a location at the residence so that ARB can view the color selection on site. This also includes the painting of driveways.

SATELLITE DISHES

As required by the Telecommunications Act of 1996, the Federal Communications Commission ("FCC") has adopted the Over the Air Reception Device ("OTARD") Rule, which generally prohibits community associations from placing restrictions upon a person's ability to receive video programming signals.

System locations however should not be visible from the street or golf course, and may have to be screened by plant material.

SEASONAL DECORATIONS

Seasonal decorations and holiday lighting of a temporary nature are allowed from November 20th through January 10th.

Decorations and lights for holidays, falling outside of the above dates, may be displayed for two (2) weeks prior to the holiday and one (1) week after.

Exterior light, music or sound producing decorations shall not spill over to adjacent properties or roadways. Excessive lighting or displays that create a safety hazard, traffic nuisance or disturb the quiet enjoyment of adjoining, or nearby, parcels are prohibited at all times.

All lighting and decorations must be set back, from the curb, at a minimum distance of fifteen (15) feet excluding the mailbox.

Sport team flags or pendants may only be displayed on the day of the game. Any decorative flags or pendants larger than 4 ½ feet by 6 feet are not permitted.

STATUES

The use, placement and installation of ANY exterior decorative objects (excluding temporary Christmas or other holiday decorations which are covered in a separate section) are subject to ARB review and approval prior to any placement, installation or use. At no time are exterior decorative objects to be highly visible from the street, golf course or adjacent properties. They should not be the focal point nor dominate the landscape or residence. The purpose and intent is to maintain harmony with the natural elements and overall surroundings in Mariner Sands. Exterior decorative objects include but are not limited to: statues, sculptures, artwork, fountains, water features, pottery, plaques, garden and tree decorations.

MAILBOX POLICY

Mariner Sands has established a standard mailbox design in order to maintain uniformity in appearance throughout the community. The design specifications are available in the Administration office. Any plant material around the mailbox post or mailbox should be maintained at **no more than 18" in height** so that the street numbers, mailbox, and upper portion of the mailbox post remain free of plant material and visible at all times.

The mailbox light and the street corner lighting are the only sources of nighttime illumination in Mariner Sands. When mailboxes, stands or lighting is found to be in poor condition, the ARB may require the homeowner to either repair or replace them. All costs associated with repairs and replacements will be billed directly to the homeowner if the repair or replacement is handled by the ARB. Currently MSCC is replacing all light bulbs that no longer work. However, if there is an issue with low voltage, no power or wiring, it is the homeowners responsibility to repair these items at their expense within 30 days of notification.

It is the homeowner's responsibility to keep power provided to the electrical box. For safety reasons, **never turn the power off to your mailbox light** when you leave in the summer.

An optional name plate may be used but it must be **the standardized preapproved design**. Name plates can be purchased through the Administration.

The display of any *plaques, sculptures, statues, stickers, ribbons, flags or ornamentation of any kind* is **prohibited**, whether attached or unattached to the mailbox or mailbox post. Seasonal decorations may be placed on or around the mailbox from November 20th thru January 10th. **Decorations are not permitted at any other time.**

MAILBOX REPLACEMENT

The mailbox replacement can be obtained through administration. The mailbox stand is wood and is brown with gold lettering. The paint can be purchased at Porter Paints and is listed under the name of "Mariner Sands Mailbox Paint"; color Brown or for the letters "Gold". Specifications are available at the Administration office.

GUTTERS

The ARB encourages the use of concealed gutters and downspouts. Exposed gutters and downspouts, in any location, must be approved by the ARB and must be copper or painted to match the fascia and the house. The intent is for the exposed gutter and downspout not to be obvious.

TEMPORARY STRUCTURES

No tents, shacks, carports, barns, campers, trailers, or recreational vehicles are to be used at any time for residential purposes.

No construction sheds or trailers are permitted on any residential lot. When a home backs up to a golf course and plywood is used to temporarily replace windows or secure the residence, the plywood must be painted to match the existing color of the house.

DRIVEWAYS

Driveways shall be constructed of pavers, brick, or patterned concrete (not bare concrete). Asphalt driveways are not permitted. Effective July 1, 2003, aggregate or gravel driveways shall not be installed. Other materials may be submitted for review. Grandfathered (prior to 2003) driveways of asphalt, aggregate or gravel may be repaired after the ARB's review on an individual basis.

TRASH RECEPTACLES

Each homeowner shall have the collection of garbage on a "rear yard pick up" basis. All garbage containers and recycling containers shall be stored in a service yard. No outside burning of wood, leaves, trash, garbage or household refuse is permitted at any parcel.

AMERICAN FLAG / FLAG POLES

As per Florida Statute, the homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 1/2 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, Coast Guard, a POW-MIA flag, and a First Responders flag.

Preferably, an American Flag should hang from a staff, secured to the house that angles out from the front wall, a windowsill, or balcony of the residence.

Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement.

The homeowner may further display in a respectful manner from that flagpole, one official United States flag, not larger than 4¹/₂ feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag.

Brushed silver metal finish flag poles are **permitted**. The ARB reserves the right to approve the flagpole, lighting and location.

EXTERIOR LIGHTING

Outdoor lighting shall be adequate enough to safely illuminate common areas, yet shall be soft and unobtrusive. Special lighting may be used to emphasize the entry treatment of each unit. In no case shall outdoor lighting cause a nuisance or create a bright-point source of light.

Landscape lighting must be low voltage and blend with the exterior design of the home. Any post light or cast light fixture to be located within the front setback area must be submitted for ARB approval. Light fixtures must conform to the character of the house.

Special effect or accent lighting of planting areas is encouraged in moderation. The use of colored lights is not permitted.

Fixtures used to up-light trees or large shrubs should be concealed. General flood lighting is discouraged.

GENERATORS

Generators must be screened from view of the street, golf course and neighbors.

Plans for a permanently installed generator must have prior approval from the ARB. Submissions must include the generator specifications, a drawing to scale which reflects the proposed location of the unit, fuel supply and screening plans.

Temporary generators can only be run during a power outage and must be removed immediately after the power returns. Portable units shall only be used during emergency power outages.

PROPANE TANKS

Above ground propane tanks are not permitted due to their unsightly appearance and difficulty of shielding. Underground storage tanks are permitted if located in accordance with local, state and federal laws; i.e. tanks shall be no closer than 10 feet to buildings, buildable property lines and sources of ignition. LP 20lb/BBQ tanks shall be permitted if stored in a safe outside ventilated area.

ROOF CLEANING

Roofs must be kept clean. They may be power washed or chemically cleaned. Cleaning can be accomplished without stepping on the roof.

LAKE BANK RESTORATION

In order to preserve and protect the natural beauty of our shorelines, all lake bank and/or shoreline restoration proposals must utilize the geo-filter tube erosion barrier technology. No other shoreline restoration methods such as bulkheads, seawalls, rip rap, etc., are permitted.

JOB SITES

All jobsites are to be cleared of trash, debris, and placed in an orderly condition at the end of each work day.

The street and gutter are to be swept free of dirt and sand every day. Do not sweep or wash dirt and sand into storm drains.

The port-o-lets must be placed on the property, out of the right of way, surrounded on three sides with natural wood fencing so as to not be seen from the roadway. Entrance to port-o-let may not face street. All builders, owners, and subcontractors are responsible for providing dumpsters and toilet facilities for each construction project.

Advertisement signs of any kind are prohibited. The only exceptions are signs to be used by builders for original construction.

All refuse on site must be contained. Dumpsters must be emptied as needed to avoid debris escaping. Dumpsters must be approved by the ARB. No dumpster must remain on the property if it is not currently being used.

PODS (Storage Units)

Pods (storage units) are prohibited without specific approval and will be approved on an individual basis. Request for permission of POD location must be approved prior to installation.

VACANT LOTS

Vacant lots are to be maintained.

Vacant lots may not be used by anyone other than the owner unless owner permission has been granted and the Security Department has been notified. Any damage to sod or irrigation as a result of parking on the lot must be repaired.

SECTION III

NEW HOME AND TEAR DOWN ARCHITECTURAL CRITERIA & POLICIES

POLICIES AND PROCEDURES FOR NEW HOMES AND TEAR DOWNS

Application forms and checklists for Architectural Review are available at the Mariner Sands Administration office. Applications for new homes and tear downs must be completely filled out and submitted along with the \$500.00 *Review* fee prior to review. Checks are to be made payable to Mariner Sands Country Club, Inc.

There are two approvals granted by the ARB on architectural drawings, preliminary approval and final approval. Final approval will not be given without an approved landscape plan and/or a plan that will be used to submit to the county for permitting.

Home expansion/teardown applications are individually evaluated based on the relevant conditions associated with each request. Precedence is not necessarily a factor.

Plans and specifications submitted to the ARB are not reviewed for structural and engineering sufficiency, and by approving plans and specifications, neither the ARB, the Association, nor its members and agents assume liability or responsibility for any defect in the approved plans and specifications, or any structure constructed.

PRELIMINARY REVIEW AND APPROVAL

The preliminary review allows property owners the opportunity to have their plans reviewed for general concept and appearance prior to the preparation of detailed construction drawings. Changes recommended by the Board may be incorporated into Final Plans without having to revise construction plans.

Two sets of preliminary drawings are to be submitted.

The following checklist is intended to illustrate the minimum information and degree of accuracy required by the Board.

Note: It is important that the incorporation of solar equipment, if desired, be considered during the initial design of the house.

PRELIMINARY REVIEW CHECKLIST

Two set of preliminary drawings, signed and sealed by a Florida Registered Architect, are to be submitted and must include the following:

1. Site Plan (1" = 10' minimum)*
 - a. Include lot and block
 - b. Show minimum setbacks and easements
 - c. Locate all trees with 4" or greater diameter
 - d. Trees 4" in diameter or greater to be removed should be indicated

- e. Show spot elevations
 - f. Indicate structures on adjacent properties
 - g. Footprint of all existing and proposed structures
 - h. Hardscape (driveway, walks, patios, walls, fences, etc.)
2. Roof Plan (1/8" minimum)
 3. Floor Plan (1/8" minimum)
 4. Four Exterior Elevations (1/8" minimum)
 - a. Include all structures
 - b. Show all building elevations; do not include landscape
 - c. Description of materials and finishes

FINAL REVIEW AND APPROVAL

Final Plan approval is granted when a complete set of construction plans, a landscape plan and color selection have been approved by the ARB. Once final approval is granted, the owner/contractor should stake the house corners and call the Board for a stakeout inspection. This inspection allows a final review of house placement and ensures that existing trees shown on the landscape plan are being preserved.

Any clearing beyond the property line, on golf course property must be approved and coordinated by the Mariner Sands Greens Committee.

Two sets of drawings for final review are to be submitted.

The following checklist is intended to illustrate the minimum information and degree of accuracy required by the Board.

FINAL REVIEW CHECKLIST

Two sets of final drawings, as required for permit by Martin County, signed and sealed by a Florida Registered Architect, are to be submitted and must include the following:

1. Site Plan (1" = 20' minimum)
 - a. Lot and block
 - b. Grading and drainage
 - c. Minimum setbacks
 - d. Location of all trees with 4" or greater diameter
 - e. Trees 4" in diameter or greater to be removed should be indicated.
 - f. Structures on adjacent properties
 - g. Footprint of all existing and proposed structures
 - h. Hardscape (driveway, walks, patios, walls, fences, etc.)

2. Roof Plan (1/8" minimum)
3. Floor Plan (1/4" minimum)
 - a. Overall measurements & dimensions and notes.
 - b. Square footage calculations
4. Four Exterior Elevations (1/4" minimum)
 - a. All structures and indicate exterior materials and finishes.
 - b. All building elevations; do not include landscape
 - c. Roof height, pitch and overhangs.
 - d. Profile of the pool fence or screen enclosure
 - e. Location of any solar panel(s)
5. Typical Wall Section
6. Material Selections & Colors (exterior)
7. Finished Floor Elevations
8. Security System Specifications (homes must be pre-wired for security)
9. Location of A/C compressor, trash receptacles, electrical service, generators and method of screening and landscape which are an integral part of the design of the home.
10. Landscape Plan (signed and sealed by a Florida Registered Landscape (Architect)
11. Prefabricated Chimney Caps have a minimum standard of Temco ARC-1. The cap must be painted to match chimney color or copper. Metal spark arrestors must be shielded from view.
12. Minimum two car side entry garage (golf cart garage optional), screened from view with landscaping.

Exterior artificial, simulated or imitation materials shall not be permitted without the approval of the Board.

LANDSCAPE REQUIREMENTS

In order to maintain and insure a well-landscaped community, all new homes must submit a landscape plan prepared and sealed by a licensed Florida Landscape Architect together with the Final Architectural Plans.

As stated in the **Community Covenants Section 8.6.5**, "*Plans for landscaping must be submitted to the ARB for approval as part of the architectural drawings. Under normal circumstances, ten percent (10%) of construction costs will be considered the minimum sum which must be allotted for the landscaping of each residential parcel.*"

Landscape Plans are primarily reviewed for the quality of the plan not on expenditure alone.

1. Landscaping for each parcel shall include the planting of not fewer than five trees (other than palm trees), each of which is not less than 10 feet tall; however, such trees which are saved during construction shall be credited toward this requirement.
2. Preservation of existing vegetation may, at the sole discretion of the Board, be taken into consideration in establishing the minimum sum, which must be allotted for landscaping.
3. All residential parcels shall have sod in the front, side and backyard and underground sprinkler systems for watering purposes. Residential landscaping should enhance the privacy to the dwellings; however, it is the intent of the community to maintain the green belt and common property areas without strict definition of property lines, and it is hoped that the Members will adhere to this intent. It is intended that Mariner Sands work in harmony with the natural elements of the land.
4. Existing trees of four-inch caliber and above must be identified as to location, size of trunk genus, name and where possible, species. The extent of the canopy of the trees must be indicated.
5. Landscape material (grass, ground cover, shrubs and trees) is to be identified as to the specific size to be planted, genus, species and variety of material used. A schedule of all plant material to be installed is to accompany or be incorporated into the landscape site plan. It is recommended that specifications of plant material indicate Florida No.1 or better. All shrub beds shall receive a 2" layer of cypress mulch or acceptable materials. Red mulch is not acceptable. Bare ground is not acceptable.
6. All surfacing materials should be clearly noted as to whether they are concrete, stone, pavers, grass, planting beds, etc. Any treatment of concrete paving is to be indicated and is to include color and design for approval.
7. A plan and exact location of all exterior lighting is required. A schedule of lighting fixtures must identify the manufacturer, model and wattage of each fixture.
8. All site drainage shall be indicated on the site plan and landscape plan and shall be designed to be directed away from the dwelling to the storm sewer at the street or drainage system provided at the rear of the lot. It is the owners/contractors responsibility to grade the lot properly to insure that your site does not drain onto a neighboring site.

STRUCTURE CONSIDERATIONS

Some home designs may be unacceptable for a particular lot because they may not be compatible with the homes in the immediate neighborhood. If, in the judgment of the Architectural Review Board, the massing, basic style, roofline, exterior materials, colors or other features of a home are too similar or dissimilar to the neighbors, the design will not be approved.

Many locations at Mariner Sands lend themselves to extensive use of glass in the form of large windows or sliding glass doors. This is considered quite appropriate and permits the outside to become an integral part of the home. Exterior openings will be evaluated on the basis of scale and balance of the solid portions of the design. The Board looks for consistency in window spacing and decorative treatments.

In the event shutters are appropriate in the design, they should be sized to match the window openings and be mounted so as to be functional or give a functional appearance.

FINISHED FLOOR ELEVATION

All attempts are to be made to maintain the natural elevation of the lot. Martin County Code requires the finished floor elevation to be a minimum of 18" above the crown of the road. Any change in elevation will be evaluated from a drainage standpoint and a streetscape appearance, particularly in relation to neighboring structures.

REQUIRED HOME SIZES

The exterior appearance of the home and its sizing on the lot are considered more important than size alone. While size is not considered the most important criteria for homes at Mariner Sands, minimum sizes have been established. The first or main floor area of each residential dwelling, exclusive of porches, garages, mechanical and storage areas shall contain not less than 1800 square feet, if single story. In the case of one and two story structures, this area shall not be less than 1200 square feet. No maximum size has been established but a home should not overpower its site.

Because of the Boards' concern with a home overpowering its lot, 2 story homes will generally receive more scrutiny in the review process. In this respect particular attention is given to the character and size of adjacent structures, the maintenance of privacy and the massing of the home.

MINIMUM SETBACK REQUIRED FROM PROPERTY LINE

1. Front
 - a. One Story - 20 feet
 - b. Two Story - 25 feet
2. Rear
 - a. 10 feet
3. Sides
 - a. Phase A - 7.5 feet providing 25 feet is maintained between structures
 - b. Phase B - 15 feet

HEIGHT LIMITATIONS

Single-family structures shall not exceed 32' in height as measured from lowest finish floor elevation.

ROOFS

Minimum Requirements:

1. Minimum Pitch
 - a. 4 to 12
2. Overhangs
 - a. 3' Hip
 - b. 2' Gable End
 - c. 2' Shed
3. Fascia
 - a. 8" Wood (minimum)
4. Materials
 - The approved roof materials are: cedar shake, treated pine, cement tile, natural slate, standing seam metal, stone coated metal roof systems, composite and polymer synthetic shingles.
 - The preferred roof color schemes are gray, brown or black.
 - Colors for the metal roof systems and the polymer synthetic shingles will be limited to the gray, brown or black color schemes. All metal roofs must have a standing seam of 1.5" or greater. Request for installation of roof systems is reviewed on an individual basis. Samples MUST be submitted for approval. Asphalt shingles are not permitted.
 - An actual physical roof sample is required.