

DESIGN STANDARDS MANUAL  
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FORWARD

In accordance with Section 15.6 of the Declarations of Covenants, Conditions, Easements and Restrictions for The Reserve At Tusawilla, as recorded in the County of Seminole, in the State of Florida, this Design Standards Manual is provided to further define the required

Architectural Standards of the properties located within The Reserve at Tusawilla, and in accordance with Section 15.6, such shall have the same force and effect as the other rules and restrictions in the Declarations of Covenants, Conditions, Easements and Restrictions for

The Reserve At Tusawilla. The below referenced Sections refer to the Sections in The Declarations of Covenants, Conditions, Easements and Restrictions (DCCER) for The Reserve At Tusawilla.

The Purpose of these Architectural Standards is:

1. Establish a common design vocabulary;
2. Create minimum design criteria;
3. Encourage and preserve the best design and construction standards possible.

The Objective is to create a community of grand scale and traditional elegance in a hospitable environment that will become one of the premier single family residential communities in Central Florida.

All design solutions should include:

- functional plan arrangements;
- unique, romantic and quality residential appearance;
- a sensitive response to settings and surrounding structures;
- the creative use of natural topography;
- the maximum preservation of quality natural trees and plant material.

The Architectural Review Board (ARB) has been established, Section 15.2 DCCER, to oversee all developments and insure the achievement of the objectives of The Reserve at Tusawilla. As provided in this Design Standards Manual, all plans and specifications are required to be reviewed and approved by the Architectural Review Board, Section 15.4 DCCER. This Design Standards Manual contains guidelines for the development of such plans and specifications, Section 15.6 DCCER. This Design Standards Manual may be amended at any time and from time by the ARB, in its sole and absolute discretion, Section 15.6 DCCER, with approval by the Board. The Owner and his consultants should review the ARB Design Standards and the Declarations of Covenants, Conditions, Easements and Restrictions for The Reserve At Tusawilla and consult with the ARB to insure compliance with these rules.

SECTION ONE: SITE PLAN STANDARDS

A. EASEMENTS (Section 14 DCCER,)

1. Each Lot is served with underground electricity, TV cable, telephone, security and water. The location of these utilities within the right-of-way and on-site should be confirmed in the field.
2. All utility company pull boxes, transformers, etc., have been set within the easement of right-of-way. Future grading around these structures shall insure drainage. Planting shall be done in a manner which reduces the visual impact of these structures.

B. BUILDING SETBACKS

Setback Locations	Setback (in Feet)
Front Yard	30 Section 8.8.1 DCCER
Side Yard	10 Section 8.8.1 DCCER
Rear Yard	25 Section 8.8.1 DCCER
Side Street	20 Section 8.8.2 DCCER
Pool @ Side Yard	0 feet more than setback
Pool @ Rear Yard	15 feet from rear property line and not nearer than side setback, Section 8.9.1 DCCER
Decks & Patios	10 feet from rear property line and not nearer than side setback Section 8.9.2 DCCER

- (a) Roof overhangs may extend into setbacks a maximum of 3'-0".
- (b) Roofed or trellised structures shall recognize building setbacks.
- (c) Accessory buildings and landscape structures permitted in any setback by any governmental agency must also be approved by the ARB. (See Section 8.9.3 DCCER)
- (d) Pools shall not be constructed in front or side yards. Section 8.9. 1 & 2
- (e) Mechanical equipment may extend into side yard setbacks 5' if screened from view with a screen wall that is solid and constructed from the same material as the residence and if in compliance with applicable governmental regulations. Existing homes may have pool equipment concealed with shrubs such that the equipment cannot be seen at any time. Section 8.22

C. POOL AND DECK LAYOUT

1. Pool and/or spa areas shall be designed to provide for privacy of the lot owner and neighbors.

2. Pools and any pool enclosure must lie entirely within the extension of the side walls of the residence. Section 8.24 DCCER. The pool itself must be enclosed by a fence or wall as required by Florida law.

D. WALLS AND FENCES (Section 8.24 DCCER)

1. No fences or walls be erected on Residential Property unless approved in writing by the ARB. No fence or walls, except for aluminum/wrought iron fences, may be erected adjacent to a body of water, including a pond, lake, stream or creek.
2. The use of fences and site walls is discouraged and should be limited to areas requiring privacy or safety (i.e. swimming pools, garden courtyards) or for concealment of service areas (trash containers, mechanical equipment, etc.)
3. Perimeter fences along property lines will be discouraged.
4. No fence or wall taller than 6' above finished grade shall be permitted.
5. Acceptable materials shall be brick, stucco, wrought iron, wood and stone. No chain link or vinyl/PVC fencing shall be permitted.

E. GARBAGE AND TRASH CONTAINERS (Section 7.11 DCCER)

All garbage and trash containers (standard approved trash containers) shall be placed within enclosures approved by the Architectural Review Board or behind opaque walls made a part of the dwelling constructed on each Lot. Said containers shall only be set out on the day of the pickup and shall be collected on the day of the pickup. In no event shall such items be visible from any neighboring property, whether private or public.

F. DRAINAGE (Section 7.19 DCCER)

All storm water from any lot shall drain in accordance with the Site Grading & Drainage Plan approved by the City of Winter Springs. Storm water from any Lot shall not be allowed to drain or flow onto, over, across or upon an adjacent lot unless a drainage easement shall exist therefore. No Owner shall be permitted to change the direction of, obstruct or retard the flow of surface water drainage as planned on the Plan.

G. MAILBOXES: (Section 8.27 DCCER)

One standard mailbox design shall be established by the ARB and must be used through The Reserve At Tusawilla residential lots. Such standard mailbox design must be maintained by the lot owner at

its original height, including its pedestal and pole, and color (black), along with address numbers that are uniform with the surrounding properties. Mailbox must be maintained with legible numbers, fresh paint and not leaning. Uniform numbers may be purchased from Home Depot.

H. DRIVEWAYS: (Section 8.15 DCCER)

All shapes, location and size of the driveway shall be approved **by the ARB**. The driveway shall not cover more than 50% of the surface area of the front yard of the lot and shall allow for planting between the driveway and the front of the home. The surface area of the front yard shall consist of the surface area of front yard extending from a line drawn from each corner of the home parallel to the front property line of the lot. Concrete or pavers are acceptable driveway surfaces. Driveways must be one material throughout.

I. BASKETBALL POLES AND GOALS

The placement of all permanent basketball poles shall be approved by the ARB. Basketball poles must not extend beyond the front setback of the home and are preferably located at the rear of the driveway. Newly installed backboards, whether portable or permanent, must be made of transparent acrylic with little or no designs painted or placed thereon. All poles must be black or gray and maintained such that no rust is visible. Portable basketball poles should be located in the least revealing position, at the rear of the driveway, when not in use. The basketball nets must be intact with no tears.

J. SIDEWALKS & WALKWAYS

All lots, when constructed, shall have a sidewalk located in the front of the Property in accordance with the government code and regulations. No other walkway may be located on the property without the ARB's approval.

K. ANTENNAS

In accordance with Florida State Law, an exception to the ban of antennas, in Section 8.18 of the DCCER, shall be the small satellite dish antennas (i.e. Direct TV) used for TV reception, as long as such satellite dish is mounted such that it cannot be seen from the street fronting the property at any angle.

## SECTION TWO: ARCHITECTURAL STANDARDS

### A. GENERAL

Each residential design shall be reviewed by the ARB on its own merits. Any special approvals or consents of the ARB which can be interpreted as a variance or deviation from these Standards, but which forms a unique feature of a particular design, will not be considered a precedent for any other future designs and can very well be disapproved or rejected by the ARB when submitted on another submission.

### B. FLOOR PLAN

1. The minimum square footage of air conditioned area shall be 2,500 square feet per dwelling. Section 8.11 DCCER
2. Access to main door should be emphasized.
3. Plans should strive to allow the abundant use of natural lighting in all spaces and to accentuate the semitropical climate of Florida.
4. Ceiling heights should be a minimum of 9'-0" for the first floor for flat ceilings, 8'-0" for the second floor. The use of sloped and/or exposed beam ceilings is encouraged.
5. Section 8.13 DCCER. All residential dwellings shall include an attached garage within the buildable area of the home site. Garages shall accommodate a minimum of two cars, but not more than four.

Garages must have a side load/entry so as not to face any street, the front of any other residence, except where the ARB has approved other than a side load/entry due to lot constraints or peculiarities.

Other rooms or uses may be incorporated into the garage subject to the approval of the ARB.

All automobile garage doors shall be electrically operated.

### C. ELEVATIONS (FACADES)

1. The facades should feature special attractions such as a prominent main doorway, loggias, gates, fountains, special windows, chimneys, etc.
2. Variety in building massing is encouraged. Varied roof heights which give interest and animation to the building are considered desirable.

3. Acceptable wall finishes shall include wood, stucco, brick and natural stone finishes. No exposed concrete or blocks will be allowed.
4. The use of ornamentation as an accent for entrances, windows, or as focal points is an appropriate expression of these standards. While design creativity is expected and encouraged, it must be kept in mind that traditional motifs are timeless. The term "ornamentation" shall be interpreted to mean a special attraction; not "gingerbread," which is and will be discouraged.

A. ROOFS (Section 8.16 DCCER)

1. The main roof hip of each residence must have a minimum pitch of 6:12. Mansard, gambrel and flat roofs will not be allowed. Roofs over loggias, cloisters, breezeways, verandas and porches will be considered at a lower pitch as long as they are not over 20% of the total roof area. Any other deviation must be approved by the ARB.
2. Metal flashing, gutters, downspouts and any other exposed sheet metal may not be unfinished metal, except copper. Gutters must be properly integrated into the roof design.
3. Overhang depths shall be minimum of 18" from the face of the wall unless approved by the ARB.
4. The following materials will be acceptable roof finishes 7 any others must be approved by the ARB:
  - a. Clay tile (color to be approved)
  - b. Cement tile (color to be approved)
  - c. Metal (standing seam copper only)
  - d. Slate
  - e. Architectural, dimensional shingles (30 year minimum/250 lbs weight per square)
5. Chimneys shall be designed to coordinate with the general theme of the residence. No exposed prefab metal chimneys or ventilator caps shall be approved, except for gas burning fireplaces.
6. Skylights and solar collectors must be integrated as part of the roof design and are subject to the approval of the ARB. No roof mounted mechanical equipment other than skylights, solar collectors and attic exhaust fans, that are covered, shall be permitted.

B. MATERIALS AND COMPONENTS

1. The most important objective for the selection of materials is longevity. The materials used should give the appearance of permanence. They should state the refinement and gracious elegance of the architecture. Only the best quality materials will be allowed.

2. Recommended exterior finish materials:

- a. Stucco
- b. Stone
- C. Exterior grade painted wood
- d. Tile
- e. Color Fast Sheet Metal
- f. Artificial or cast stone
- g. Cast or wrought iron gates, grilles, ornaments, etc.
- h. Leaded or stained glass
- i. Fiberglass screening
- j. Others as approved by ARB

3. Doors:

All exterior doors must be made of exterior grade wood or insulated metal. Panel and french type doors are encouraged. The front entry door must have a minimum height of 6'8". The use of transoms is recommended.

4. Windows:

Vinyl and aluminum exterior clad window frames and muttoms will be allowed subject to ARB color approval. No silver or mill finish metal window frames or muttoms will be permitted. Metal window frames must be anodized or factory applied color, with the color subject to ARB approval.

5. Shutters:

Operable shutters are permitted as protection to windows whenever these shutters are appropriate to the dwelling design.

6. "Canvas" Awnings:

Awnings above windows, doors or other openings are allowed subject to the approval of the ARB. The best quality materials are required. Awnings must relate to the overall design and must be maintained in good, like new condition.



7. Lighting:

Exterior lighting should consider glare and visibility of the light source. No obtrusive light fixtures shall be permitted. Indirect lighting is recommended. Section 8 .26 DCCER

8. Glazing:

No reflective glass will be allowed in the exterior facades. Energy saving glazing is recommended, such solar bronze, solar gray, etc.

C. COLOR

1. The most delicate compliment to the architectural expression is color.
2. All Colors must be approved by the ARB. Dark colors are permitted for shutters, louvers, millwork, doors, etc. The use of bright and glossy colors that deviate from the general visual continuity of the subdivision are prohibited.
3. The color of the roof must be approved by the ARB and is expected to enhance the overall appearance of the building. Copper metal roofs must not be painted and should be allowed to weather. Solid colors such as black or white, and non-architectural shingles will not be permitted.
4. All color selections are subject to approval of the ARB.

SECTION THREE: LANDSCAPE DESIGN STANDARDS

A. GENERAL:

The plantings on each lot must work within the overall community framework to achieve a continuity of landscape. The plantings must be able to stand up to the rigors of the Central Florida climate, with its cold winters, tropical summers and hot sun while creating exterior living space and allowing for privacy.

The subdivision boundaries are soft and landscaping between neighboring lots must flow into each other without creating an abrupt edge.

B. LANDSCAPING MATERIALS: (Section 7.18 & 8.29 DCCER)

1. The Architectural Review Board encourages the use of plant material on the approved list. It prohibits the use of plant material not included on the list without specific approval of the Architectural Review Board. See Subsection E: Accepted Plant Palette.
2. The following trees and shrubs are not acceptable for landscaping within the subdivision:

Bamboo  
Cactus  
Brazilian Pepper (Schinus spp.)  
Punk Trees (Melaleuca spp.)  
Mimosa (Albizzia spp.)  
Australian Pine (Casuarina spp.)  
Chinaberry (Melia azedarach)  
French Mulberry (Morus alba )  
Chinese Elm (Ulmus parvifolia)  
Ear Tree (Enterolobiulli cyclocarpum)  
Eucalyptus Species (Eucalyptus species)  
Jacaranda (Jacaranda mimosifolia)  
Arbor Vitae (Thuja orientali-)  
Peltophorum (Peltophorum pterocarpum)

C. GRADING AND DRAINAGE: (Section 7.19 DCCER)

1. Manipulation of the ground surface within the individual lots must consider overall drainage and the impact of berming both within the site and as it meets the adjacent land functionally and aesthetically. Bamboo (roots) drastically impacts drainage and is prohibited.
2. The Reserve At Tusawilla has incorporated a major drainage system through the entire community which is designed to accept individual lot drain water at designated points.

3. Lots must drain by positive drainage flow as much as possible within the overall master grading and drainage plan.
4. All berms and/or swales shall be designed as gently rolling, free form ground sculpture and otherwise in accordance with the plans for the Surface Water Management System.
5. All topographic change must occur within the lot property boundaries and meet adjacent land at grade.

D. PLANTING:

1. The removal of any trees on a lot must be in compliance with the rules and regulations of the City of Winter Springs ,Florida and its "Arbor Ordinance". Any tree that is removed must be replaced with a tree in accordance with the tree requirement of Section 7.18 DCCER, unless such removal is approved by the ARB. Section 7.18 DCCER
2. A plant palette has been established for the lots within The Reserve at Tuscawilla. These lists are to be used as guidelines in the plant material selection and were derived from the plant's capacity to survive in the environment and compatibility with other plants at The Reserve at Tuscawilla.
3. Each owner will be required to invest a minimum of three percent (3%) of the total cost of the construction of the home in landscape plantings unless a lower budget is approved by the Design Review Board. Sod and irrigation are not to be included in this sum.
4. The property on which The Reserve At Tuscawilla community is being developed is heavily wooded. Other than the removal of trees located within the building pad, the location of which building pad is required to be approved by the Architectural Review Board; the Architectural Review Board encourages the Owner to retain his Lot predominantly in its wooded condition. No trees shall be removed from the Lot except as approved by the Architectural Review Board. Section 7.18 DCCER
5. The intent of landscape development on each lot is to provide a sense of community identity and to re-establish the natural character of the landscape. The planting scheme should attempt to have as mature an effect as possible at the time of installation.
6. Plant composition should employ variety of plant types in order to build a transition.
7. No shrubs shall be planted in the right-of-way.

8. Edgers: All planting beds shall have hand cut or decorative edges that are approved by the ARB.
9. Mulch: No gravel will be allowed as mulch. Decorative stones that are approved by the ARB, Shredded cypress bark or pine bark nuggets shall be acceptable.
10. Grass specifications: In order that visual continuity between the lots be maintained, the grass shall be of the St. Augustine variety.

A. ACCEPTED PLANT PALETTE:

ACCEPTABLE SHADE TREES

Live Oak (*Quercus virginiana*)  
Sycamore (*Plantanus occidentalis*)  
Southern Magnolia (*Magnolia gandiflora*)  
Sweetgum (*Liquidamber styraciflua*)  
Red Maple (*acer rubrum*)  
Slash Pine (*Pinus elliotti*)  
Longleaf Pine (*Pinus taeda*)

ACCEPTABLE STREET TREES

Winged Elms  
Drake Elms  
Japanese Blueberry (not shrubs)  
Loquats

B. SPECIAL CONDITIONS; DESIGN GUIDELINES:

The following guidelines have been established to assist the homeowner in the planning and construction of their homes. Creativity is encouraged within the bounds of appropriateness, but the Architectural Review Board has set basic standards to prompt a harmonious aesthetics compatible with the community.

1. No trees on a lot owner's property will be removed for views.  
Section 7.18 DCCER

2. Other site elements are allowed within the following guidelines:
  - a. Barbeques: The Board encourages the design of bar-be-que units that are integral with the design of the house.
  - b. Exterior shower: Exterior shower enclosures or equipment should not be exposed to the street or adjacent property.
  - c. Exterior Fireplaces: Exterior fireplaces shall be approved by the ARB and should be similar in design to that of the home.

C. IRRIGATION SYSTEM: (Section 8.32 DCCER)

1. All landscape and grassed open space on residential properties shall be irrigated with 100% coverage.
2. Said irrigation or sprinkler system shall be connected to the potable water system serving the subject property. An irrigation meter is recommended.
3. The plans and specifications for each irrigation or sprinkler system shall be approved by the Architectural Review Board.
4. The irrigation system shall be designed so as to blend into the landscape when not in operation. Pop-ups shall be used where practical and all risers shall be strapped to a steel stake and with two s.s. clamps. Risers shall be painted to blend into the landscape.
5. All valves shall be buried in Ametek (or equal) valve boxes. Backflow preventers shall be located in planting beds with material of sufficient size to hide it. All work shall be done in accordance with local codes. Controllers shall be located inside of garages or otherwise out of street view.

D. EXTERIOR LIGHTING: (Section 8.26 DCCER)

1. Exterior lighting is often the only way to perceive a landscape at night. It cannot only serve as a strong design element but can provide direction and safety. Overall principles for lot lighting will embody the following:
  - a. All exterior light fixtures shall be approved in advance by the Architectural Review Board.
  - b. Above-grade floodlights for the lighting of trees and plantings shall be concealed as much as possible by shrubs to prevent daytime visibility. These fixtures are not allowed in grass areas visible from the street or adjacent property. They shall be installed and shielded so as not to produce glare into neighboring properties and streets.

- c. Where below-grade fixtures are used to up-light trees, standards shall conform to those listed above for flood and spotlight fixtures.
- d. All outdoor fixtures to use incandescent lamps. No colored lamps will be allowed, e.g. red, green, blue, amber, except for temporary holiday lighting.
- e. Avoid excessive spill lights on buildings, garage doors, driveways, etc. to allow full quality effect of the landscape lights and beauty of the garden.
- f. All exterior wall mount or ceiling mount "decorative", fixtures to be of high quality and in conformance with the house architecture. Only incandescent lamps will be allowed.
- g. The owner might desire additional security lighting. All security lighting must be approved by the Architectural Review Board.
- h. Walk lights placed in grass areas or adjacent to walkways in shrub or groundcover areas must use below grade junction boxes to minimize the daytime visibility of the hardware.
- i. The Architectural Review Board recommends field testing of all fixture location at night, prior to final installation.

SECTION FOUR: DESIGN STANDARD REVIEW PROCESS

GENERAL CONDITIONS OF THE ARB ARCHITECTURAL DESIGN STANDARDS:

1. Review and act on all plans and specifications submissions within fourteen (14) days of receipt.
2. Revisions to the Design Standards become effective fourteen (14) after the adoption by the ARB.
3. Three (3) sets of plans and specifications must be submitted.
4. One (1) set of covenants and/or approved plans and specifications will be returned to the owner.

The design development documents, as approved, represent the lot owner's commitment to construction intent. If the owner, or his design team, wishes to change approved plans, proposed revisions must be submitted to the ARB for further review and approval. No revisions can be implemented prior to this approval.

GENERAL CONDITIONS

The owner is responsible for providing a copy of the Design Standards Manual to any consultants used in the construction of his residence and is responsible for making sure his contractors construct his residence in conformance with approved plans and revisions. It shall be the owner's obligation to comply with all covenants and restrictions set, including those stated herein, upon the parcel under review. Unless specifically identified as exception to the covenants or restrictions, no item contained with an approved plan which conflicts with those covenants or restrictions shall be deemed approved.

ARCHITECTURAL AND LANDSCAPE REVIEW BOARD INSPECTIONS

During the duration of the construction phase, any number of inspections of the house and its surrounding improvements may be made by the ARB.