Mt. Royal Airpark

Property Owner's Association
Architectural Review Board

Project Package

MRAPPOA Architectural Review Board
109 Airport Drive
Crescent City, Florida 32112

Approved 04/29/2026

Architectural Review Board (ARB) Frequently Asked Questions

I own a Lot at Mount Royal Airpark—What are the steps to take to begin building my dream project?

The ARB requires written approval before you start or make changes to your project, along with a few other steps explained in this document. The ARB aims to facilitate this process while ensuring compliance with the MRAPPOA rules. This helps maintain our community's beauty and protects your property value.

1. Submit the **Project Plan Application** (ARB Form-001) to the ARB for approval via hardcopy and/or digital format, which includes:
    a. Signed *ARB Requirements Summary* (ARB Form-001a)
    b. Signed *Roadway Edge Protection Plan* (ARB Form-001b)
    c. Signed *Runway Conduit Apron* (ARB Form-001c)
    d. Site Preparation/Tree Removal Plan
    e. Site Plan
    f. House Plan (with elevation and exterior colors plan)
    g. Hangar Plan (with elevation and door design plan)
    h. Proposed Roof Material and Color
    i. Landscaping Plan

    Plans submitted to the county are accepted by the ARB. Be sure to include photos, drawings, and color samples in your application to convey your project intentions and to speed up approval.

    Note: *If site preparation is completed but construction does not proceed, or if the lot is sold prior to construction, the site must be returned to its original condition. Therefore,* ***site preparation and tree removal should not begin until you have an approved Building Permit and are ready to proceed with your project****.*

    Some tree removal may require county or state approval, but trees within the footprint of the home or hangar do not.

2. After the ARB approves the *Project Plan Application*, **notify the ARB via phone, email, or mail once you begin your project**. The official **Start Date** of your project is when any construction activity commences—in other words, when the first shovel hits the ground and/or construction equipment and materials are delivered to the site.

Note: *After you begin construction, you have 18 months to complete the project and secure the final Certificate of Occupancy (CO) from the Putnam County Building Inspector.*

3. [OPTIONAL]. During construction, you can submit a **Project Revision Application** (ARB Form-002) to change any aspect of your approved Project. All project changes require ARB approval before making any alterations. Plan changes submitted to the county, if required, are accepted by the ARB.

   Note: *There is no limit to the number of revision applications you can submit.*

4. **Notify the ARB via phone, email, or mail as soon as you are issued your CO.**

   After your CO has been issued, you have 90 days to complete your landscaping plan, and you must clear your site of all construction equipment and materials.

5. After obtaining your CO and completing your landscaping plan, request an ARB Inspection by contacting the ARB via phone, email, or mail. Following the inspection, you'll receive a **Certificate of Compliance** from the ARB.

   Note: *If the ARB identifies any issues and/or deviations from the approved Project Plan or Project Revision, you could be issued a* ***Certificate of Non-Compliance*** *identifying the requirements of the Association that were not met. You will then be notified of the steps needed to gain compliance.*

What if I want to start a new project after my initial project has been completed?

Once your initial project is complete, any improvements, such as additions, new paint colors, installing a pool, installing a fence, or adding an auxiliary building, etc., require submitting a *Project Revision Application* (ARB Form-002) to the ARB for approval before starting. Plans submitted to the county, if required, are accepted by the ARB.

What specific criteria does the Architectural Review Board use to evaluate project submissions?

The Architectural Review Board (ARB) evaluates all project submissions based on Section VIII of the Architectural Review Requirements outlined in the *Mount Royal Airpark Property Owners' Association's (MRAPPOA) Second Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions for Mount Royal Airpark Property Owners' Association (MRAPPOA)*. This document is accessible on the website and is provided to all property owners at the time of purchase.

In addition, the *Architectural Review Requirements Summary* document (ARB Form 001a) provides additional information regarding approval. You are required to sign this document and submit it with the *Project Plan Application* (ARB Form-001).

Is there a fee associated with submitting the various application forms to the ARB?

There is no fee required to apply.

What are the landscaping requirements?

There aren't any specific HOA requirements for the landscaping plan, so the ARB recommends submitting whatever you're comfortable with. The ARB will review it and either approve it as is or offer suggestions. Our goal is simply to maintain the overall aesthetic appeal and consistency of the community. Some homeowners choose a more minimalist look while others prefer more elaborate landscaping—both are perfectly fine. We just ask that the yard be visually appealing, and we do encourage including some trees and/or shrubs to help achieve that.

What happens if the project timeline exceeds the 18-month deadline for completion?

If the project timeline is going to exceed the 18-month deadline for completion due to circumstances beyond your control, you may submit a written request for an extension to the ARB using the Project Extension Application (ARB Form-005). The ARB, at its sole discretion, can grant an extension of up to 6 months. If you find that you need to request a second extension, you will have to submit a request in writing to the HOA Board of Directors for consideration.

I own a Utility Lot at Mount Royal Airpark—What do I need to know before building on my lot?

The two things that you need to know about Utility lots are:

1. The Utility lots at Mount Royal Airpark are specific lots specified in the Planned Unit Development (PUD) document filed with Putnam County as lots where you can only build a hangar and/or ancillary building.

2. You cannot reside on a Utility lot at any time in any manner. This means you cannot build a house on a Utility lot or an apartment inside a hangar on a Utility lot. This also means you cannot live in an RV or any other vehicle, tent, or structure on a Utility lot.

Other than those two differences, the rules outlined in the Mount Royal Airpark Property Owners' Association's (MRAPPOA) Second Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions for Mount Royal Airpark Property Owners' Association (MRAPPOA) apply to all lots—Residential or Utility.

All requirements for applications, setbacks, tree removal, architectural standards, landscaping, screening of AC units & other similar units, construction site maintenance, etc. remain the same for Utility lots as for Residential lots.

Are there penalties for not following the Covenants and Restrictions (C&Rs)?

It is important to follow this process, as failing to do so may result in receiving non-compliance letters and fines. If you have any questions about the process or the Mount Royal Airpark Property Owners' Association C&Rs, please contact any ARB or Board of Directors member for assistance.

May I attend Architectural Review Board (ARB) meetings?

As an Owner, you may attend all ARB meetings. If you disagree with a decision made by the ARB, you can request a special meeting or ask to be added to the agenda to discuss your concerns. If you are still dissatisfied after meeting with the ARB, you may escalate the issue to the MRAPPOA Board of Directors.

Who may I contact if I have questions?

For major projects, a designated member of the ARB will assist with inquiries, monitor progress, and report non-compliance. However, these members cannot approve changes to your Project Plan; such changes require submission of the *Project Revision Application* (ARB Form-002) and formal ARB approval.

PROPERTY OWNERS' ASSOCIATION
ARCHITECTURAL REVIEW BOARD
109 Airport Drive
Crescent City, Florida 32112

PROJECT PLAN APPLICATION
ARB Form-001

Section 8.07 of the Second Amended and Restated Declaration for Mount Royal Airpark requires applicants to submit an application to the Architecture Review Board (ARB) for any new improvements or changes. Please check the applicable boxes and submit the application to the ARB. Additionally, Section 8.03(e) states that all approved residences must be completed within 18 months of groundbreaking and have a final certificate of occupancy from the relevant government agency.

Date: _____ Lot(s): _____

Property Owner(s): _____

Check the documents that you are submitting with this application. Plans submitted to the county are accepted by the ARB.

	REQUIREMENTS	ARB Use Only
_____	Signed ARB Requirements Summary	_____
_____	Site Plan	_____
_____	House Plan- Elevation & Proposed Exterior Colors	_____
_____	Hangar Plan Elevation and Door Materials	_____
_____	Proposed Roof Material and Colors (Samples must be received before installation	_____
_____	Signed Roadway Edge Protection Plan	_____
_____	Signed Runway Conduit Apron	_____
_____	Tree Removal Plan	_____
	Landscaping Plan	
_____	Other:	_____

ANY DEVIATION FROM THESE APPROVED PLANS MUST BE SUBMITTED AND APPROVED BEFORE CONSTRUCTION MAY BEGIN.

Property Owner(s) Signature: _____

Property Owner(s) Signature: _____

Lot(s) Numbers: _____

Property Owner(s): _____

The ARB of Mount Royal Airpark Property Owners' Association has reviewed the above-marked plans and confirms that the improvements comply with the Association's governing documents.

_____ _____
Architectural Review Board Member Signature Date

_____ _____
Architectural Review Board Member Signature Date

_____ _____
Architectural Review Board Member Signature Date

PROPERTY OWNERS' ASSOCIATION
Architectural Review Board
109 Airport Drive
Crescent City, Florida 32112

Architectural Review Requirements Summary
Attachment A – ARB Collection of Approved Colors

The *ARB Collection of Approved Colors* uses Sherwin Williams color codes. This does not prevent the homeowner from using a different brand of paint as long as the SW color is referenced and matched as closely as possible.

If a homeowner submits a new paint color and it is approved by the ARB, the new color will be added to this collection.

The colors in the following table are considered approved "body" colors. For accent and trim colors, refer to the Sherwin Williams website to see complimentary colors for your selected body color, keeping in mind that you may submit any color combination you'd like for approval.

Brand	Color Family	Name	Number
Sherwin Williams	Blue	Festoon Aqua	SW 0019
Sherwin Williams	Tan	Classic Sand	SW 0056
Sherwin Williams	Green	Renwick Olive	SW 2815
Sherwin Williams	Brown	Downing Earth	SW 2820
Sherwin Williams	Yellow	Birdseye Maple	SW 2834
Sherwin Williams	Gray	Roycroft Mist Gray	SW 2844
Sherwin Williams	Gray/Tan	Perfect Greige	SW 6073
Sherwin Williams	Brown	Portabello	SW 6102
Sherwin Williams	Tan/Brown	Latte	SW 6108
Sherwin Williams	Brown	Hopsack	SW 6109
Sherwin Williams	Cream	Interactive Cream	SW 6113
Sherwin Williams	Tan	Totally Tan	SW 6115
Sherwin Williams	Brown	Smokey Topaz	SW 6117
Sherwin Williams	Brown	Baguette	SW 6123
Sherwin Williams	Tan/Gold	Restrained Gold	SW 6129
Sherwin Williams	Cream	Muslin	SW 6133
Sherwin Williams	Tan/Gray	Netsuke	SW 6134
Sherwin Williams	Tan	Ecru	SW 6135

Brand	Color Family	Name	Number
Sherwin Williams	Tan	Harmonic Tan	SW 6136
Sherwin Williams	Green/Tan	Burlap	SW 6137
Sherwin Williams	Brown	Artifact	SW 6138
Sherwin Williams	Tan	Macadamia	SW 6142
Sherwin Williams	Gray	Wool Skein	SW 6148
Sherwin Williams	Gray	Quiver Tan	SW 6151
Sherwin Williams	Tan	Favorite Tan	SW 6157
Sherwin Williams	Green/Brown	Sawdust	SW 6158
Sherwin Williams	Green	Svelte Sage	SW 6164
Sherwin Williams	Gray	Techno Gray	SW 6170
Sherwin Williams	Green/Gray	Chatroom	SW 6171
Sherwin Williams	Gray	Comfort Gray	SW 6205
Sherwin Williams	Gray/Blue	Oyster Bay	SW 6206
Sherwin Williams	Blue/Dark Gray	Retreat	SW 6207
Sherwin Williams	Blue	Rain	SW 6219
Sherwin Williams	Gray	Uncertain Gray	SW 6234
Sherwin Williams	Blue	Storm Cloud	SW 6249
Sherwin Williams	Green	Herbal Wash	SW 6672
Sherwin Williams	Cream/Yellow	Banana Cream	SW 6673
Sherwin Williams	White	Extra White	SW 7006
Sherwin Williams	Cream	Creamy	SW 7012
Sherwin Williams	Gray	Repose Gray	SW 7015
Sherwin Williams	Gray	Anew Gray	SW 7030
Sherwin Williams	Tan	Accessible Beige	SW 7036
Sherwin Williams	Cream/White	Shoji White	SW 7042
Sherwin Williams	Brown	Dry Dock	SW 7502
Sherwin Williams	Brown/Gray	Stone Lion	SW 7507
Sherwin Williams	Brown	Meadowlark	SW 7522
Sherwin Williams	Tab	Outerbanks	SW 7534
Sherwin Williams	Tan	Cork Wedge	SW 7539
Sherwin Williams	Gray/Tan	Naturel	SW 7542
Sherwin Williams	Cream	Crème	SW 7556
Sherwin Williams	Cream/Gray	Neutral Ground	SW 7568
Sherwin Williams	Cream	Stucco	SW 7569
Sherwin Williams	Cream/White	Casa Blanca	SW 7571
Sherwin Williams	Blue	Dockside Blue	SW 7601
Sherwin Williams	Blue	Breezy	SW 7616
Sherwin Williams	Blue	Silvermist	SW 7621
Sherwin Williams	Dark Gray	Homburg Gray	SW 7622
Sherwin Williams	Gray	Jugging Path	SW 7638

Brand	Color Family	Name	Number
Sherwin Williams	Dark Gray	Gray Clouds	SW 7658
Sherwin Williams	Cream/Yellow	Cottage Cream	SW 7678
Sherwin Williams	Brown	Lanyard	SW 7680
Sherwin Williams	Gold	Bee's Wax	SW 7682
Sherwin Williams	Cream/Yellow	Concord Buff	SW 7684
Sherwin Williams	Tan	Stonebriar	SW 7693
Sherwin Williams	Brown	Mesa Tan	SW 7695
Sherwin Williams	Rust	Rustic City	SW 7699
Sherwin Williams	Tan	Pueblo	SW 7711
Sherwin Williams	Brown	Pottery Urn	SW 7715
Sherwin Williams	Gold	Oak Creek	SW 7718
Sherwin Williams	Tan	Fresco Cream	SW 7719
Sherwin Williams	Green	Koi Pond	SW 7727
Sherwin Williams	Blue/Gray	Let it Rain	SW 9152

Please note that this table will be updated frequently. The version on the MRAPPOA website will be the most up-to-date.

Mt. Royal Airpark

PROPERTY OWNERS' ASSOCIATION
Architectural Review Board
109 Airport Drive
Crescent City, Florida 32112

Architectural Review Requirements Summary

1. According to Article VIII, Architectural Review Requirements, The Architectural Review Board (ARB) administers and performs the architectural and landscape review and control functions relating to the Community. Please review and familiarize yourself with all the applicable building requirements in the *Second Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions for Mount Royal Airpark, August 2014* (C&Rs) before submitting an Application to the ARB.
2. The ARB has the right to approve or disapprove all architectural, landscaping, and improvements within the Community to be made by Owners. Each submission, as well as any exception, is reviewed on a case-by-case basis.
3. All approved construction must be completed within eighteen (18) months. An extension of up to 6 months can be granted at the discretion of the ARB for extenuating circumstances beyond the control of the homeowner. A second request for an extension cannot be granted by the ARB but can be submitted to the HOA Board of Directors.
4. Single-family homes or apartments have minimum floor area square footage standards based on lot location.
5. Before construction, all plans must be submitted to the ARB for approval and include the following:
    a. Architectural considerations/aesthetics.
        i. Proposed exterior colors.
        ii. Resident/hangar exterior finish.
        iii. Roof color and treatment for hangar and house.
        iv. Must meet the harmony of the exterior design of surrounding structures of the airpark.
    b. Setbacks. Setbacks from the eve of structure(s) must be noted in plans and comply with C&Rs.
    c. Culvert location or swales. Before establishing the location and depth of culverts or swales, drawings must be submitted to ARB for review and approval. In no situation may culverts be installed without ARB approval. Culvert inverts should be set no less than 18 inches below the crown of the road (in other words, it's okay to go deeper, but not shallower). The minimum culvert size is 15 inches.
    d. Proposed tree removal. Tree removal must meet the C&Rs and be approved by ARB.
    e. Elevations.

f. Driveway location. All driveway or access path locations should be depicted on the plans.
g. Materials. Acceptable building materials are concrete, concrete block, stucco, cement board composite, or other materials as approved by the MRAPPOA Board. Examples of unacceptable materials include aluminum siding, and steel siding. Material exceptions are reviewed on a case-by-case basis.
h. Proposed septic, drain field, and well location.
i. Surface(s). Show all walkways and defined surfaces, impervious or not. Impervious surface ratio maximum 50%.
j. Aircraft hangars must architecturally match the house and be constructed from the same exterior materials as the house structure. Hangar roof material exceptions are reviewed on a case-by-case basis.
k. Aircraft hangar doors, when visible from the street, must architecturally match the house and be constructed from the same exterior materials as the house structure. Hangar doors that are not visible from the street (e.g., those facing the runway or the back of a property not visible to another property owner), are *encouraged* to match the house structure, but exceptions can be submitted and are reviewed on a case-by-case basis.
l. Stormwater issues.
    i. Adjacent property water slope to prevent dumping your water onto a neighbor.
    ii. Water retention- if necessary, treatments for stormwater issues.
m. Site plan must meet the wing clearance requirements.

6. Site maintenance during construction:
    a. All trash and construction debris shall be contained in a dumpster or removed from the property.
    b. Construction vehicles and materials may not be stored on any lot other than the approved project lot.
    c. Construction vehicles may not be parked on taxiways and may not cross or drive on the runway. An informative flyer in both English and Spanish is available to give to construction crews and to post where appropriate.
    d. Non-construction vehicles and equipment (such as unregistered cars, trucks & motorcycles, boats, etc.) cannot be parked on the property during construction unless kept inside the hangar and/or garage with the door closed during non-construction hours.
7. Exterior Colors. The ARB maintains a collection of approved colors (see Attachment A). Homeowners can select from this collection but also have the right to submit an alternative color for approval. If the alternative color is approved, it will be added to the collection of approved ARB colors.
8. Fences. Fences are not allowed from the front of the house toward the street. Approved fencing materials include white vinyl (concealment area) and black wrought iron.
9. Wall treatments and landscaping. The owner must show their intention to use wall treatments or landscaping for extremely large walls, hangars, and houses. Landscaping must be completed within 90 days of receipt of the “Certificate of Occupancy.”

10. Roadway edge protection. The owner has received and reviewed the roadway edge protection drawing and will comply with its requirements.
11. Aprons. Any aprons on the south side of the runway within the runway right of way require a 2-inch PVC conduit running the width of the apron plus two feet on each side, parallel with the runway edge, for future runway light maintenance if needed.
12. There are no sheds allowed in the Community.
13. Plans are subject to approval, as noted. Plans retained by ARB must include notes depicting changes, and the ARB approval letter must also include notes depicting changes.
14. Once a project has been completed, the Owner will obtain a Certificate of Compliance from the ARB certifying improvements comply with the requirements in the C&Rs.

As the property owner, I have read and understand the *Architectural Review Board Guidelines* outlined in *Article VIII, Second Amended and Restated Declaration of Easements, Covenants, Conditions, and Restrictions for Mount Royal Airpark, August 2014.*

Once original plans are approved, any changes made to the approved plans are subject to reapproval.

_____ _____

Property Owner Date

_____ _____

Property Owner Date

Mt. Royal Airpark
PROPERTY OWNERS' ASSOCIATION
Architectural Review Board
109 Airport Drive
Crescent City, Florida 32112

RUNWAY CONDUIT APRON

Any aprons on the south side of the runway within the runway right of way require a 2-inch PVC conduit running the width of the apron plus two feet on each side, parallel with the runway edge, for future runway light maintenance, if needed. As a reminder, the individual lot owner(s) is responsible for any damage done to community property by their contractors.

As the property owner(s), I certify that I have read and understand the Runway Conduit Apron Plan (April 2023).

_____ _____
Property Owner Date

_____ _____
Property Owner Date

Mt. Royal Airpark

PROPERTY OWNERS' ASSOCIATION
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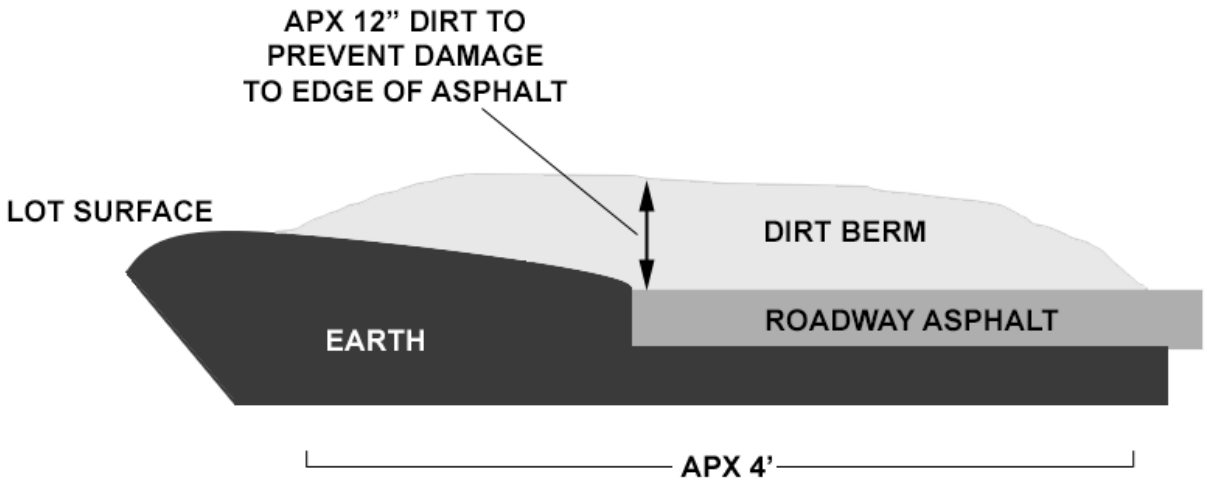
ROADWAY EDGE PROTECTION PLAN

Before commencing construction, lot owners are to protect the roadway edge, as shown in the drawing below. Remember, the individual lot owner(s) are responsible for any damage done to community property by their contractors.



Dirt berms should be placed wherever vehicles will access the property and will remain in place until the driveway apron is complete or until such time as no construction vehicles will be accessing the property.

As the property owner(s), I certify that I have read and understand the Roadway Edge Protection Plan (February 2025).

_____ _____
Property Owner Date

_____ _____
Property Owner Date

PROPERTY OWNERS' ASSOCIATION
ARCHITECTURAL REVIEW BOARD
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PROJECT REVISION APPLICATION
ARB Form-002

Submit this form for ARB approval to change any aspect of your approved Project Plan (either during construction or after your initial project has been completed and a CO obtained). All project changes require ARB approval before making any alterations.

Date: _____ Lot(s): _____

Property Owner(s): _____

Check the documents that you are submitting with this application. Plans submitted to the county are accepted by the ARB.

	CHANGES	ARB Use Only
_____	House Plan	_____
_____	Hangar Plan	_____
_____	Hangar Door Plan	_____
_____	Landscaping/Hardscaping Plan	_____
_____	Proposed Exterior Colors Plan	_____
_____	Roof Materials Plan	_____
_____	Fencing Plan	_____
_____	Tree Removal Plan	_____
_____	Conduit Apron Plan	_____
_____	Roadway Edge Protection Plan	_____
_____	Accessory Building Plan	_____
_____	Pool or Spa Plan	_____
_____	Other:	_____

ANY DEVIATION FROM THESE APPROVED PLANS MUST BE SUBMITTED AND APPROVED BEFORE CONSTRUCTION MAY BEGIN.

Description of changes:

Property Owner(s) Signature: _____

Property Owner(s) Signature: _____

Lot(s) Numbers: _____

Property Owner(s): _____

The ARB of Mount Royal Airpark Property Owners' Association has reviewed the above-marked plans and confirms that the improvements comply with the Association's governing documents.

_____ _____
Architectural Review Board Member Signature Date

_____ _____
Architectural Review Board Member Signature Date

_____ _____
Architectural Review Board Member Signature Date

PROPERTY OWNERS' ASSOCIATION
ARCHITECTURAL REVIEW BOARD
109 Airport Drive
Crescent City, Florida 32112

PROJECT EXTENSION APPLICATION
ARB Form-005

Submit this form to request an extension of your approved Project Plan and/or Landscaping Plan. The ARB, at its sole discretion, can grant a first extension of up to 6 months. If you need a second extension, you must make a request with the Board of Directors.

Date: _____ Lot(s): _____

Property Owner(s): _____

☐ Project Plan ☐ Landscaping Plan

Please provide a brief explanation of why you will not be able to meet your Project Plan or Landscaping Plan deadline:

Please provide an estimate of how long you think you will need to complete the project:

Property Owner(s) Signature: _____

Property Owner(s) Signature: _____

Lot(s) Numbers: _____

Property Owner(s): _____

The ARB of Mount Royal Airpark Property Owners' Association has reviewed the extension request and has:

☐ Approved the extension. The new deadline is: _____.

☐ Denied the extension for the following reason(s):

_____ _____
Architectural Review Board Member Signature Date

_____ _____
Architectural Review Board Member Signature Date

_____ _____
Architectural Review Board Member Signature Date

Article VIII. ARCHITECTURAL REVIEW REQUIREMENTS

Section 8.01 Architectural Review Board. The Architectural Review Board (the "ARB") will be a permanent committee of the Association and will administer and perform the architectural and landscape review and control functions relating to the Community. The Committee will consist of a minimum of three (3) members appointed by the Board, each of whom must be a Member of the Association. The Board will determine which members of the Committee will serve as its chairman and co-chairman. In the event that any of the members appointed by the Board fail, refuse, or are unable to act, then the Board will appoint a replacement member within thirty (30) days of such occurrence. If the Board fails to replace that member, the remaining members of the Committee will fill the vacancy by appointment.

Section 8.02 General Plan. It is the intent of this Restated Declaration to create a general plan and scheme of development of the Community. Accordingly, the ARB will have the right to approve or disapprove all architectural, landscaping, and improvements within the Community to be made by Owners. All proposed improvements, including, but not limited to, any and all construction, modifications, additions and alterations, by Owners, builders and developers who seek to engage in development of or construction upon all or any portion of the Community will be in strict compliance with the Architectural Review Requirements and this Article VIII. Moreover, no exterior improvements on a Lot will be made without the prior approval of the ARB. These improvements will include, but not limit, painting, construction, fencing and screening. The ARB will have the right to evaluate all plans and specifications as to harmony of exterior design, landscaping, location of any proposed improvements, relationship to surrounding structures, topography, and conformity with such other reasonable requirements as will be adopted by ARB. The ARB may impose standards for construction and development which may be greater or more stringent than standards prescribed in applicable building, zoning, or other local governmental codes.

Section 8.03 Architectural Review Requirements. Each Owner and his or her contractors will observe and comply with the Architectural Review Requirements (the "Architectural Review Requirements") which have been or may hereafter be promulgated by the ARB and approved by the Board from time to time. Current Architectural Review Requirements include, without limitation, the following standards:

(a) Lot Improvements; Minimum Floor Area. Except as expressly provided below, improvements constructed on a Lot may include a single family home containing not less than 1,800 square feet of heated and air-conditioned living area, and an attached or detached hangar, covered aircraft port or ancillary structure. Improvements must be of conventional style and appearance, as determined by the ARB in its reasonable discretion, with a minimum roof pitch ratio of 4:12, and a minimum roof overhang of 18 inches. All attached or detached structures must be similar in architectural appearance and structural quality to the residential

dwelling. All proposed improvements will be constructed in compliance with all applicable federal, state and local laws, codes, ordinances and requirements. Notwithstanding the foregoing minimum stated floor area, improvements now or hereafter constructed on each of Lots 71-88 only may be comprised of a single family home or apartment containing not less than 800 square feet of heated and air-conditioned living area, as an integral part of a hangar structure containing not less than 1,600 square feet of floor area, with a total building floor area of not less than 2,400 square feet, inclusive of residential space and hangar space.

(b) Set Backs. Any and all improvements, except fences, landscaping and those specifically authorized by the ARB, will be located as follows:

(i) Front Yard - 25 feet.

(ii) Rear Yard - 10 feet.

(iii) Side Yard - 10 feet.

(iv) Corner Side Yard - 20 feet.

(v) Waterfront Yard - 50 feet, except water dependent development such as Docks and boat houses may be allowed.

(vi) Common Airstrip - 50 feet.

(vii) Conservation Areas (including wetlands) - 20 feet, except for water dependent development. The setbacks include buffers required by section 704.06, F.S. and other applicable statutes related to development in or near designated Conservation Areas.

(viii) Indian Mound - a 25-foot wide buffer of native vegetation, providing opaque screen a minimum of 6 feet in height, will be established and maintained along any Lot line bordering the Indian Mound.

(ix) Romona Road and Fort Gates Ferry Road - a 25 foot wide buffer of native vegetation, providing an opaque screen a minimum of 6 feet in height, will be established and maintained along the property line abutting Ft. Gates Ferry Road, from the Ramona Road intersection for a distance of approximately 735 feet to the Phase III boundary of the development, and along the property line abutting the Ramona Road right-of-ways for a distance of approximately 1040 feet to the west edge of Lot 34 in Phase II with an access opening in the Clay Electric easement.

(x) Separation between detached main use and Accessory Structures - minimum 10 feet.

(xi) All Accessory Structures must be placed within the principal structure setback lines, except for water dependent development, which may include, but not be limited to, seawalls, bulkheads, docks and boathouses.

(c) Unacceptable Designs and Materials. Examples of unacceptable design and materials include, but are not limited to, 6 ft stockade fences, structures on pilings, log cabins, modular buildings, and wire fences. Unconventional designs and materials may, at the option of the ARB, be submitted to the Board for a final decision.

(d) Tree Removal and Lot Contouring. No trees measuring thirty inches (30") or more in circumference measured five feet (5') above ground level may be removed from any Lot without the prior written consent of the ARB. Trees that are located within ten feet (10') of a drainage area, a septic field, a sidewalk, a Residence or a driveway, as well as any diseased or dead trees may be removed without ARB approval. The general contour of any Lot will not be changed without prior approval of the ARB.

(e) Residence Construction. All approved Residences must be completed within eighteen (18) months after ground breaking of the same has commenced and have a final "Certificate of Occupancy" from the applicable governmental agency, except where such completion is impossible or would result in great hardship on the Owners or builders due to strikes, fires, Acts of God, etc.

(f) Landscaping. Each Residence must be landscaped within 90 days of receipt of the "Certificate of Occupancy," consistent with a landscape plan approved by the ARB.

The Architectural Review Requirements will be effective from the date of adoption; will be specifically enforceable by injunction or otherwise; and will have the effect of covenants as set forth herein. The Architectural Review Requirements will not require any Owner to alter any improvements previously constructed.

Section 8.04 Quorum. A majority of the ARB will constitute a quorum to transact business at any meeting. The action of a majority present at a meeting at which a quorum is present will constitute the action of the ARB. In lieu of a meeting, the ARB may act in writing.

Section 8.05 Power and Duties of the ARB. No exterior improvements will be constructed on a Lot or any change, replacement, or alteration of the improvements visible from the exterior of the Residence be made until the plans and specifications showing the nature, kind, shape, height, materials, floor plans, color scheme, and the location of same will have been submitted to and approved in writing by the ARB.

Section 8.06 Rules and Regulations. The ARB will have the authority to recommend reasonable rules and regulations or architectural criteria related to Accessory Uses and Structures set forth in Section 9.04 below, or Prohibited Uses set forth in Section 9.06 below, which the Board will have the power to promulgate, modify or rescind, including, without limitation, the absolute and unrestricted right, but not the obligation, to promulgate, modify and rescind rules and regulations

pertaining to parking and the regulation of air and vehicular traffic on the Common Roads, Common Airstrip or other Common Property.

Section 8.07 Procedure. In order to obtain the approval of the ARB, each Owner will observe the following:

(a) Each applicant will submit an application to the ARB with respect to any proposed improvement or material change in an existing improvement, together with the required application(s) and/or other fees established by the ARB. The applications will include such information as may be required by the application form adopted by the ARB. The ARB may also require submission of samples of building materials and colors proposed to be used. At the time of such submissions, the applicant will, if requested, submit to the ARB such site plans, construction plans and specifications for the proposed improvement, landscaping plans showing all existing trees and major vegetation stands, and surface water drainage plans showing existing and proposed design grades, contours relating to the predetermined ground floor finish elevation, pool plans and specifications, and the times scheduled for completion, all as reasonably specified by the ARB.

(b) In the event the information submitted to the ARB is, in the ARB's opinion, incomplete or insufficient in any manner, the ARB may request and require the submission of additional or supplemental information.

(c) No later than thirty (30) days after receipt of all information required by the ARB for final review, the ARB will approve or deny the application in writing. The ARB will have the right to disapprove any plans and specifications which are not suitable or desirable, in the ARB's sole discretion, for aesthetic or any other reasons or to impose qualifications and conditions thereon. In approving or disapproving such plans and specifications, the ARB will consider the suitability of the proposed improvements, the materials of which the improvements are to be constructed, the site upon which the improvements are proposed to be erected, the harmony thereof with the surrounding area, and the effect thereof on adjacent or neighboring property. In the event the ARB fails to respond within said thirty (30)-day period, the plans and specifications will be deemed approved by the ARB.

(d) In the event that the ARB disapproves any plans and specifications, the applicant may request a rehearing by the ARB for additional review of the disapproved plans and specifications. The meeting will take place no later than thirty (30) days after written request for such meeting is received by the ARB, unless applicant waives this time requirement in writing. The ARB will make a final written decision no later than thirty (30) days after such meeting. In the event the ARB fails to provide such written decision within said thirty (30) days, the plans and specifications will be deemed approved.

(e) Upon final disapproval, the applicant may appeal the decision of the ARB to the Board within thirty (30) days of the ARB's written review and disapproval (even if the members of the Board and the ARB are the same). The Board will hold a meeting to review the ARB decision within thirty (30) days following receipt by the Board of the applicant's written appeal request. The Board will make a final decision no later than sixty (60) days after such meeting. In the event the Board fails to provide such written decision within such sixty (60) days after such meeting, such plans and specifications will be deemed approved. The decision of the ARB or, if appealed, the Board will be final and binding upon the applicant, his, her or its heirs, legal representatives, successors, and assigns.

(f) Construction of all improvements will be completed within the time period set forth in the application and approved by the ARB.

Section 8.08 Alterations. Any and all alterations, deletions, additions, and changes of any type or nature whatsoever to then-existing improvements or the plans or specifications previously approved by the ARB will be subject to the approval of the ARB in the same manner as required for approval of original plans and specifications. .

Section 8.09 Variances. The Association or the ARB will have the power to grant variances from any requirements set forth in this Restated Declaration or in the Architectural Review Requirements, on a case by case basis, provided that the variance sought is reasonable or otherwise would result in a hardship upon the applicant if not granted. The granting of a variance will not nullify or otherwise affect the right to require strict compliance with the requirements set forth herein or in the Architectural Review Requirements on any other occasion.

Section 8.10 Permits. The Owner is solely responsible to obtain all required building and other permits from all governmental authorities having jurisdiction.

Section 8.11 Construction by Owners. The following provisions govern construction activities by an Owner who has obtained ARB approvals (the "Approved Party"):

(a) Each Approved Party will deliver to the ARB copies of all construction and building permits as and when received by the Approved Party. Each construction site in the Community will be maintained in a neat and orderly condition throughout construction. Construction activities will be performed in a diligent, workmanlike, and continuous manner. Roadways, canals, drainage inlets, preservation or conservation areas, easements, swales, Common Property, and other such areas in the Community will be kept clear of construction vehicles, construction materials, and debris at all times. Except as otherwise specifically provided herein, no construction office or trailer will be kept in the Community and no construction materials will be stored in the Community subject, however, to such conditions and requirements as may be promulgated by the ARB. All refuse and debris will be removed or deposited in a dumpster on a daily basis. No materials will be deposited or permitted to be deposited in any canal, lake or waterway or Common Property or other property in the Community or be placed anywhere outside of the Lot upon which the

construction is taking place. No hazardous waste or toxic materials will be stored, handled, or used, including, without limitation, gasoline and petroleum products, except in compliance with all applicable federal, state, and local statutes, regulations, and ordinances and will not be deposited in any manner on, in, or within the construction or adjacent property or waterways. All construction activities will comply with the Architectural Review Requirements. If any contractor, subcontractor, material man or supplier providing services or materials for Lot construction or alterations (collectively, "Contractor") or an Approved Party fails in any regard to comply with the requirements of this Section, the ARB may require that such Approved Party or Contractor post security with the Association in such form and amount deemed appropriate by the ARB in its sole discretion.

(b) When the physical construction of any improvement is started, such construction will be diligently prosecuted to completion within a reasonable time.

(c) If, during any construction activity on an improvement or at any other time, any of the Common Property is damaged or destroyed, including, without limitation, any street, street lights, landscaping, street signs, or other improvements located thereon, the Approved Party will be liable for all costs incurred in repairing or replacing such Association Property, and the total costs thereof will be assessed against the Owner as a Specific Assessment. The Association reserves the right to collect from Approved Parties or Contractors a security deposit that may be applied to reduce damages to the Common Property which might occur during the construction of improvements.

(d) The ARB may, from time to time, adopt standards governing the performance or conduct of Approved Parties, Contractors, and their respective employees within the Community. Each Approved Party and Contractor will comply with such standards and cause its respective employees to comply with same. The ARB may also promulgate requirements to be inserted in all contracts relating to construction within the Community and each Owner will include the same therein. Each Approved Party is responsible for insuring compliance with all terms and conditions of these provisions and of the Architectural Review Requirements by all of its Contractors. In the event of any violation of any of the terms or conditions set forth herein by any Contractor and/or the continued refusal of any Contractor to comply with such terms and conditions after five (5) days' notice and right to cure, the ARB will have, in addition to the other rights hereunder, the right to prohibit the violating Contractor from performing any further services in the Community.

Section 8.12 Inspection. There is specifically reserved to the ARB the right of entry and inspection upon any portion of the Community for the purpose of determining whether there exists any violation of the terms of any approval given by the Association or the ARB or of the terms of this Restated Declaration or the

Architectural Review Requirements. To the extent such inspection may include entry onto any Lot, the ARB will provide to the Owner or tenant of such Lot not less than 24 hours prior written notice of such intended entry.

Section 8.13 Certificate of Compliance. Prior to the occupancy of any improvement constructed or erected on any Lot, the Owner will obtain a Certificate of Compliance from the ARB certifying that the improvements comply with the requirements set forth herein. The ARB may, from time to time, delegate to a member or members of the ARB the responsibility for issuing the Certificate of Compliance.

Section 8.14 Certificate of Non-Compliance. In the event that an Owner fails to comply with the provisions contained in this Restated Declaration, the Architectural Review Requirements or other rules and regulations promulgated by the ARB or the Association, the Association and/or the ARB may, in addition to all other remedies contained herein, record a Certificate of Non-Compliance against the affected Lot stating that the improvements fail to meet the requirements of this Restated Declaration and that the Lot is subject to further enforcement remedies.

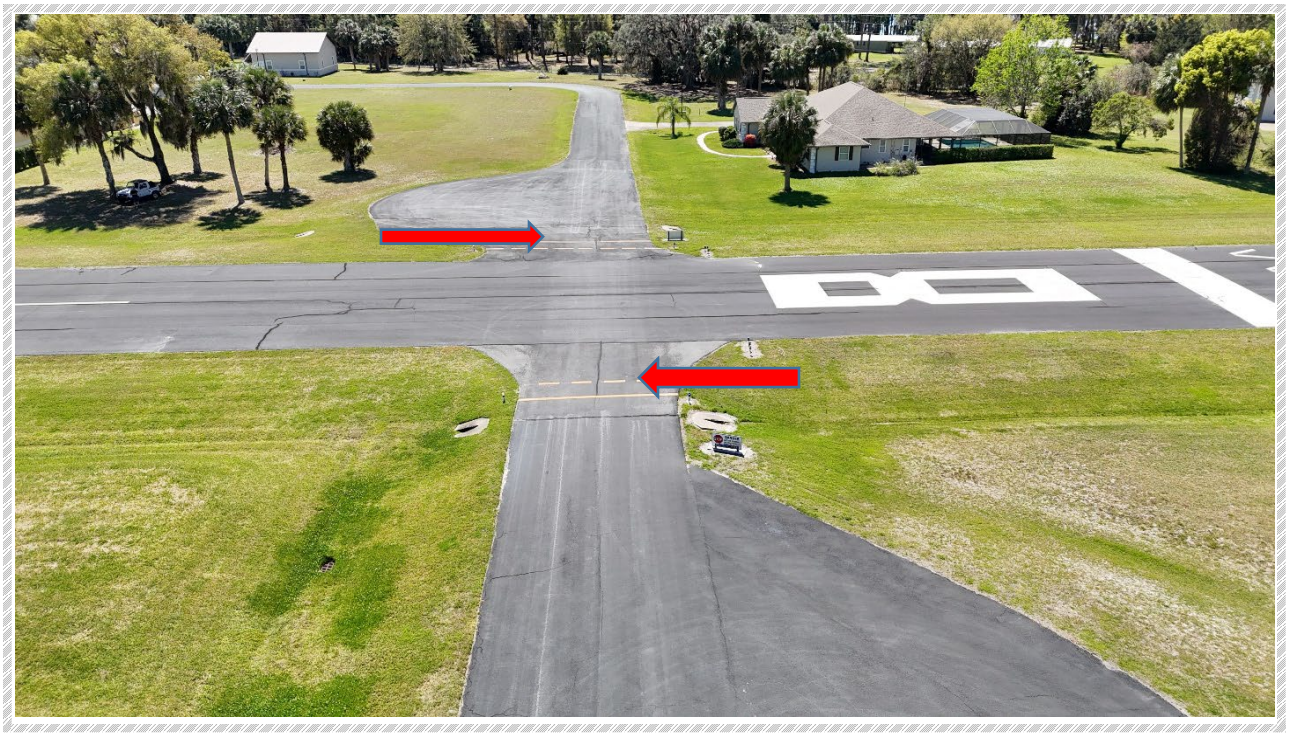
Section 8.15 Violation. If any improvement is constructed or altered without prior written approval, or in a manner which fails to conform with the approval granted, the Approved Party will, upon demand of the Association or the ARB, cause such improvement to be removed or restored until approval is obtained or in order to comply with the plans and specifications originally approved. The Approved Party will be liable for the payment of all costs of and associated with effecting such removal or restoration, including, without limitation, all legal fees, incurred by the Association or the ARB. The costs will be deemed a Specific Assessment and enforceable pursuant to the provisions of this Restated Declaration. The ARB and/or the Association are specifically empowered to enforce, at law or in equity, the architectural and landscaping provisions of this Restated Declaration and the Architectural Review Requirements.

Section 8.16 Court Costs. In the event it becomes necessary to resort to litigation to determine the propriety of any constructed improvement or to cause the removal of any unapproved improvement, the prevailing party in any such legal action will be entitled to recover all reasonable attorneys' fees incurred in connection therewith from the non-prevailing party.

Section 8.17 Exculpation. Each party submitting plans and specifications for approval will be solely responsible for the sufficiency thereof and for the quality of construction performed pursuant thereto. Neither the Association nor the ARB will, by its approval of any submittal, be liable or responsible for any loss, cost, damage or expense that the submitting Owner, its successors and assigns, may suffer or incur as a result of any defect in such plans and specifications, or any failure of such plans and specifications or improvements constructed pursuant thereto to meet all applicable governmental building codes and requirements.

ATTENTION!

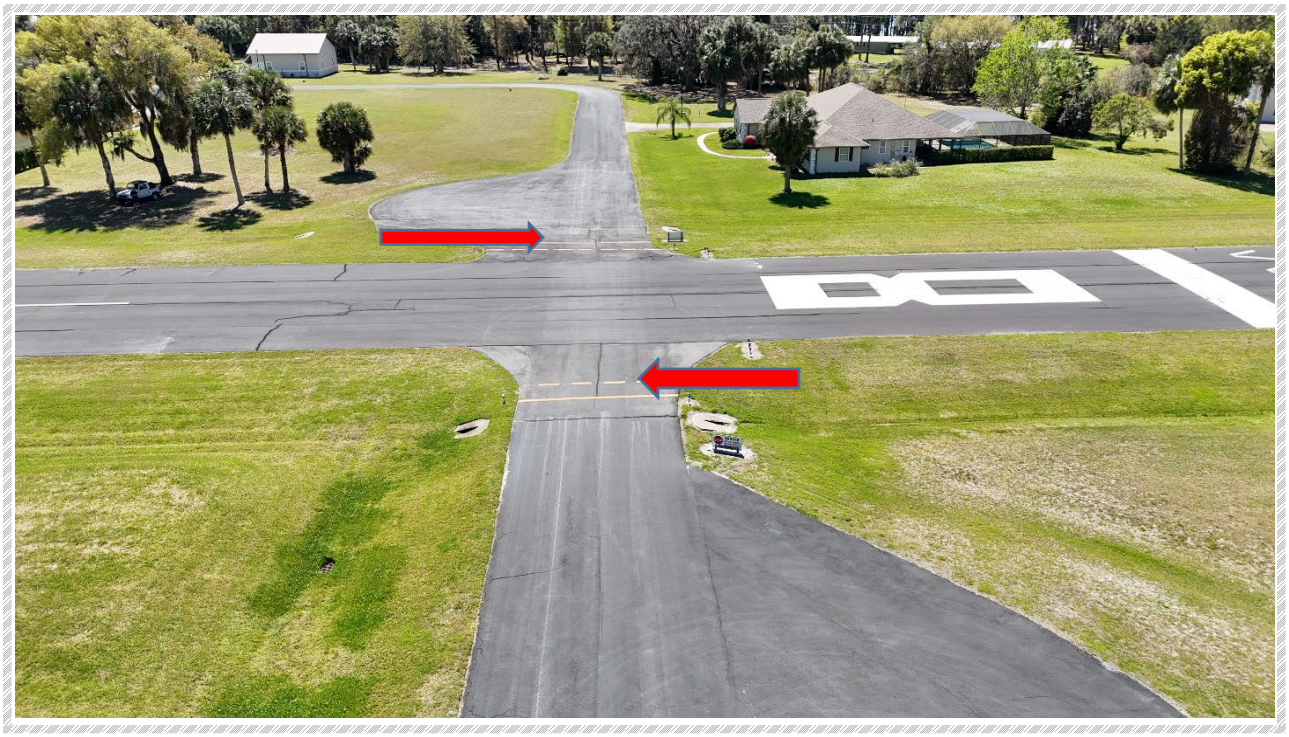
STOP- DO NOT CROSS



This is an active runway. Aircraft have the right-of-way on roadways and taxiways. To increase safety, the Aviation Committee advises everyone to avoid driving vehicles across the runway at Crossover Road. Your cooperation is essential for ensuring a safe environment for ALL.

PELIGRO-CUIDADO

ALT0 – No Cruzar



Pista active para aviones. Los aviones tienen prioridad y derecho de paso en esta pista para salir y llegar. Por su seguridad, el comité aviación se recomienda el uso del Crossover Road en lugar de cruzar la pista. Su cooperación es esencial para la seguridad de todos. Muchas gracias.