

HIDDEN LAKES OF ST. AUGUSTINE Inc
HOMEOWNERS ASSOCIATION
ARCHITECTURAL REVIEW BOARD
STANDARDS AND GUIDELINES

Revised June 25, 2015

**ARTICLE I
BUILDING POLICIES AND RESTRICTIONS**

1.1 Size

All single-family homes located within the Hidden Lakes of St. Augustine HOA (known as the Hidden Lakes sub-division) shall have a minimum square footage as follows:
Phase 1 (1 story) Minimum 1000 heated and cooled square feet
Phase 1 (1.5-2 story) Minimum 1400 heated and cooled square feet
Phase 2: (1 or 2 story) Minimum 1198 heated and cooled square feet
Phase 3 (1 or 2 story) Minimum 1400 heated and cooled square feet

1.2 Building Set Backs

The minimum set back requirements, per county code of St. Johns County and Planned Unit Development of are as follows (except for alley lots in phase 2),

Front Set Back: 20 feet
Side Set Back: 5 feet, 10 foot minimum separation between units
Side Set Back (Phase 2): 10.5 feet to a street line; 7.5 feet to a side lot
Rear Set Back: 10 feet

Alley Lots (Phase 2): Front Set Back: 10 feet
Side Yards 5 feet, 10 foot minimum separation between units

Alley Front Yard

1.3 Heights

In order to maintain consistency within the three phases of the sub-division, Homes shall not exceed two stories in height (in all Phases).

The maximum height of all homes shall be 35 feet in Phase 2 and 25 feet in Phases 1 and 3 above the finished floor, with the exclusion of chimney or other approved roof ornamentation.

1.4 Intentionally left blank

1.5 Exterior Finishes

Acceptable exterior finishes include full stucco and horizontal lap siding. The material used on the elevation of the garage should match the material used on the front of the house. Vertical siding may be used on the side and rear elevations only. Vertical siding is not allowed on the front elevation.

Stone facing is an acceptable accent finish for a house. The facing may not extend further than 48 inches from the base of the house. The color and composition of the stone facing must be complimentary with the house's paint color and match the style of the house.

1.6 Roofs

Composition shingles only shall be used, and must be "fungus resistant". Roof colors must compliment house color.

Flat roofing is acceptable only in minor areas, not to exceed 15% of the roof area. Screen roofing shall be allowed when used with pool screen enclosures or other rear screened patio areas.

1.7 Colors

All newly constructed homes: all colors must be pre-approved by ARB prior to construction.

All colors should blend with existing homes in your neighborhood. Requests to change house color must include a paint chip sample of the color requested.

The following are the general color types that prevail within the three neighborhoods.

Neighborhood 1 - stucco or siding with earth colors

Neighborhood 2 -brighter and varied colors with contrasting trim

Neighborhood 3 -stucco or siding with earth colors

1.8 Parking/Driveways

Every home shall have a two-car garage and accommodate a minimum of two off-street parking spaces in the driveway. Driveways shall be paved with concrete or concrete pavers only. All driveways shall be placed a minimum of five feet from adjacent properties except within the right of way area adjoining the street.

1.9 Sheds and outdoor buildings.

Sheds are allowed in the rear of yards only with the approval of the Architectural Review Board. It is always a good idea to speak to your neighbors about any structure you are going to erect in your back yard.

Shed restrictions:

1. The maximum exposure of the roof is 12 inches over a fence. The maximum height is therefore 84 inches from the ground **including any foundation material that the unit will rest upon.**
2. The shed must be 5 feet off the property line
3. Dense vegetation, that remains green 12 months a year, is to be planted around the walls of the shed to provide visual privacy.
4. Sheds cannot be visible from the street
5. Sheds cannot be visible across ponds.

1.10 Pools and Screen Enclosures

No above-ground pools are permitted in the community. In-ground pools must meet County setback requirements while remaining within the footprints of the home.

The pool must be either:

- (1) Completely screen enclosed, with enclosure being white, bronze or brown aluminum
- (2) Be enclosed by an approved fence of a minimum of 5 feet in height, and must not encroach on any easement as in the case of homes with retention ponds in the rear. Pools will be approved on a case-by-case basis.

1.11 Maintenance of Units and Lots

- a. Decorative Elements -House numbers, garden decor, non-permanent decorations, etc., NO APPLICATION IS REQUIRED; however, an ARB review is triggered if two (2) written complaints are received about a particular element, at which time, the item may be deemed a violation and must be removed.
- b. Lawn Edging (bordering) -Poured concrete, pavers, bricks, vinyl edging, and other edgings that are sold exclusively for use as garden edging at the time, NO APPLICATION IS REQUIRED; however, an ARB review is triggered if two(2) written complaints are received about a particular element, at which time, the item may be deemed a violation and must be removed.
- c. Trash-All trash receptacles must be screened from view with plants or approved fencing/containment.
- d. Air Conditioners, Whole House Generators, Pool Pumps, Irrigation-well pumps and pipes, other machinery against house -Must be hidden from view by use of landscaping plants or approved fencing.

1.12 Skateboard Jumps, Basketball Hoops and Other Structures

- a. Skate Board jumps are not permitted in the front of properties.
- b. Permanent (cemented in) basketball hoops are not permitted.
- c. Temporary (portable) basketball hoops may be permitted subjected to the following restrictions:

Hours of operation are restricted to 9:00AM through 9:00PM. The unit must be installed and used according to the manufacturer's instructions. The unit must be properly maintained: no peeling paint, mold or stains, all connections tightened and the base sufficiently weighted. A net must be always be installed on the rim and must be replaced when worn or tom. (Basketball hoop cannot be used without a net installed) Units may only be placed on either side of the driveway, and must be at least 15 feet from the street.

An ARB request form must be submitted for permission to install a temporary (portable) basketball hoop.

Any structures not mentioned above, including recreational structures and children's play structures erected in rear yards cannot be visible from the street and are subject to ARB approval prior to their installation. Any temporary structures or apparatus must be taken down within 48 hours. An example would be a "party tent" set up for a celebration.

**ARTICLE II
LANDSCAPING REQUIREMENTS**

Landscape Intent: The intent of landscaping is to:

- (1) Beautify the property through the use of plants, trees and bushes, and, by so doing, to beautify our community, and,
- (2) To shield from view anything that is installed along the side of any home that is generally considered to be unsightly and detracting from the home's appearance (see 1.12 above).

Florida state law **and the HOA encourages** the use of Florida friendly landscaping", which promotes the use of native plants and naturalized landscaping materials whenever possible. Native plants are more able to survive and prosper on limited water, thus reducing the need for artificial irrigation. The typical lot may be landscaped using a combination of traditional turf landscaping and Florida Friendly Landscaping, or may employ all Florida friendly techniques. *However, all requests to make significant changes in landscaping, including requests to make changes toward a Florida friendly look, must be approved by the ARB with an eye toward the aesthetic effect it will have on the community as a whole.

2.1 Natural Buffers: All areas designated on plats as "conservation easements" and "upland open space recreation" areas must be maintained in a natural state. No trees or other vegetation can be removed unless approved by the ARB, and, if necessary, by the St. Johns River Water Management District. No changes of any kind can be effected upon these areas by any individual.

2.2 Conservation Areas

The conservation areas are hereby declared to be subject to a Conservation Deed Restriction in favor of the Declarant, its successors and assigns, for the purpose of maintaining the Conservation Area in their predominantly natural condition as a wooded water recharge, detention and percolation and environmental conservation area. The following is prohibited:

- (a) The construction, installation or placement of signs, buildings, fences, walls, road or any other structures and improvements on or above the ground of the Conservation Areas, and
- (b) The dumping or the placement of soil or other substances or materials as landfill or the dumping or placement of trash, waste or unsightly or offensive materials, or any other materials, and
- (c) Surface use, except for purposes that permit the land or water area to remain predominantly in its natural condition, and
- (d) Activities detrimental to drainage, flood control, water conservation, erosion control, soil conservation, or fish and wildlife habitat preservation, and
- (e) Any use which would be detrimental to the retention of the Conservation Areas in their natural condition

2.3 Irrigation

Provisions shall be made for the removal of rust or stain if it is present in the water supply_ In the event of rust or stain in the water supply, chemical filtration shall be incorporated in the irrigation system or removal of rust by means of a chemical additive to the water supply. If staining occurs, the homeowner shall be responsible for the removal of the stains and the providing of appropriate filters in these areas. Existing rust stains to the concrete, if significant, must be removed by the homeowner. It is permissible to paint driveways using a specifically designated, ARB approved paint, which is designed to match the existing concrete. No other paint colors will be considered for approval for use on driveways. Painted driveways must be properly maintained.

2.4 Sod

Yards may be sodded with St. Augustine! Floratam sod or other acceptable sod types, per 2010 "Florida Friendly Landscaping Practices" established by St. Johns County. Lake banks are to be maintained to the water's edge utilizing either sod or an acceptable ground cover in place of sod--within 10 feet of the waters edge. Lawns are to be cut frequently and must be edged or trimmed so that the grass does not extend over the edge of the sidewalk or curb more than (3 inches). Where "Florida friendly" landscaping is employed, artificial turf may not be substituted for natural grass. Artificial turf is not acceptable for any purposes within the Hidden Lakes community!

2.5 Plants and Landscaping

Shrubs and hedges shall be neatly trimmed and maintained at all times. Maximum height in front and side yards shall be 6 feet. Palm trees and trees are not subject to the 6 foot height restriction. Vegetable gardens in front yards are not permitted; small vegetable gardens are allowed in the rear portion of side yards and in the rear of house, as long as they do not detract from the aesthetic appearance of the home in general. Synthetic material in the form of plants or mulch is not permitted. No portion of the sodded yard may be replaced with stone for the purpose of expanding vehicle parking area.

Any plant material that dies or becomes unsightly after installation will be replaced within 30 days.

Mulching shall be either cypress or pine bark, in natural earth tones (dyed reddish color is permitted). Rubber mulch may be used if it is in natural colors (natural earth tones as above). No other types of synthetic mulches may be used.

2.8 Walks

Sidewalks are required to be installed as part of all new construction and shall be constructed of four-inch concrete, and must be 48" in width. Curving of walks may be employed to add to appearance as long as it is not overly exaggerated. Sidewalks must comply with St. Johns County Public Works Department, Engineering Division requirements for new sidewalk construction and placement.

ARTICLE III FENCING

3.1 Fencing Design

All fencing shall have the "finished side" (no bracing) facing outward from all sides. Two fence designs are permitted within the Hidden Lakes community:

(a) wooden-slotted "stockade" fences are permitted on rear lots that border Rolling Hills Road and also those that border the conservation area. A six foot maximum height is permitted. Fencing along side of house must be set back to one-half the depth of the house (can start at the half-way point of the depth of the house and go to the rear property line. Gates must match fence type. White plastic/ plastic slotted fences can also be used.

(b) Wooden "stockade" fences must be cleaned (to eliminate weathering and rust staining from sprinkler systems) and then treated with a wood preserving stain--two years (and every two years thereafter) after their installation in order to restore the appearance and prevent warping, discoloration and general deterioration of the wooden slats. The staining must be a natural wood color.

All fencing requests must be submitted to the ARB for approval and a written authorization received prior to construction commencement.

ARTICLE IV APPROVAL PROCESS

4.1 Approval Process

All approvals are subject to proper County permitting, if any, and inspection by members of the ARB prior to completion. Applications must first be submitted to the ARB and approval received before being submitted to the County for any permits needed. The ARB shall have 30 days to grant or deny approval.

Upon approval by the ARB, and following inspection, the application will be considered "Final Approval". Only members in good standing may submit ARB applications.

If the application is denied by the ARB, the member may appeal to the HOA Board of Directors for reconsideration. The Board will consider the member's appeal and render its decision within 30 days of its filing with the Board. The decision of the Board shall be final.

4.2 Application Process

All applications must be complete, with payment if necessary, drawings, materials list, samples of building materials and/or paint chips, or other pertinent information in order to be considered submitted. Two copies of application will be submitted. The plan will be evaluated by the ARB as to:

(a) visual and acoustical privacy, and (b) harmony of design and location in relation to surrounding structures, etc. As stated above, the ARB will have 30 days to grant or deny approval. Owners will be notified in writing of the ARB's decision, and work must not commence until written approval is actually received.

ARB Application form

No fee required for submitting a request to the ARB by a property owner, however, the applicant will pay for any expenses that may be incurred in the approval process. For

example: if engineering design approval is needed, the cost will be paid by the owner/applicant and not paid by the ARB board.

ARTICLE V CONSTRUCTION SITE MAINTENANCE

5.1 Active Construction Sites

Trash containers and weekly trash maintenance is required on all active construction sites.

5.2 Unsold completed new homes

The properties of completed, unsold new homes must be maintained by the owner (builder/ realtor/ bank) including grass cutting and lawn watering, trash removal, air conditioning to prevent interior mildew and mold and any other maintenance necessary to keep the property in proper condition until the property is sold.

5.3 Vacant Lots

Owners of vacant lots shall be required to maintain them, including grass cutting and debris clearing on a regular basis. No construction debris or general trash shall be stored on any lot. Lot owners are responsible for policing their respective units and keeping the units clean without notices from the Association.

5.4 Streets and Roadways

Builders are responsible for maintaining the cleanliness of streets and roadways within their units while homes are under construction. The HOA reserves the right to compel a builder to assist with the maintenance if a particular builder is found responsible for the untidiness.

