

Laurel Oak Estates
Architectural Standards and Criteria
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INTRODUCTION TO THE NEW CONSTRUCTION AND MODIFICATIONS COMMITTEES

OVERVIEW AND RESPONSIBILITIES

I OVERVIEW

One of the most effective methods of assuring the protection of the master land concept, community lifestyle, environment and individual property values is through the establishment of high standards of architectural review. All construction and exterior alterations or modifications of existing improvements within the community, i.e. buildings, garages, site work, building exterior improvements, etc., must be approved through an architectural review process. The Community Association administers this process by the authority vested in it through the Amended and Restated Declaration of Covenants, Conditions and Restrictions. All new construction will be channeled through the New Construction Committee (NCC). All additions, improvements or modifications will be channeled through the Modifications Committee (MC). These Committees have published appropriate design standards and guidelines.

Each stage of activity within the community is being monitored to assure all homes constructed are compatible with the Master Plan, the Declaration of Covenants and the Architectural Standards and Criteria. The NCC and MC are responsible for carrying out their duties on behalf of all Members of the Community Association for the benefit of the total community. The appropriate committee, (NCC or MC) reviews applications and approves or disapproves design documents for all construction, including landscaping. Each application is evaluated on its own merits. The NCC and MC will use this manual for the purpose of review, but may consider individually the merits of any design, due to special conditions that may provide benefits to the adjacent Lots, the specific Lot or to the community as a whole. It will maintain within the overall community, the aesthetic relationship between homes, natural amenities, the golf course and surrounding neighborhoods. The MC will control architectural review functions within Laurel Oak Estates.

II. RESPONSIBILITIES

The NCC shall prepare and promulgate design and development guidelines and application and review procedures. The MC shall promulgate detailed standards and procedures governing its areas of responsibility and practice, subject to and consistent with those of the New Construction Committee (NCC). Plans and specifications showing the nature, kind, shape, color, size, materials and location of such modifications, additions or alterations, shall be submitted to the MC for approval as to quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography and finish grade elevation.

On behalf of the Community Association, the NCC and MC are empowered to perform the following services:

- A. To establish architectural motifs and exterior architectural themes.
- B. To establish architectural standards and criteria for the protection of enduring property values, and to provide the best possible safeguards for continuing appreciation.

- C. To review all architectural applications for compliance with Architectural Standards and Criteria, as well as the Declaration of Covenants, Conditions and Restrictions.
- D. To assure compatible architectural standards and harmonious relationships with neighboring properties.
- E. To require detailed standards of architecture and construction.
- F. To inspect and enforce the Architectural Standards and Criteria and notify the Board of Directors of the Laurel Oak Community Association for appropriate action.
- G. To make, adopt, amend, modify or rescind Architectural Standards and Criteria as may be required from time to time.

The Association will maintain copies of applications, architectural documents and related records and will inform members of the Community Association regarding changes in the Architectural Standards and Criteria.

MODIFICATIONS COMMITTEE

COMMITTEE MEMBERS

The Modifications Committee shall consist of three (3) to nine (9) individuals appointed by the Board. The Board may engage the services of professionals who will create a balance of lay people and professionals with experience in architecture, construction and landscaping.

MAJORITY VOTE

Each member of the MC shall have an equal vote; a majority vote of all members of the MC shall constitute the act of the MC.

MEETINGS

The MC shall meet to review applications and requests for exterior alterations or modifications as needed in the discretion of the MC.

SECTION 1 - MODIFICATIONS COMMITTEE POLICIES

LIMITATION OF RESPONSIBILITIES

The primary goal of the MC is to review the applications, plans, specifications, materials and samples submitted to determine if the proposed structure conforms in appearance and construction criteria with the standards and policies as set forth by the MC. The MC does not assume responsibility for the following:

The structural adequacy, capacity or safety features of the proposed improvement or structure.

Soil erosion, uncompactible or unstable soil conditions.

Compliance with any or all building codes, safety requirements, governmental laws, regulations or ordinances.

Performance or quality of work of any contractor.

TIME LIMITATIONS

Upon receipt of approval by the MC, an Owner must commence approved construction within (90) days from the date of approval, or all approvals shall be deemed withdrawn. In that event, a new application must be submitted and approval obtained before commencement of construction. A copy of the required application form, which must be submitted with the plans, is included on Page 8 of these Architectural Criteria and Development Standards.

APPLICATION WITHDRAWAL

An application for withdrawal may be made without prejudice, provided the request for withdrawal is made in writing and filed with the MC prior to the review and/or action on the application.

APPEAL

If an application has been denied, or the approval is subject to conditions with which the Owner disagrees, the applicant may request a hearing before the full MC to justify their position as Owner. After the hearing, the MC will review its decision and notify the Owner of its final decision within ten (10) calendar days of the hearing.

VARIANCES

All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions of the MC.

The MC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstruction, hardship or aesthetic or environmental considerations require but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the Amended and Restated Declaration or (c) estop the MC from denying a variance in other circumstances.

CONSTRUCTION COMPLIANCE INSPECTIONS

Periodic inspections of the work may be made by the MC while construction is in progress and after completion to determine compliance with the approved architectural plans and specifications. The MC is empowered to enforce its Architectural Criteria and Standards, as set forth in the Declaration and this manual, including an action in a court of law, to insure compliance.

SECTION 2 – ARCHITECTURAL PLAN REVIEW

SECTION 2 A - PROCEDURES FOR MODIFYING AN EXISTING HOME OR MODIFYING LANDSCAPING

This document is presented to current and prospective homeowners.

The procedure for obtaining approval to modify an existing home or modify existing landscaping is set forth, in detail, in the Declaration. At the time a home is purchased, your attorney or your real estate broker should have provided you with a copy. If you do not have one, it is available from LOCA for \$35.

Owners are responsible for complying with all provisions set forth in the Declaration; however, most of the information that you will need is contained in the section entitled within these Architectural Criteria and Development Standards.

1. On pages 8 & 9 is the Architectural Review Application form and beginning on page 10 is the submission Checklist of Required Design Documents. Prior to being placed on the agenda for approvals, the MC requires a **fully completed application and the review fee**. Partial or incomplete applications will not be considered.
2. Notification: Modifications can have major impact on the surrounding area. **To ensure that there are no surprises, anyone impacted by a proposed change needs to be notified (this includes neighbors on both sides, across the street/lake and/or Country Club)**. If you are in doubt as to who to notify, please contact the Community Association Manager. A suggested form letter is shown below.
3. Modifications must identify **both existing conditions and the change requested**. If you decide you want to make a change “in the field” (after approvals have been granted), you must get an additional approval.

Approval by the MC does not give you the right to build! You must also get the appropriate approvals from Sarasota County and any other governmental agencies that have jurisdiction over the work.

Dear Neighbor:

This is to advise you that I am planning to apply to the Laurel Oak Modifications Committee for approval to make modifications to my property.

You have the right to comment in writing by mail or email with regard to this application directly to the Modifications Committee or appear at the Modifications Committee meeting.

Plans for this change are available at the LOCA office for your review.

SECTION 2 B - COSTS FOR REVIEWS

MODIFICATIONS (ARCHITECTURAL) PLAN REVIEW FEE

- Review fee \$ 1,500* (December 1 to May 31)
 \$ 5,000* (June 1 to November 30)

LANDSCAPE PLAN REVIEW FEE

- Two reviews \$250
- Additional reviews \$85

*A portion of these funds may be utilized to repair any damage caused by construction personnel or equipment to adjacent property, amenities, or used to clean the construction site, if necessary. Any unused portion of the Review Fee, less fees for architectural, engineering, legal or other professional services, will be returned to the Owner upon receipt of Certificate of Occupancy or completion.

Please note that the Review Fee is charged for modifications to the existing residence for which architectural plans are required (additions to the existing home, changing the roof line, etc.). Minor modifications to your home, i.e., change of paint color, roofing tile, replacement doors and windows, etc., do not require architectural plans, therefore, these modifications are not subject to the Review Fee.

SECTION 2 C – ARCHITECTURAL REVIEW APPLICATION

DATE: _____ LOT # _____

TO: Modifications Committee (MC)

PROJECT: Major modification to property. Modification is for:

BUYER/ OWNER: Modification to Landscaping: _____

Name _____ Email _____ Phone # _____

Street _____

City _____ State _____ Zip _____

BUILDER: Name _____ Email _____ Phone # _____

Street _____

City _____ State _____ Zip _____

ARCHITECT: Name _____ Email _____ Phone # _____

Address _____

City _____ State _____ Zip _____

LANDSCAPE DESIGNER: Name _____ Email _____ Phone # _____

Address _____

City _____ State _____ Zip _____

NOTE: Modifications to existing structures must be completed within 6 months from commencement.

This application is being submitted for:

Check One

Preliminary Review

Major Review

GENERAL INFORMATION

EXISTING SF

PROPOSED SF

TOTAL

Air Conditioned Space

First floor

Second floor

Covered porches & entries

Garage

Other: _____

Total Gross SF

Lot Dimensions:

Lot Sq. Ft.:

Stories:

Bedrooms:

Baths:

Height from Slab:

Height from crown of road to roof ridge:

Finished Floor elevation

Site Plan (with setbacks):

Landscape Plan:

Roof Plan:

SECTION 2 D – CHECKLIST OF REQUIRED DESIGN DOCUMENTS

In order to provide a systematic and uniform review of the proposed construction improvements, architectural documents are required. Please refer to “Architectural Plan Review procedures” in this manual to determine whether the architectural documents, as outlined below, are required for Preliminary Review, Major Review or Final Review.

I. SITE PLAN

- Scale 1 inch = 10 feet
- Property lines
- Easements and rights-of-way
- Driveways, sidewalks, walkways
- Culverts and swales
- Drainage Plan
- Foundation outline, roof drip line
- Pools, screened pool enclosures, decks, patios, porches
- Existing grade/finished floor elevations
- Required setbacks

II. FLOOR PLANS

- Scale ¼ inch = 1 foot

III. EXTERIOR ELEVATIONS

- Scale ¼ inch = 1 foot
- Existing grade / fill, finished elevation
- Doors, windows, fences, mechanical equipment

IV. BUILDING SECTIONS

- Scale ¼ inch = 1 foot
- Detail wall sections
- Detail roof section, pitch, type

V. EXTERIOR COLORS/FINISHES/MATERIALS

- Specifications
- Manufacturers/models (if applicable)
- Product samples/photos/color chip

VI. ELECTRICAL PLANS

- Scale ¼ inch = 1 foot
- Include exterior lighting
- Include mechanical or service equipment location
- Include electrical meter locations
- Include pre-wire for security

VII. LANDSCAPE PLANS

- Scale 1 inch = 20 feet
- Topography, tree survey, hammock areas
- Drainage Patterns
- Easements and rights-of-way
- Driveways, sidewalks, walkways, walls, fences, pools, decks – showing surface material
- Planting plan and plant list showing size and quantity at time of installation
- Plan showing non-living material size and quantity rocks
- Exterior lighting
- Irrigation Plan

VIII. FINAL SURVEY

- Lot corners
- Dwelling corners
- Driveways and driveway aprons
- Sidewalks and walkways
- Pools, screened pool enclosures, decks, patios, porches
- Privacy fences/walls
- Easements and rights-of-way
- Elevations for ground floor, sidewalks, swales and driveway aprons

IX. NUMBER OF COPIES

Two 24" x 36" print copies of the above drawings along with two copies of the application forms are requested with each submission. Also please include a flash drive with PDF's of all of the drawings and application forms along with the print copies.

NEW CONSTRUCTION COMMITTEE

COMMITTEE MEMBERS

The New Construction Committee shall consist of three (3) to nine (9) individuals appointed by the Board. The Board may engage the services of professionals who will create a balance of lay people and professionals with experience in architecture, construction and landscaping.

MAJORITY VOTE

Each member of the NCC shall have an equal vote; a majority vote of all members of the NCC shall constitute the act of the NCC.

MEETINGS

The NCC shall meet to review applications and requests for new construction as needed in the discretion of the NCC.

RESPONSIBILITIES

The NCC shall promulgate detailed standards and procedures governing its areas of responsibility and practice. Plans and specifications showing the nature, kind, shape, color, size, materials and location of the structure shall be submitted to the NCC for approval as to quality of workmanship and design and as to harmony of external design with existing structures, location in relation to surrounding structures, topography and finish grade elevation.

SECTION 3 A – NEW CONSTRUCTION COMMITTEE POLICIES

LIMITATION OF RESPONSIBILITIES

The primary goal of the NCC is to review applications, plans, specifications, materials and samples submitted, to determine if the proposed structure conforms in appearance and construction criteria with the standards and policies as set forth by the NCC. The NCC does not assume responsibility for the following:

- Structural adequacy, capacity or safety features of the proposed structure
- Soil erosion, uncompactable or unstable soil conditions
- Compliance with any of all building codes, safety requirements, governmental laws, regulations or ordinances.
- Performance or quality of work of any contractor.

TIME LIMITATIONS

After the preliminary and major review and approval by the NCC, the Owner must begin construction within ninety (90) days from the date of approval, or forfeit all approvals. In that event, a new application must be submitted and approval obtained before the commencement of construction. Exhibit C, Page 19, is the required application form which must be submitted with the plans.

APPLICATION WITHDRAWAL

An application for withdrawal may be made without prejudice, provided the request for withdrawal is made in writing and filed with the NCC prior to the review and/or action on the application.

APPEAL

If an application has been denied, or the approval is subject to conditions with which the Owner disagrees, the applicant may request a hearing before the full NCC to justify their position as Owner. After the hearing, the NCC will review its decision and notify the Owner of its final decision within ten (10) calendar days of the hearing.

VARIANCES

All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions of the NCC.

The NCC may authorize variances from compliance with any of its guidelines and procedures when circumstances such as topography, natural obstruction, hardship or aesthetic or environmental considerations require but only in accordance with duly adopted rules and regulations. Such variances may only be granted, however, when unique circumstances dictate and no variance shall (a) be effective unless in writing, (b) be contrary to the restrictions set forth in the Amended and Restated Declaration or (c) estop the NCC from denying a variance in other circumstances.

CONSTRUCTION COMPLIANCE INSPECTIONS

Periodic inspections of the work may be made by the NCC while construction is in progress to determine compliance with the approved architectural plans and specifications. The MC is empowered to enforce its Architectural Criteria and Standards, as set forth in the Declaration and this manual, including an action in a court of law, to insure compliance.

SECTION 4 – ARCHITECTURAL PLAN REVIEW
SECTION 4 A - PROCEDURES

The following is an outline of the procedures for plan submissions for single family detached homes. All plans are to be submitted to the New Construction Committee, Laurel Oak Community Association, Inc., 7751 Bee Ridge Road, Sarasota, Florida 34240.

Refer to this manual for details on criteria and specifications.

I. REVIEW THE RELEVANT DOCUMENTS

- A. Your Lot Purchase Agreement
- B. This Lot Purchasers Handbook and Architectural Standards and Criteria
- C. The Laurel Oak Community Association, Inc., Amended and Restated Declaration of Covenants, Conditions and Restrictions

XI. SCHEDULE PRE-DESIGN MEETING

It is strongly recommended that you discuss your design plans with the NCC prior to the finalization of construction plans with your builder.

III. RETAIN PROFESSIONAL DESIGN CONSULTANTS

The NCC strongly encourages you to retain certified professionals in the fields of planning, architecture and landscape architecture. Have your consultants read and acquaint themselves with the relevant documents.

IV. BEGIN WITH YOUR ARCHITECT

Discuss your requirements and have an architect produce sketches illustrating the design concept and how your home will be situated on the site. These drawings will be used during the initial review.

V. SUBMIT FOR PRELIMINARY REVIEW

The Owner must submit the Architectural Review Application (Exhibit C) and two sets of preliminary plans consisting of the following:

- A. Architectural Review Application and \$1,500 Review Fee
- B. Preliminary Site Plans: These plans must show the siting of existing neighboring structures/improvements, setbacks, native vegetation to be retained and removed, easements and foundation outline.
- C. Preliminary Floor Plans
- D. Preliminary Roof Plans
- E. Preliminary Exterior Elevations (all sides)
- F. Preliminary Building Section(s)
- G. Topographic and Tree Survey (trees with four (4) inches caliper or greater) of the Lot including types of trees, showing outline of house with drip-line of trees four (4) inches or over and all setbacks.
- H. Preliminary Drainage Plan: This plan must be in compliance with the master drainage plan which you may obtain from the LOCA office.

The NCC will review the application and the design documents within forty-five (45) days and return one set of plans to the Owner with the appropriate comments.

VI. MAJOR REVIEW

The Owner must submit the final construction plans, material samples and color chips as follows:

- A. Approved Application and Review Fee
- B. Final Site Plan (indicating siting of existing neighboring structures/improvements, setbacks, native vegetation to be retained)
- C. Final Floor Plan
- D. Final Exterior Elevations (specifications, materials, color chips)
- E. Roofs (structure, materials, product photos)
- F. Fascia and Trim (section details, materials, color chips)
- G. Landscape and Irrigation Plan (tree location—show all existing trees with four (4) inches caliper or greater, new trees with type identified and materials)
- H. Exterior Doors and Garage Doors (specifications, materials and color chips)
- I. Patios, Decks, Balconies, Porches (specifications, materials and color chips)
- J. Privacy Fences/Walls (showing design details used to screen mechanical or service equipment or lanais, show design details, materials and color chips)
- K. Screen Enclosures (structure, materials, color)
- L. Electrical Plan (include pre-wire for security systems)
- M. Exterior Lighting Details
- N. Driveways (materials, finish, color chips)
- O. Final Stake-Out
- P. Final Drainage Plan (must conform to master drainage plan)

The Owner must submit two (2) sets of the following for Final Review:

- A. Final Landscape Plan
- B. Final Irrigation Plan

The NCC will review all design documents and return one set of plans to the Owner. The NCC may require a field inspection of the building corners by stake-out, prior to granting approval.

VII. SUBMISSION OF PLANS TO BUILDING DEPARTMENT

Following Major Review, the Owner may submit approved plans to the Sarasota County Building Department or other such agencies having jurisdiction for required permits. Any changes required by the County must receive concurrence of the NCC. The Owner is advised to contact the County directly for all applicable information.

VIII. CONSTRUCTION COMMENCEMENT

Upon receipt of Major Review approval and building permits, the Owner may commence construction.

IX. SURVEY/CERTIFICATE OF OCCUPANCY/REVIEW FEE

Upon completion of construction, the following will be submitted to the NCC:

- A. Final Survey – certified by a licensed engineer
- B. Certificate of Occupancy

Upon receipt of the above items and final inspection by the NCC to insure compliance with all criteria and policies, LOCA will return the Owner's Review Fee, less any funds that may have been withheld due to infractions.

X. DESIGN DOCUMENT CHANGES

The Owner must notify the NCC prior to making any changes to the approved plans. A letter with applicable support data (as required) must be submitted to the NCC for the file. Any major deviations (as solely determined by the NCC) may require full NCC approval prior to commencement of changes.

XI. PERIODIC INSPECTIONS

The NCC reserves the right to inspect construction in progress for conformance with approved design documents. The Owner's full cooperation with members of the NCC during these inspections is required. Any violations of approved design documents may be subject to fine and/or legal action. Fines may be withheld from the Review Fee.

SECTION 4B - COSTS FOR REVIEWS

NEW CONSTRUCTION ARCHITECTURAL PLAN REVIEW FEE

- All reviews \$ 1,500 *

LANDSCAPE PLAN REVIEW FEE

- Two reviews \$250
- Additional reviews \$ 85

*A portion of these funds may be utilized to repair any damage caused by construction personnel or equipment to adjacent property, amenities, or used to clean the construction site, if necessary. Any unused portion of the Review Fee, less fees for architectural, engineering, legal or other professional services, will be returned to the Owner upon receipt of Certificate of Occupancy or completion.

EXHIBIT C - ARCHITECTURAL REVIEW APPLICATION

DATE: _____

TO: NEW CONSTRUCTION COMMITTEE

BUYER: _____
Name

Street

City State Zip

BUILDER: _____
Name

Street

City State Zip

ARCHITECT: _____
Name

Street

City State Zip

LANDSCAPE
DESIGNER: _____
Name

Street

City State Zip

PROPERTY
ADDRESS: _____

This application is being submitted for:

Check One

Preliminary Review

Major Review

Air Conditioned Space (1st floor)

Air Conditioned Space (2 nd floor)	_____
Total Net Square Feet	_____
Covered Porches/Entries/Etc.	_____
Garage	_____
Other: _____	_____
TOTAL GROSS SQUARE FEET	_____

General Information:

Lot Dimensions: _____ Lot Sq. Ft. _____

Stories: _____ Bedrooms _____ Baths _____

Height from Slab: _____

Height from crown of road to roof ridge: _____

Finished Floor Elevation: _____

Site Plan (with setbacks): _____

Landscape Plan: _____

Roof Plan: _____

<u>EXTERIOR FEATURES</u>	<u>COLOR/FINISH</u>	<u>DESCRIPTION</u>
Driveway	_____	_____
Entry Walk	_____	_____
Siding	_____	_____
Stone	_____	_____
Brick	_____	_____
Stucco	_____	_____
Shutters	_____	_____
Windows	_____	_____
Window Trim	_____	_____
Entry Door	_____	_____

Glass Sliding Doors	_____	_____
French Doors	_____	_____
Garage Door	_____	_____
Roofing	_____	_____
Fascia	_____	_____
Soffit	_____	_____
Gutters	_____	_____
Chimney	_____	_____
Screening	_____	_____
Porch/Patio Deck	_____	_____
Pool Deck	_____	_____
Privacy Fencing/Walls	_____	_____
Planters	_____	_____

Note: Include color chips, materials, samples of color product photos, etc., with application.

The preceding application is submitted for review by the New Construction Committee. Required design documents are attached.

Submitted by:

Owner: _____

Current Address: _____

Phone Number: (Day) _____ (Evening) _____
(Cell) _____

Date: _____

COMMITTEE USE

Date Received: _____

The New Construction Committee has reviewed the foregoing application and rendered the following decision:

_____	Approved
_____	Approved with Limiting Conditions
_____	Denied

Comments (recommendations):

Limiting Conditions (binding provisions):

_____	Date _____
New Construction Committee	

_____	Date _____
-------	------------

_____	Date _____
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SECTION 5 - STANDARDS AND CRITERIA

SECTION 5 A – DESIGN GUIDELINES

The following list summarizes those design elements (discussed in specific detail in the following sections) which the Modifications and New Construction Committees require:

- Preservation of the natural, heavily wooded character of the community.
- Use of certified professionals qualified in the fields of planning, architecture, landscape architecture, engineering and surveying.
- Emphasis on the aesthetics of exterior architectural theme/detailing and landscape architecture.
- Overall, high-grade, superior quality construction with the use of accents that are consistent with the architectural style.
- Compliance with the terms, conditions and provisions of the Declaration
- Landscaping of Lots that meet or exceed the minimum requirements of the “Landscape Standards and Criteria” section with use of plant materials per the Plant Palette on Page 48.
- Strict signage control.
- Conformance with use of the standard mailbox as approved by the Association.
- Requirements for each home to be pre-wired for cable TV, telephone, and security system.
- Minimum of a two (2) car garage.
- The use of crushed gravel or natural driveways is prohibited.
- Requirements for shake tile, integral color cement tile, or other materials as approved by the MC.
- Conformance with required setbacks.
- All exterior colors must be approved by the MC or NCC.
- Complete fencing of any Lot is prohibited. Only privacy fences/walls are allowed and must conform to the architectural style and materials used in the house design.

SECTION 5 B – CONSTRUCTION STANDARDS AND GUIDELINES

I. APPLICABILITY OF CONSTRUCTION STANDARDS AND GUIDELINES

The following standards and guidelines shall apply to any and all construction, improvement or alteration of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family Lot within Laurel Oak Estates. In the event a violation of these standards and guidelines takes place, the construction or work being performed shall cease until conformance is achieved.

II. START OF CONSTRUCTION

No Lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the MC or NCC has been granted.

III. PORTABLE TOILETS

Prior to commencing work, a portable toilet must be placed on the job site and in a manner so as to least disturb other residences and other construction.

IV. CONSTRUCTION TRAFFIC

All construction traffic shall access Laurel Oak estates through the designated entrance off Palmer Boulevard. For security purposes, all Builders must furnish a complete list of their contractors, subcontractors and employees who are permitted entry into Laurel Oak Estates. No vehicle shall be parked on any private streets within Laurel Oak Estates and shall not be parked on any other Lots whether vacant, under construction or completed. There will be no washing of any trucks on the streets.

V. CONSTRUCTION HOURS

The construction working hours shall be from 7:00 a.m. to 5:30 p.m. Monday through Saturday, except on certain holidays. Additional hours may be provided upon approval of the MC or NCC. If it is necessary to move special equipment or make deliveries outside the construction working hours, we require 24-hour notice, but can usually accommodate you with less notification. During the times the Palmer Boulevard gate is closed, personnel and vendors may use the main gate.

VI. SITE CLEAN-UP

All construction sites must be maintained in a neat and orderly fashion. All trash will be contained in a covered trash dumpster or removed from the job site on a routine basis. The Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. All trash stockpiled for removal

shall be located in rear of the residence until removed. There will be no stockpiling or dumping on adjacent Lots or on streets. Remaining trash will be removed by the Association and billed to the responsible contractor or subcontractor. Contractors will use only the utilities provided on the immediate site on which they are working.

VII. CLEARING OF SITE

Only plants, vegetation and trees directly within the planned structure, roof overhangs, or driveway shall be removed. Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from Laurel Oak Estates as soon as practicable but not later than five working days. See page 26, "Hammock Lots," for additional requirements regarding Lots containing hammock areas.

VIII. CONSTRUCTION DAMAGE

Any damage to streets and curbs, drainage inlets, sidewalks, street lights, street markers, mailboxes, walls, etc., will be repaired by the Association and such costs billed to the responsible contractor or taken from the Review Fee.

IX. ESTABLISHED SPEED LIMIT

The established speed limit within Laurel Oak Estates is 25 miles per hour for construction vehicles, including light trucks and automobiles. This speed limit must be obeyed.

X. CONSTRUCTION SPILLAGES

Operators of vehicles are responsible for clean up of any load spillage. Clean-ups performed by the Association will be billed to the responsible party. Please report any spills as soon as possible.

XI. TELEPHONE/CABLE TV LINES

If any telephone, cable television, electrical, water, etc. lines are cut, it is the contractor's responsibility to report the accident to the Association within 30 minutes.

XII. VEHICLE SEARCH PROGRAM

The Association may institute a vehicle search program of all vehicles arriving and leaving the property. This program does not require a forced search of any vehicle whose operator does not wish to comply. However, parties who do not agree to the search, if requested, or change their minds after agreement, will not be allowed within Laurel Oak Estates in the future.

XIII. SITE APPEARANCE

All personnel working in Laurel Oak Estates are to keep all of their areas free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks.

XIV. LOUD NOISE LEVELS

Loud radios or noise will not be allowed within Laurel Oak Estates. This is distracting and discomforting to property Owners and golfers alike. Normal radio levels are acceptable; however, speakers mounted on vehicles or outside of homes under construction are not permitted.

XV. GOLF COURSE ACCESS

No short cuts across the golf course are allowed. Any contractor doing work on or adjacent to the course must have a golf employee show them paths of ingress and egress.

XVI. VEHICLES AND EQUIPMENT

No construction vehicles (trucks, vans, cars, etc.) may be left in Laurel Oak Estates overnight. Construction equipment may be left on the site while needed, but must not be kept on the street, unless prior permission has been granted.

XVII. PERSONNEL

Only bona fide workers are allowed on the property and are required to exit the property upon completion of their work. Spouses may drive workers to and from the site, but must not remain on the property unless they are actual employees of the subcontractor. All workers are required to wear shirts at all times. No workers, Contractor personnel and/or Sub-Contractor personnel are permitted to bring alcoholic beverages into the Laurel Oak Community at any time. Contractor personnel will not be permitted to bring pets on property.

XVIII. PRESERVATION OF NATURAL ENVIRONMENT

Your attention is called to the fact that certain areas on the site exist as natural hammocks and wetlands and are to remain as such. Therefore, the following restrictions apply to all construction operations performed in these designated areas:

- A. Designated trees, understory and shrubs are to remain untouched and unharmed.
- B. No construction activities are to take place in these designated areas unless directed by MC.
- C. The dumping of anything in these areas is **strictly prohibited**.
- D. The parking of vehicles or erecting of storage sheds or construction offices will only be allowed in such locations designated by the MC or NCC in writing in advance.

- E. Driving of vehicles will only be allowed on designated roads.
- F. Earth removed from excavations must be replaced as designated on grading plan.
- G. The storage of all construction materials will be in designated areas only, unless the contractor receives written permission from the MC or NCC.

LAUREL OAK COMMUNITY ASSOCIATION, THROUGH THE MODIFICATIONS COMMITTEE AND THE NEW CONSTRUCTION COMMITTEE, INTENDS TO ENFORCE THESE REGULATIONS! FAILURE TO ABIDE BY THESE RULES MAY RESULT IN THE LOSS OF YOUR PRIVILEGE TO ENTER THE GATE, THEREBY MAKING IT IMPOSSIBLE FOR YOU TO WORK IN THE COMMUNITY.

SECTION 5 C – SITE STANDARDS AND CRITERIA

I. APPLICABILITY OF SITE STANDARDS AND CRITERIA

The following site standards and criteria shall apply to any and all Lots within Laurel Oak Estates. To ensure the preservation of the natural character of the site as well as maintaining and enhancing the open character of the Lots, no construction or alteration of the site shall commence in any manner or respect until the MC OR NCC has approved the appropriate Architectural Review Application (pages 8 and 9 for modifications; pages 18-21 for new construction).

II. PRELIMINARY PLAN

A preliminary plan shall be submitted to the NCC or MC prior to any construction or alteration to the Lot.

III. GRADING AND DRAINAGE

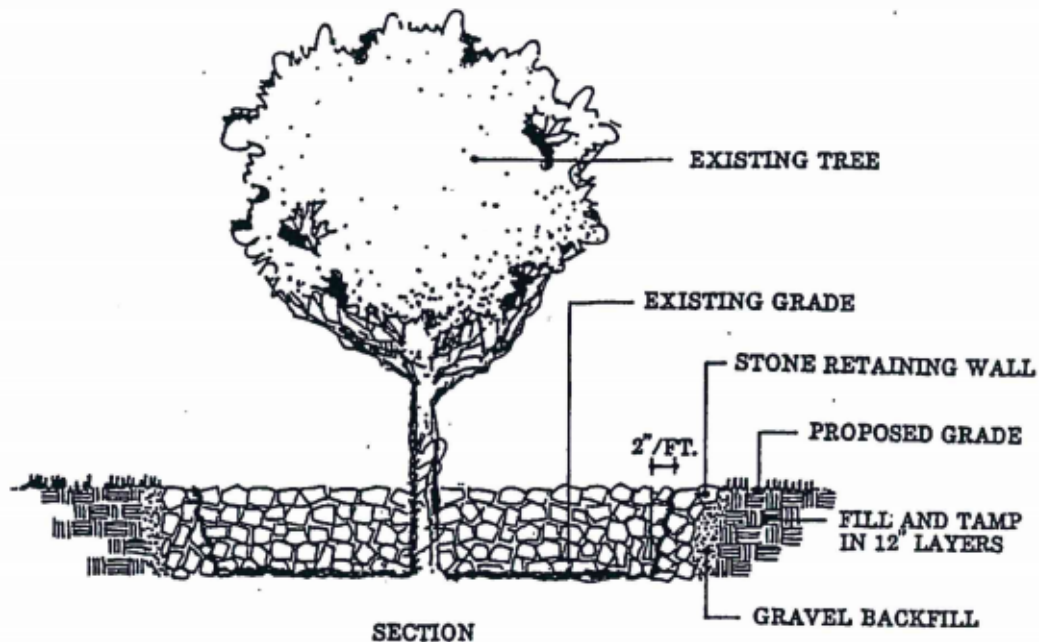
No grading or clearing of trees and/or shrubbery shall commence until the site plan showing the nature and location of work has been submitted and approved by the committee. Fill shall not be deposited at any location without prior ~~Committee~~ NCC or MC approval.

All buildings will be constructed at a minimum finished floor elevation as established by the ~~MC~~ NCC.

Existing trees and vegetation shall not be disturbed by grading unless otherwise approved by the MC (see Exhibit D, page 29.) Cuts and fills should be designed to complement the natural topography of the site. Existing drainage structure shall not be altered or affected in any way.

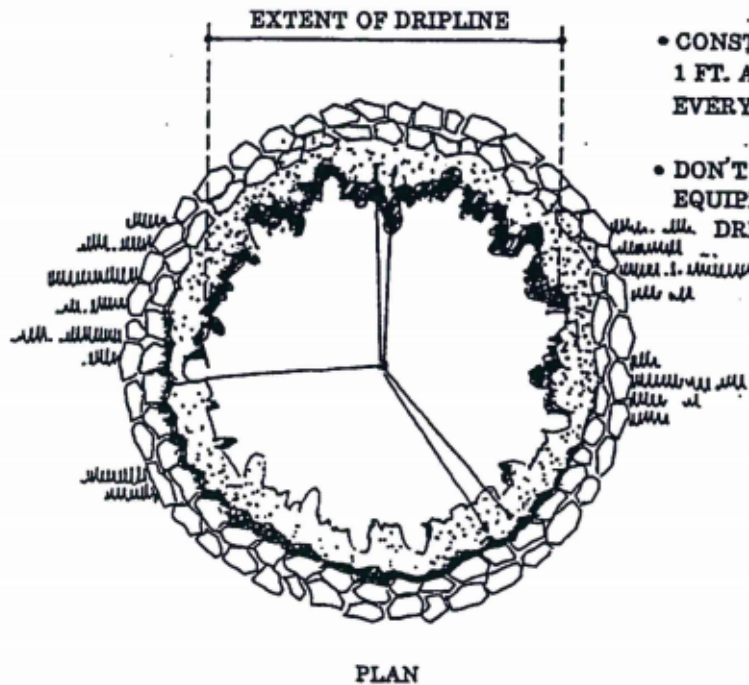
The flow of water shall be directed to existing drainage structures in such a manner as not to allow run-off onto the adjacent property. Paved areas shall be designed so that surface water is collected at intervals in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding in paved or swale areas.

Original drainage swales alongside streets in front of properties were originally graded by the Developer. While there is an Association easement for these areas, homeowners are required to maintain the drainage flow and keep the swale and/or culvert clear and free-flowing (if there is no curb and gutter). An experienced landscape and/or drainage contractor can be hired by the homeowner to maintain the swale and culverts in front of their residential property. Contact the Association office if the homeowner needs assistance in assessing and resolving problems.



NOTES:

- CONSTRUCT A WELL MARKED FENCE 1 FT. AWAY FROM THE TRUNK FOR EVERY 1 INCH OF DIAMETER OF THE TREE
- DON'T PARK OR STORE MATERIALS, EQUIPMENT, OR VEHICLES BENEATH THE DRIPLINE.
- DON'T ADD OR SUBTRACT ANY SOIL WITHIN THE DRIPLINE.
- LOCATE UTILITY DITCHES NO NEARER THAN 9 INCHES FOR EACH INCH OF TRUNK DIAMETER.(IF YOU MUST, TUNNEL RATHER THAN TRENCH THE UTILITY LINE)



PLAN

EXHIBIT D
TREE PRESERVATION

IV. SETBACK CRITERIA

With the exception of driveways, walks and mailboxes, no structures shall be allowed on any Lot outside the building setback lines. See Exhibit E Page 31. Minimum building setback requirements for typical Lot sized are outlined as follows:

Building Setbacks	% of Lot Dimension	But Not Less Than	120 ft. x 150 ft.	130 ft. x 175 ft.	150 ft. x 200 ft.	200 ft. x 250 ft.
Minimum Side Setback	10%	15.5'	15.5'	15.5'	15.5'	20'
Minimum Combined Side Setbacks	30%	N/A	36'	39'	45'	60'
Minimum Front Setback	20%	35'	35'	35'	40'	50'
Minimum Rear Setback	20%	35'	35'	35'	40'	50'

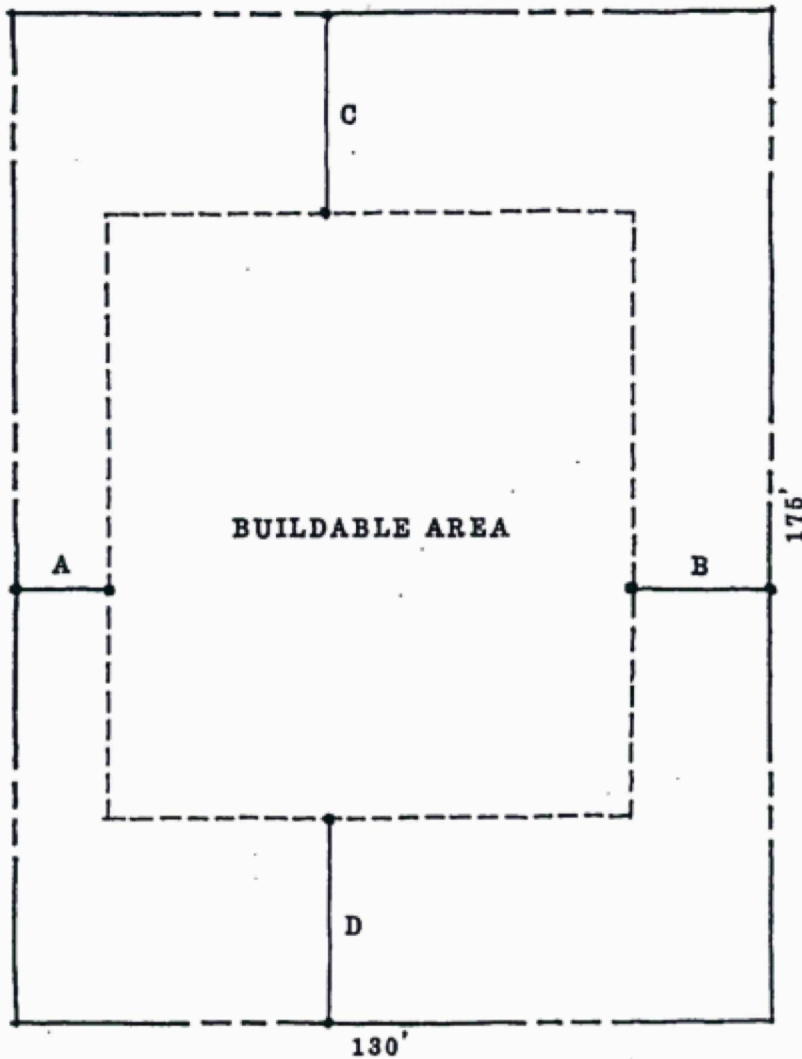
A. 15.5' SIDE SET-BACK

B. 23.5' SIDE SET-BACK

(39' MINIMUM COMBINED SIDE SET-BACKS LESS 15.5')

C. 35' REAR SET-BACK

D. 35' FRONT SET-BACK



(TYPICAL 130' x 175' LOT)

EXHIBIT E

TYPICAL BUILDING SETBACK REQUIREMENTS

V. SIZE OF RESIDENCE

The living area of each residence shall contain a minimum of two thousand two hundred (2,200) air-conditioned square feet, exclusive of garages, porches, patios and terraces. This requirement may be increased for larger Lots. The maximum height of a residence shall be thirty-five (35) feet with no more than fifty (50%) percent of the total square footage of the residence located on the second level.

VI. PLACEMENT OF RESIDENCE

The placement of the building and any additions to the building must be within the setback limitations and shall be in the most advantageous position to ensure that no trees are unnecessarily disturbed and that the views and privacy of the surrounding residences are not adversely affected.

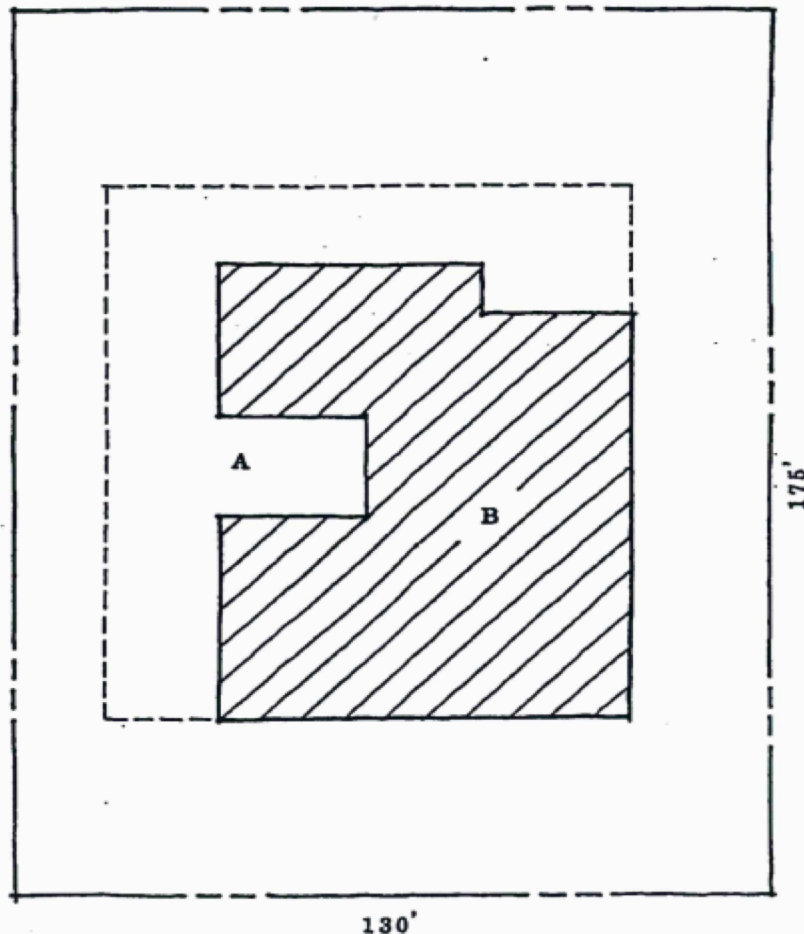
The maximum lot coverage of a residence, including garages, porches, patios, decks, and terraces must not exceed twenty-five percent (25%) of the total lot area. Exhibit F, page 33, illustrates maximum building coverage. Buildable areas and maximum lot coverage for typical lot sizes are outlined as follows:

Typical Lot sizes (Dimensions)	120' x 150'	130' x 175'	150' x 200'	200' x 250'
Total Lot Area (Square Feet)	18,000	22,750	30,000	50,000
Buildable Area (Dimensions)	84' x 80'	91' x 105'	105' x 120'	140' x 150'
Buildable Area (Square Feet)	6,720	9,555	12,600	21,000
Percent of Lot Area	37%	42%	42%	42%
Lot Coverage Maximum – 25% of Total Lot Area (Sq. Ft.)	4,500	5,680	7,500	12,500

* Where the depth of a lot is reduced by Golf Course easement(s), the depth (or width) of the easement(s) shall be subtracted from the overall depth of the Lot for purposes of determining minimum setbacks and the midpoint of the lot for purposes of determine wall/fence locations. Where the depth of the lot is increased by the Golf Course easement(s), the depth (or width) of the easement(s) shall be added to the overall depth of the lot for purposes of determining minimum setbacks and the midpoint of the lot for purposes of determining wall/fence locations. Where a drainage canal is at the rear of a lot, the effective depth of the lot for setback purposes shall be measured from the top of the bank of the canal to the front of the lot.

A. BUILDABLE AREA
(91' x 105', 9,555 S.F.)

B. MAXIMUM BUILDING COVERAGE
(25% OF TOTAL LOT AREA, 5,680 S.F.)



(TYPICAL 130' x 175' LOT)

EXHIBIT F

MAXIMUM BUILDING COVERAGE OF LOT/BUILDABLE AREA

All structures within hammock and/or wooded Lots shall utilize stem wall construction to bring the finished floor to the established elevation. The elevation of the natural grade of the residential lot shall remain undisturbed and a minimum of fill shall be used for landscaping purposes.

All foundation fill imported by Builders shall have less than 2.5 pci/g Radium 226 and shall be a minimum of one foot in depth.

To decrease the possibility of Radon entry into home at Laurel Oak Estates, all Builders must comply with the Radon-Resistant Construction Guidelines (FLORIDA STANDARD FOR PASSIVE RADON-RESISTANT NEW RESIDENTIAL BUILDING CONSTRUCTION per the current Florida Building Code).

VIII. HAMMOCK LOTS

Many of the hammock areas existing throughout the property provide natural beauty, making Laurel Oak Estates a unique development. There are a number of lots that encroach upon the hammock areas, thus presenting the opportunity to create exceptional residential lots. To ensure that these hammock areas are left in their natural state and beauty, it is important that each lot be carefully planned in regard to grading drainage, the placement of the residential structure and the location of all porches, driveways, and sidewalks to preserve the integrity of the site.

Sarasota County Regulations govern all building and improvements on Hammock Lots. The Association's Site Standards must also be met.

SECTION 5 D - ARCHITECTURAL STANDARDS AND CRITERIA

I. ARCHITECTURAL AND SITE STANDARDS INDEX

The following is an Index of Section 5 and a summary of design and construction elements the Modifications and New Construction Committees (MC/NCC) require:

- A. Accessory Structures – discusses location of structures. See Page 36
- B. Decks – provides requirements, materials, and location of decks. See Page 36
- C. Elevations – discusses elevation treatments. See Page 37
- D. Exterior Lighting – discusses type, location and other requirements. See Page 37
- E. Exterior Material and Colors – indicates acceptable colors and materials. See Page 37
- F. Garbage and Recycling Containers – describes location of containers. See Page 38
- G. Garages, Driveways and Walkways – describes size, location and style. See Page 38
- H. Gutters and Downspouts – discusses materials. See Page 39
- I. Mail Boxes and House Numbers – for size, location, and requirements. See Page 39
- J. Mechanical and Communication Equipment – discusses locations and enclosure requirements. See Page 39
- K. Minimum Floor Elevation – requirements for construction. See Page 39
- L. Roofs – discusses pitch, recommended materials and other requirements. See Page 40
- M. Screened Pool Enclosures and Patios – enclosure requirements. See Page 40
- N. Signs and Flag Poles – details requirements and restrictions. See Page 40
- O. Skylights and Solar Collectors – details requirements and restrictions. See Page 41
- P. Swimming Pools, Spas/Hot Tubs, Tennis Courts and Play/Sports Equipment – describes design, location and restrictions. See Page 41
- Q. Walls and Fencing – describes location, materials and other requirements. See Page 42
- R. Windows, Doors, Awnings and Shutters – discusses styles, colors, materials and other requirements. See Page 43

SECTION 5 D – ARCHITECTURAL STANDARDS AND CRITERIA

II. APPLICABILITY OF ARCHITECTURAL STANDARDS AND CRITERIA

Standards and criteria shall apply to any and all construction, improvement, alteration of and addition to any structure. Grading, excavating, tree removal, landscaping or any other change to the grounds of a Lot within Laurel Oak Estates will also conform to the same standards. These are minimum allowable requirements and are in addition to any contractual obligations contained in the agreement for purchase at Laurel Oak Estates. Certain Lots may have additional restrictions due to their proximity to the golf course.

III. ARCHITECTURAL DESIGN

All architectural design must be “traditional” in style emphasizing the use of authentic materials. Since no particular design is mandated, each plan shall be considered on an individual basis. Specific emphasis will be placed on impact and harmony with surrounding homes and styles.

A. Accessory Structures

Doghouses, planting structures, and accessory structures of any kind or nature shall not be permitted on any part of a Lot without approval by the MC/NCC. Doghouses and runs shall be located so as not to be obtrusive. They should be painted to blend with their immediate surroundings or left to weather naturally. Landscaping will be required to soften the structures visually. Clotheslines shall not be visible from the street or the golf course. Prefab, chain-link dog runs generally will not be approved unless screened by wood fencing or located in a heavily planted area and painted flat black.

Tool sheds are not permitted on any Lot.

B. Decks

A deck is a flat surface capable of supporting weight, similar to a floor, but constructed outdoors, often elevated from the ground and connected to a house. If the deck is raised above the ground by more than 8 inches, it must be enclosed by a railing for safety. No portion of the deck shall be permitted to be more than 2 feet higher than the finish floor of the home. Access may be from the house through doors and from the ground via a stairway. Second floor decks are not allowed.

Decks must be located at the rear of the house in conformance with Exhibit H (page 45). The configuration, detail and railing design of a deck should relate harmoniously with the architectural style of the house. Wood decks must be constructed with rot-resistant wood and, in many cases, may be left to weather naturally. Composite decking and vinyl or prefinished aluminum railings may also be acceptable after MC/NCC review and approval, and the colors of each material shall be coordinated with the color and materials of the house and neighborhood. The materials may be prefinished or, where not prefinished, the MC/NCC will require that the decks and railings be painted or stained to coordinate with the neighborhood design and to help

integrate the deck with the house. If decks and railings are prefinished, painted or stained, the color must relate to the colors of the house. A skirt board must be constructed around the visible perimeter of the deck and landscape planting should be provided to screen structural elements as well as soften the deck structure visually.

Decks have a significant impact on the appearance of a house and may also affect the privacy and right of enjoyment of adjacent residents. With this in mind, these two factors are carefully considered in the review of decks.

C. Elevations

All elevation treatments shall follow the common architectural design of the residence as closely as possible. The elevation of each residence will be considered on a case-by-case basis to assure conformance to the existing residence and surrounding residences. Elevation approval shall be given after the review of front, side and rear elevations.

D. Exterior Lighting

All permanent exterior lighting must be approved by the MC/NCC prior to any installation of said lighting. Exterior fixtures with sodium vapor bulbs shall be encouraged. Proposed exterior lighting shall be detailed on an electrical plan and/or landscape plan identifying wattage, aiming angle and isofoot candle curves. Exterior lighting, which in the opinion of the MC/NCC would create a nuisance to the adjoining property owners will not be permitted. The lighting fixture design must be compatible with the architectural design and appropriately located. The lights must be diffused, shielded or of low wattage. All permanent exterior lighting shall be buffered from surrounding residences and shall not be directed to any streets or roadways. Colored lighting is prohibited.

E. Exterior Material and Colors

Artificial, simulated or imitation materials (i.e., aluminum siding, simulated brick, vinyl siding, etc.) are not permitted on the exteriors of a residence. The following exterior materials, in most, cases are acceptable and appropriate; however, they must be consistent with the architectural design:

Stucco --	smooth or textured finish
Masonry--	stone, brick, split rock and ceramic
Metals--	factory finished durable anodized or baked-on enamel, wrought iron or copper
Wood--	timbers, boards, board and batten, tongue and groove, solid wood siding, rough-sawn lumber, wood shingles and shakes

Exterior colors and textures that, in the opinion of the MC/NCC would be inharmonious shall not be permitted. The color of the roof and roof detail, exterior walls, doors, trims, soffit and fascia

must be harmonious, as those are integral to the exterior scheme of the residence. Bright colors, with the exception of white, as the dominant color of the residence are prohibited.

The MC/NCC shall have final approval of all exterior color plans. Each owner must submit a color plan and a materials board, including stucco, fascia, soffit, decking, pavers, roof tile and any building highlights, etc., to the MC/NCC.

Any owner wishing to change color, roof, etc., needs to provide a sample and get MC/NCC approval.

F. Garbage and Recycling Containers

All garbage and recycling containers shall be placed in appropriate areas, such as within the garage or an enclosed or landscaped area as approved by the MC/NCC. Sanitary, capped containers provided by Sarasota County are required.

G. Garages, Driveways and Walkways

Each residence must have a private, fully enclosed garage for not less than two (2) or more than four (4) cars and one golf cart. The minimum acceptable dimension is twenty-two feet by twenty-five feet (22 ft. x 25 ft.). In most cases, garages must be attached to the main dwelling and in keeping with the architectural style of the residence. Detached garage structures may be permitted on Lots exceeding 40,000 square feet, the location of which shall be unobtrusive and not distracting to adjoining neighbors. The location of a detached garage structure must be approved by the MC/NCC. Carports are not permitted.

Side loading garages are required. Garage doors must be to the side of the main dwelling and shall not face the street directly fronting the residence. Exceptions to this may be made on a case-by-case basis.

Double garage doors shall be a minimum of sixteen (16 ft.) feet in width. Doors for individual stalls shall be a minimum of nine (9 ft.) feet in width. Automatic garage door openers are required on all overhead doors.

All residences shall have a driveway of at least twelve to twenty (12 ft. – 20 ft.) feet in width at the property line. Driveways shall be located a minimum of three (3 ft.) from the property line. Finished, pattern concrete, bominite, pavers and impregnated stone finishes are permitted. Driveways may also be constructed of brick or interlocking pavers, but must be of a stable and permanent construction. Asphalt, blacktop and stained concrete are prohibited. Driveway aprons (between the sidewalk and street) must be patterned in the same manner as the sidewalk.

Circular driveways shall be permitted on a Lot by Lot basis.

Driveways shall be continuously constructed through each sidewalk where they intersect without damaging, discoloring or in any way altering the integrity of the existing sidewalk. The finished

grade of the driveway must not alter the existing drainage patterns and shall conform to the criteria as noted under "Grading and Drainage," page 24. With respect to driveways, culverts installed therein shall be of a type and quality approved by the Association and the same grade shall be set by the Association (see Exhibit I, page 39).

Walkways from the entrance of the residence to the driveway and/or sidewalk shall be of the same pavement materials as required for driveways. The walkways must be of a material that is either the same as that of the driveway or one which is compatible and harmonious to the driveway and residential structure.

H. Gutters and Downspouts

Gutters and downspouts shall be painted to match the color of the surface to which they are attached. Storm water must flow in a direction conforming to the approved drainage plan and requirements so as not to affect adjacent property.

I. Mailboxes and House Numbers

No mailbox or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar material shall be of a type other than that approved by the Association. The location of the mailbox must be approved by the MC/NCC prior to installation.

House numbers must be legible and six (6) inches high, simply placed in an appropriate scale and of professional quality. They should be placed to be read left to right with Arabic numerals. The material and color shall be compatible with the architectural style of the residence to which they will be attached. No house numbers shall be affixed to the exterior of the residence without prior approval of the MC/NCC. See Exhibit J, page 47, illustrating the standard mailbox.

J. Mechanical and Communication Equipment

All privately owned electrical, electronic and mechanical equipment, including air conditioning compressors, condensers, swimming pool equipment, transformers and meters, sprinkler controls, and generators shall be properly housed within an enclosure constructed with the residence or landscaped so that they shall not be visible from the street or adjacent property and shall be located within the buildable Lot area. Plans for mechanical and/or communication equipment must be approved by the MC/NCC.

No window or wall air conditioning or heating units shall be permitted.

K. Minimum Floor Elevation

All buildings must utilize stem wall construction to obtain the minimum floor elevation as established originally by the Developer and approved by the Association. Additions to existing homes must have the same finish first floor elevation as the existing home, except that the finish first floor may be lower if the existing property drops off to a lower ground elevation at the rear of the property.

L. Roofs

Cement tile, clay tile, slate are the recommended materials for all pitched roofs. Other materials shall be considered by the MC/NCC on an individual basis. The proportions of roofs shall be consistent with the architectural style of the residence. The minimum recommended pitch is 5/12 on all roofs. Any variations in pitch or material must receive prior approval from the MC/NCC.

All roof stacks, vents, flashings and chimney caps shall be painted to match the approved roof colors. Roof stacks and vents shall be placed on rear slopes of the roofs least visible from adjoining property and shall not be seen from the street. Roof stacks and vents shall not extend above the ridge line of pitched roofs or above the parapet on a flat roof. A parapet roof may be allowed if it is not a dominant feature of the structure and is consistent with the architectural style of the residence.

M. Screened Pool Enclosures and Patios

Screened pool enclosures (cages) are encouraged to enclose pool areas and are defined as an aluminum framing system with black screen material and with matching screen doors. The screened pool enclosure must not exceed a height above the ridgeline of the roof. No screened pool enclosure may exceed a line extended and aligned with the side walls of the dwelling, unless approved by the MC/NCC. Pool screening shall not be visible from the street in front of the residence. All screen framing, doors, door frames and structural framing members of enclosures shall be anodized or electrostatically painted a color in harmony with the exterior color of the residence. Green colored screens are prohibited. No portion of the screened pool enclosure floor level or outdoor patio shall be permitted to be more than 2 feet higher than the finish first floor of the home.

Patios are defined as paved outdoor areas. Patios must be located within a fully screen enclosed area or area covered by a roof, or at the rear of the building. However, front and side yard locations will be allowed on an individual basis. Patio pavement must be constructed with natural colored concrete, slate, flagstone, brick or wood, "cool deck," tile, river gravel, poly pebble, or stamped concrete.

N. Signs and Flag Poles

All signs, billboards and advertising structures are prohibited on any Lot.

A flagpole shall be permitted in accordance with Florida statutes and subject to MC/NCC approval of placement and design.

O. Skylights and Solar Collectors

Skylights and solar tubes should have a low profile, preferably flat or slightly curved. They shall be installed parallel with the roof ridge and edges. The skylight frame shall be painted to match the color of the roof.

Solar collectors shall be located on the roof within an orientation to the south or within 45 degrees east or west of due south to provide for the effective operation of the solar collectors. Notification to the community and neighbors prior to installing solar collectors or other renewable energy devices would be appreciated.

P. Swimming Pools, Spas/Hot Tubs, Tennis Courts and Play/Sports Equipment

Swimming pool design and construction details must be submitted for review and approval by the MC/NCC. Details pertaining to privacy or visual separation must be included in the submittal.

All swimming pools must be in-ground. Raised decks, spa areas, etc., shall not project more than two (2) feet above the finished grade. Pools shall not be permitted on the street side of the residence, nor shall any portion of a pool, decking or screened pool enclosure be permitted to extend outside the building setback lines.

Mechanical equipment, pipes and wiring must be concealed. Spas/hot tubs must be screened for visual privacy from adjacent property and all the understructure of spas/hot tubs set into above ground decks must be screened to give a finished appearance.

Tennis courts are not permitted.

Tree houses are not permitted because of their visibility from neighboring property.

Play/Sports equipment and playhouse, if approved by the MC/NCC, shall be placed in the rear half of the Lot. Consideration will be given to Lot size, equipment size, material, design, amount of visual privacy screening and relationship to neighboring property.

Play equipment and playhouses, if approved, must be placed in the rear yards within the building setback lines of the Lot and must be in scale with the size of the yard and existing residence.

- Playhouses should be screened by natural vegetation or additional landscaping. Any and all play equipment and playhouses must be approved by the MC/NCC prior to construction and installation.
- One outdoor basketball hoop/backboard is permitted, however, it must be approved by the MC/NCC prior to construction or installation. No lighting of the hoop/backboard is permitted.
- Portable, temporary sports equipment (i.e., lacrosse nets) should not be visible from the street.

Q. Walls and Fencing

All walls and/or fencing must be located on the back half of the Lot and must conform to the parameters as follows:

Lakefront and Golf Course Lots (see Exhibit K, page 43):

Rear yard – within the rear building setback line

Side yard - within the side building setback line

Perimeter Lots (all Lots that abut the property line of the property):

Rear yard – within the property line

Side yard – within the property line

Canal Lots:

Rear yard – within the county drainage easement line or top of bank of canal, whichever is more restrictive

Side yard – within the property line

Lots adjoining wetlands:

In addition to any other regulations, no wall or fencing shall be located within thirty (30) feet from wetland demarcation line or fifty (50) feet from wetland demarcation line within a wetland fringing hammock.

Only on-site custom-built fencing will be permitted. The fencing contractor and fencing material must be approved by the MC/NCC prior to construction and installation. Fencing should relate to materials, colors and architectural style of the building. Gates must match the fencing in design, material, height and color; and the top of a gate must be straight and flush with the top of the fence.

Chain link fencing may be permitted but only if it is completely and immediately screened so that it is not visible from the street or golf course. If it is to be visible from the side(s), it may be installed only if the neighbor(s) to whom it is to be visible consent(s), in writing to its installation. Screening of any fencing shall be with appropriate plantings or by heavy planting that hides the fence immediately upon completion. Screening of chain link fencing may be by the use of a wood fence in front of, closer to the property boundaries, of the chain link with appropriate plantings or by heavy planting that hides the fence immediately upon completion.

Fencing finished on only one side must be constructed with the finished side facing out. The top of all fences must be maintained level. If the ground slopes, the fences must be stepped. If there is a horizontal trim piece at the bottom of the fence, it too must be maintained level. Vertical members must be plumb and generally, the tops of the posts and boards must be in line. Wherever possible, fences should be located so that trees do not have to be removed.

Walls or fences shall be allowed only on the back half of the Lot. Decorative entry walls, entry gates, courtyard walls and privacy walls surrounding and abutting pool decks are considered structures appurtenant to the residence and may be allowed within the building setback. All walls may not exceed an average height of four (4) feet exclusive of pillars or ornaments and shall in no instance exceed six (6) feet in height measured from the first floor finished floor

elevation. The walls shall be designed and constructed of material identical or compatible with the materials, colors, finishes, textures and architectural style of the principal structure and shall be approved by the MC/NCC prior to construction.

Walls and fencing can be an intrusion on the open character of Laurel Oak Estates and may have both a visual and physical impact on adjoining property. Careful considerations must be given to walls and fencing concept and execution. Therefore, the location of all fences and walls must be approved by the MC/NCC prior to installation. See Exhibit K, page 43, for typical lake/golf course Lot.

R. Windows, Doors, Awnings, Shutters

Unfinished aluminum, bright finished or bright plated metal on exterior doors, windows, frames, screens, louvers, exterior trim or structural members shall not be permitted. Metal frames shall be either anodized or electrostatically painted and must be harmonious with the exterior color and texture of the residence. Wood frames must be painted, sealed or stained.

Screen doors should not detract from, or alter the appearance of the entryway. The screen door should be painted to match the color the door it fronts or, in some situations, painted to match the color of substantial door trim. Screens are prohibited on the front entry doors.

The use of reflective tinting or mirror finishes on windows is prohibited. Jalousie windows and doors shall not be permitted.

Awnings, canopies and shutters shall not be permitted or affixed to the exterior of the residence without prior approval of the MC/NCC. Awnings must have a straightforward design and be consistent with the architectural style and scale of the residence to which they will be attached. The color of the fabric must be compatible with the existing building colors and any exposed frames must be painted to match the trim or the dominant color of the building. If the awning is removed, any and all exposed frames supporting the awning must be removed as well. Metal, vinyl or other plastic fabric shade material will not be permitted.

Shutters that are functional and operational will be allowed on a case-by-case basis. Shutters should be properly proportioned and sized to match the windows or doors and shall be installed in pairs. The color should be coordinated with that of the residence. MC/NCC approval will depend upon whether the shutters are appropriate for style of the residence.

Hurricane Shutters

All storm shutters such as plywood protection, galvanized steel, or aluminum (either painted or unwanted), fabric, etc., may only be installed when a storm is imminent. A storm is deemed imminent when a tropical storm or hurricane watch or warning has been issued by the National Weather Service for the Sarasota/Bradenton/Venice area. Storm shutters must be removed with seven days after the watch/warning is cancelled. No storm protection system shall be stored outside the house.

Clear Plastic Shutters:

a. For homes that are unoccupied for an extended period of time during the hurricane season (June 1-November 30), clear plastic storm shutters, such as shown in Exhibit 1, are permitted to be installed during this time frame. The shutters may be placed on the home not earlier than seven days prior to the absence and are to be removed from the home not more than seven days after the owner's return.

b. Clear plastic shutters that have "yellowed" as shall be reasonably determined by the Modifications Committee, shall not be installed for extended periods of time and are only permitted to be placed on a home as provided for in paragraph 1 above.

c. Two story homes are permitted to place the clear plastic shutters on the second story windows during the hurricane season regardless of whether the owner is absent from the area or not.

d. Owners who reside in the community on a full time basis may place the clear plastic shutters on their home when leaving the area for a vacation upon providing the Association with written notice regarding their absence. Shutters may be placed on the home not earlier than seven days prior to leaving on vacation and are to be removed from the within seven days after the owner's return.

Application

Residents who wish to install shutters, in compliance with paragraph 2, must file an application and receive approval from the Modifications Committee prior to installation. The application must include detailed specifics for the clear Lexan shutters to be installed. The Committee recommends that approval be sought prior to purchasing shutters.

Installation

When clear Lexan shutters are to be installed on an unoccupied residence, the homeowner must inform the Laurel Oak Association office of the dates the residence will be unoccupied.

Enforcement

The Association shall have the right to implement any or all of the following measures to insure compliance:

- a. A fine of \$100 per day up to the maximum allowed by law.
- b. Removal and storage of shutters that are not in compliance at the homeowner's expense.
- c. Enforcement of the Hurricane Policy Guidelines by means of mediation and Circuit Court injunctive action with the prevailing party in the action awarded its fees and costs as payable by the losing party.

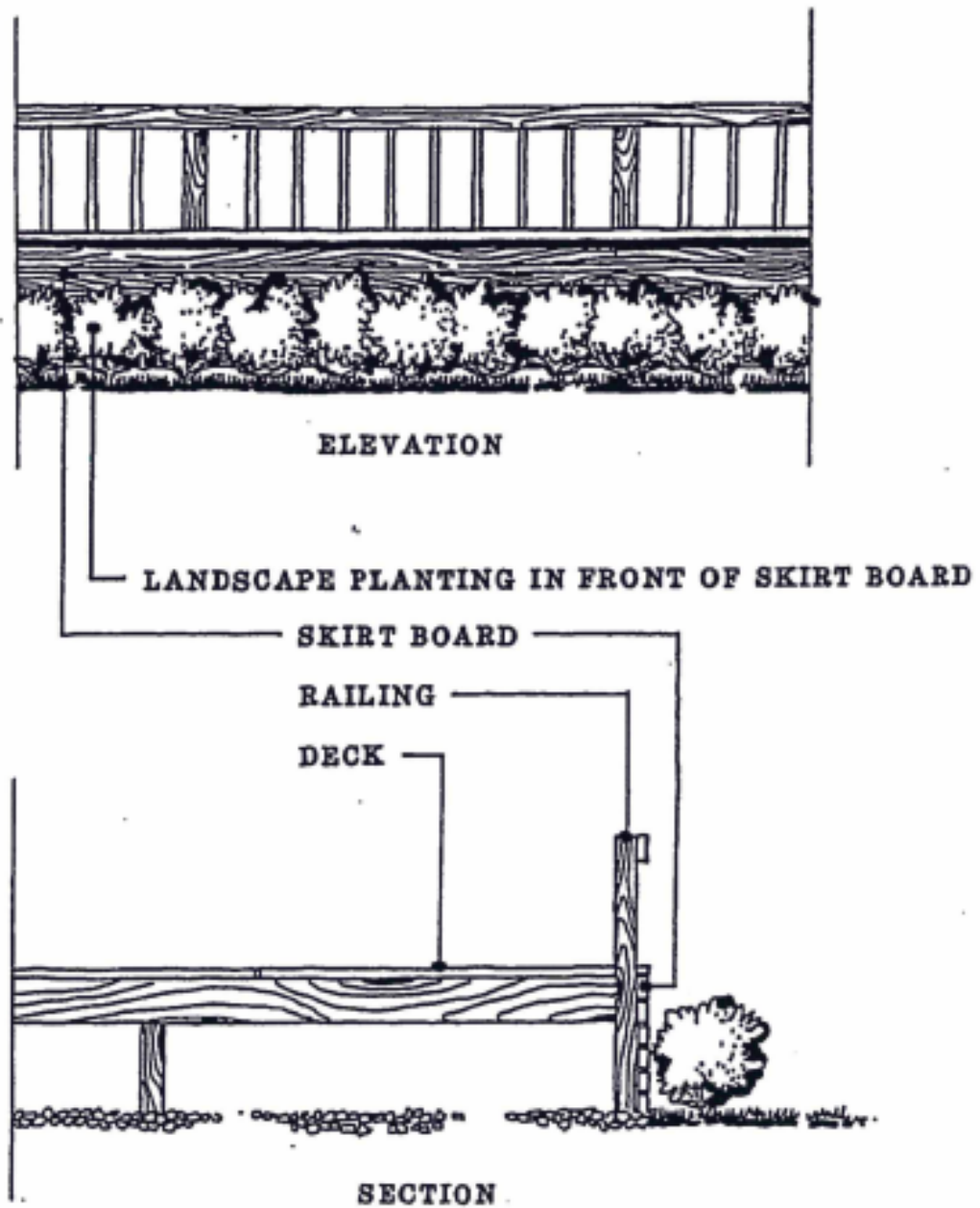
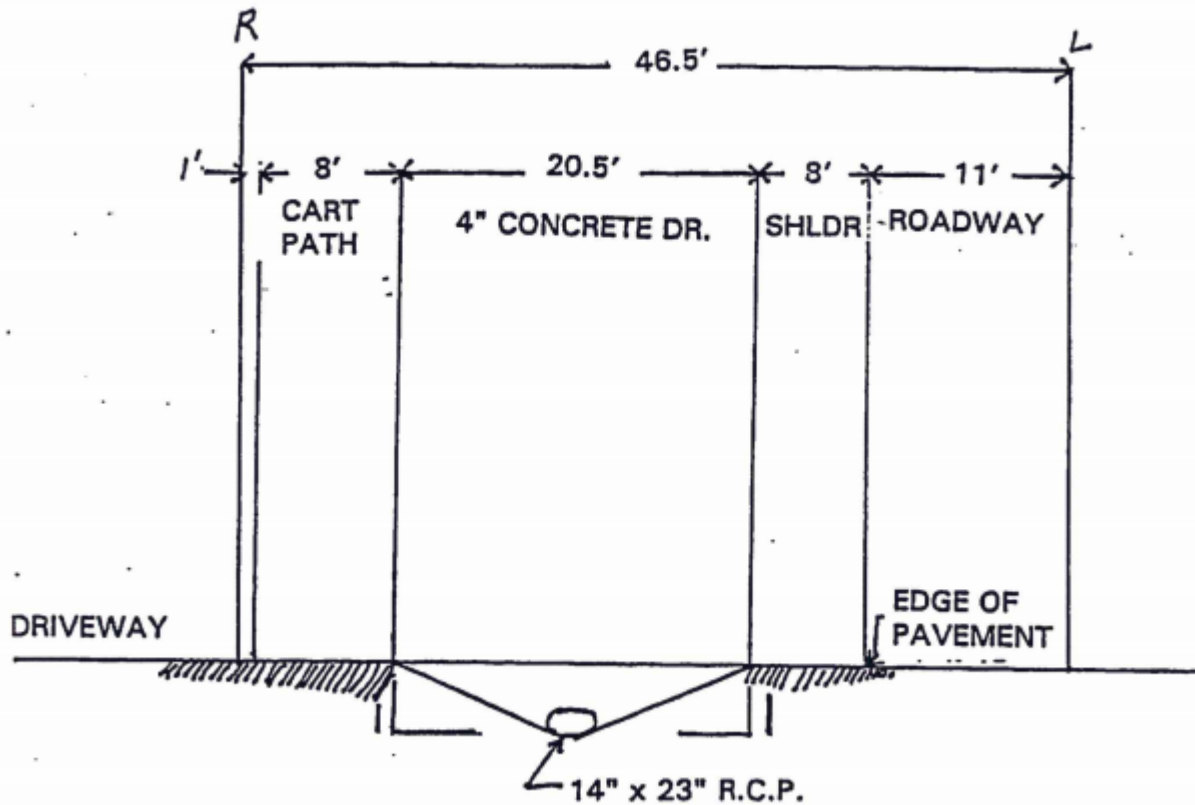


EXHIBIT H

DECK SKIRTING/LANDSCAPE DETAIL



PIPE REQUIREMENTS

<u>SWALE DEPTH</u>		<u>PIPE SIZE</u>
2.7'--1.4'	USE	14" x 23" R.C.P.
1.4'--1.2'	USE	12" x 18" R.C.P.
1.2'-- .5'	USE	2 - 8" P.V.C
LESS THAN .5'	USE	SWALE DRIVE

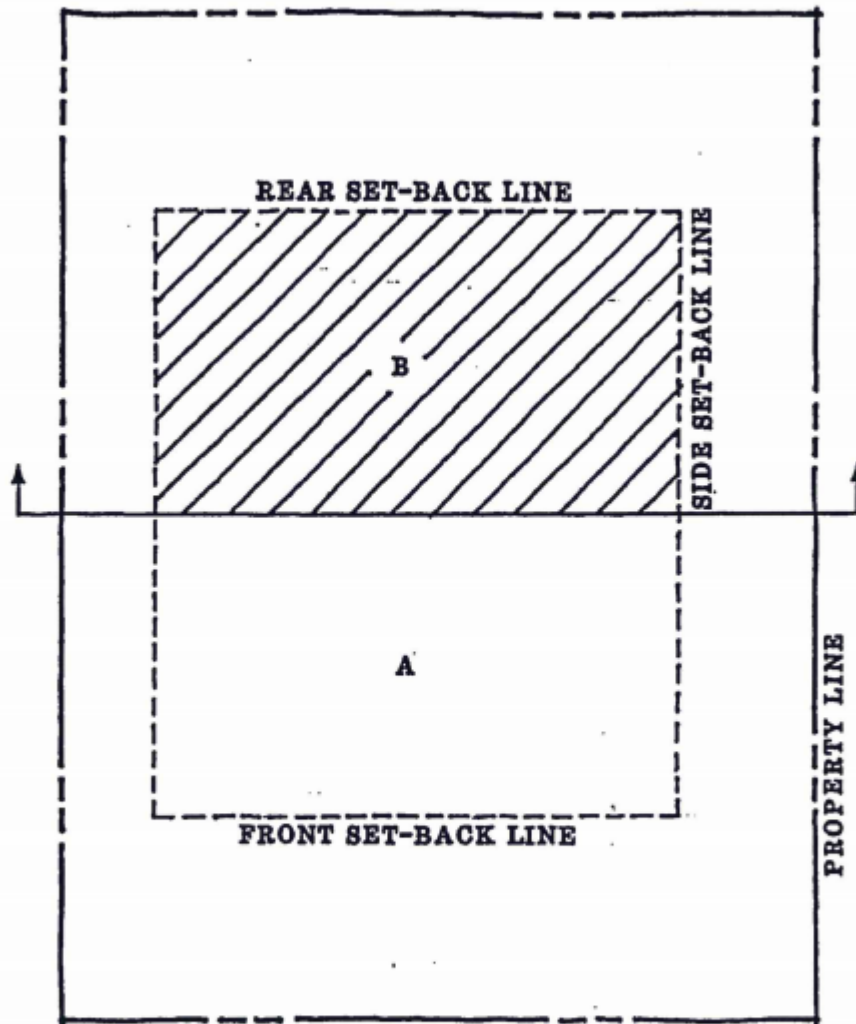
EXHIBIT I



A. FRONT HALF OF LOT

B. BACK HALF OF LOT

(WALL/FENCE MUST BE LOCATED WITHIN THIS AREA).



(TYPICAL 130' x 175' LOT).

EXHIBIT K

WALL/FENCE LOCATION FOR LAKE/GOLF COURSE LOT