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Architectural Guidelines

Marcus Pointe Subdivision

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INTRODUCTION

Marcus Pointe is a residential golf community subdivision located in Escambia County, north of the City of Pensacola, Florida. The intent of the architectural standards is to establish guidelines for construction which preserve the natural setting, and to establish procedures and regulations regarding the construction of buildings, accessory buildings, driveways, swimming pools, terraces, landscaping, fences, and other requirements necessary for the enjoyment of the property by its owners. By establishing these guidelines and regulations each property owner is guaranteed that his rights will be preserved with respect to other construction in the subdivision.

To ensure the implementation of the following guidelines, each owner, original and subsequent, must submit a site plan and architectural drawings to the Marcus Pointe Subdivision Architectural Review Committee (ARC) for approval prior to commencing any phase of site modification or construction. The site plan shall contain all existing and proposed (and/or additional) buildings, one foot contour lines, all trees 6" caliber or greater, decking, terraces, swimming pools, driveways, walks, fences, walls, irrigation systems, plantings, lawn grasses and any other elements relocated on the owner's lots. The set of construction documents for the building plan to be constructed shall include floor plans, elevations, roof plans, sections and specifications to identify the materials used. Samples are to be submitted showing the colors selected for all exterior elements of this building.

Requests for variances to the guidelines shall be clearly demonstrated and shown on the drawings. These requests will be subject to the approval of the ARC whose decision will be final. It is the intent of the ARC to allow for architectural creativity with respect to the enhancement of the overall project and to respect the rights of the other property owners.

BUILDING ZONES

A building zone is an area bounded by control lines and property lines. The building zone (BZ) is a continuous area remaining within each lot after the dimensions are established for the front yard zone and side and rear yard zones. Front yard zone (FYZ) is a continuous area for front property line to front yard control line and side property line to side property line which extends a specified distance into each lot from all street frontage property lines. Rear yard zone (RYZ) is a continuous area from rear property line to rear yard control line and side property line to side property line which extends a specified distance into each lot from the rear property line. The side yard zone (SYZ) is a continuous area from side property line to side yard control line and from front property line to rear property line. The following chart establishes the control lines for each of the above mentioned zones.

I. Interior Lots

Front Yard Line	25 ft.
Rear Yard Line	25 ft.
Side Yard Line	8 ft.

II. Corner Lots:

Each Front Yard Line	25 ft.
Each Side yard Line	15 ft.

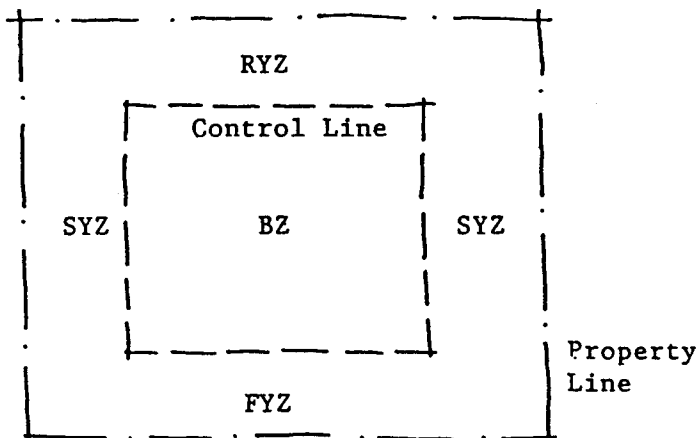
III. Golf Course Lots:

Front Yard Line	25 ft.
Side Yard line	8 ft.
Golf Course Lot Line	25 to 35 ft. (refer to plat)

IV. Patio Lots:

Front Yard Line	25 ft.
Side Yard Line	5 ft.
Rear Yard Line	5 ft.

See Declaration of Covenants for other restrictions.



All buildings and accessory buildings shall be built in the Building Zone (BZ). All driveways, decking, terraces, swimming pools shall be built in the BZ, except that owners are allowed 720 square feet to build these items within the Yard Zones.

BUILDING HEIGHT

Building height shall have a maximum height, measured from the existing natural grade, to be no more than 35 feet.

In the rear yard zone, the height of terraces shall not exceed 4 feet above grade. The height of accessory buildings, such as detached garages, tool rooms or cabanas located adjacent to pools shall not exceed 12 feet in height above grade. Accessory buildings shall be located to the rear of the dwelling so as to be generally out of view from the street.

On waterfront lots, the height of a boathouse shall not exceed 10 feet above decking.

*variance of 15 ft on McPt Blvd - 4 houses down for
garage*

BUILDING PLACEMENT

The building shall be placed on lots within the building zone. A minimum of 50% of the lot shall be unbuilt (open to the sky). Garages shall be provided either within the building placement area or as an accessory structure. entrances to garages shall not face the street. Driveways shall provide primary automobile access to garages and if desired, for autocourt for guest parking. No driveway shall be located nearer than 1 foot from any side lot line and 5 feet from rear lot line.

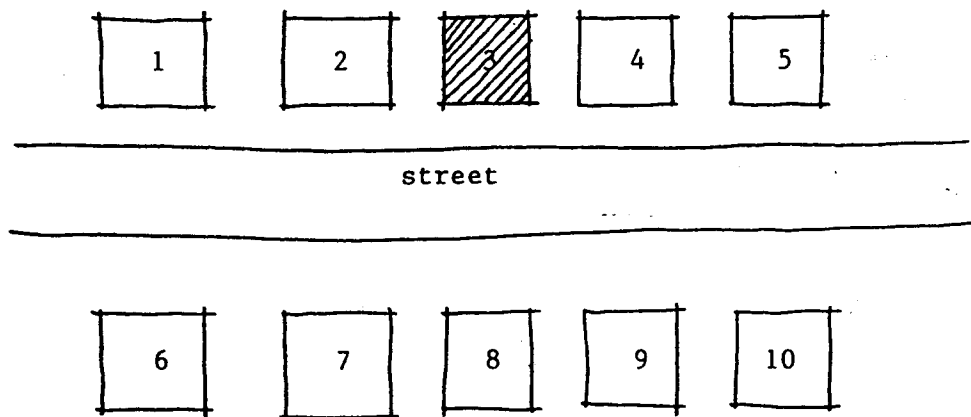
See Architectural Standards section for specific requirements.

BUILDING CHARACTER AND ARTICULATION

The primary building massing shall be maintained within the building zone and shall be proportionately compatible with any accessory structures. Garage doors shall not open directly facing the streetfront and should be designed to be compatible with the architecture of the entire house. The street facade of each building shall provide a definitive front entry element that is not blocked or interrupted by elements in the front yard zone. In all cases, this entry should be covered by a minimum thirty square foot covered area. Each individual elevation shall be reviewed based on design merit by the ARC.

Architectural style is not intended to be restricted. In an effort to maintain a "controlled" diversified aesthetic, architectural originality is encouraged. The submitted architectural designs, should not be repeated in floor plan or elevation in an adjacent area - within three (3) lots - on either side of the erected building, on both sides of the street. Major building materials used shall be of varying colors in this area. For example, 2 adjacent houses should not have the same brick color as each other.

A consistency of architectural style in adjacent areas is encouraged, but similar floor plan designs and elevations are discouraged in the 10 house area (see below).



ARCHITECTURAL STANDARDS

EXTERIOR BUILDING WALLS

The following exterior materials are preferred:

- A. Brick or natural stone.
- b. Stucco or integrally colored synthetic stucco.
- c. Painted wood or integrally colored vinyl siding - to be used only in conjunction with brick, stucco or natural stone. Siding must not exceed 40% of the exterior wall material.

All other material choices are subject to individual approval by the Architectural Review Committee.

The following configurations are permitted:

- 1. "Building material continuity" is encouraged for all sides of the house and must be maintained on the front and 2 sides of the house. This requirement precludes the placement of, for example, brick only on the front face of the house.
- 2. Fireplace structures are to be of stucco or brick. Chimneys extending above and penetrating roofs may be of an acceptable exterior material.
- 3. Vinyl siding may be used above eave lines in gabled end houses.
- 4. All "crawl space" or voids under porches and balconies, unless cantilevered from the main structure of the house shall be of solid material. (This area may be ventilated, but the intention is to discourage lattice or other open systems).
- 5. All appurtenances, such as electrical meters, dryer vents, exhausts, etc., shall not be located on the front of the building. Vents and stacks are to be painted to match the roof color.
- 6. Street identification shall be of numbers not to exceed 3" in height mounted on the main exterior wall of the house and not exceeding 8 feet above grade.

The following items are permitted:

- A. All colors shall be approved by Architectural Review Committee. All stucco color shall be integral, as approved by the committee. Exterior service and garbage can storage areas shall be concealed and hidden from street front view or neighbor view.
- B. All exterior lighting fixtures shall be located so that a soft lighting is achieved without impedance upon neighboring property owners. No HID lighting is allowed on individual properties.

The following items shall not be located between the building and the street frontage or visible from the streets:

- A. Electrical meters and gas meters
- B. AC compressors
- C. Garbage cans
- D. Campers, trailers, boats, trucks and non-automobile type vehicles
- E. Solar panels
- F. Pet enclosures

The following items are not allowed:

- A. Clothes line
- x B. Satellite dishes
- C. Overhead wiring
- D. Signage other than street numbers (See Exterior Building Wall section)

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FREESTANDING WALLS AND FENCES

The following walls and fences are permitted:

- A. Stucco, brick or stone which matches the principal building material.
- B. Wrought iron or aluminum painted black.
- C. Wood fences of pressure treated pine, cedar, cypress or redwood, stained natural finish or left to weather naturally. Wood slats are to have support posts on the property owner's side of the fence.

Fences are not to exceed 6' in height above grade and shall have consistent uniformity to the natural contour of the ground.

Exception: Fences on golf course rear lots area to be located no closer than 10 feet to the property line and shall be no more than 4' in height. Golf course lot owners are encouraged to erect fences made of wrought iron (or "wrought iron appearance" in aluminum) with pilasters matching principal material of house.

The following fences are not permitted;

- A. Chain link fences

BALCONIES AND PORCHES

The following materials are permitted:

- A. Brick, stucco or stone for piers.
- B. Wrought iron or wood railings for porches.

The following configurations are permitted:

- A. Porches are designed in order to be a part of the main structure as opposed to added on.
- B. Masonry arches shall be no less than 8" in depth.
- C. Porch openings shall be no more squat than square.
- D. Columns shall be proportioned compatible with the opening in order to visually create structural integrity.
- E. Exposed metal or steel lentils will not be allowed.

LANDSCAPING

Site Preserve:

All trees greater than six (6) inches in trunk diameter, at a point measured four (4) feet from the ground, shall remain undisturbed within the front, side and rear yard zones.

Fifty percent (50%) of trees less than six (6) inches and greater than two (2) inches in trunk diameter, at a point measured four (4) feet from the ground, shall remain undisturbed.

Owners are encouraged to preserve as much of the natural tree coverage on the lot as possible. To create open areas under existing trees, prune off the lower limbs of the trees rather than removing the trees.

Landscaping Standards:

1. Each Lot is to be improved with new landscaping as follows:

- a. Lawn areas should not exceed 80% of the Front Yard Zone (FYZ) and 90% of the Side Yard Zone (SYZ). Ground cover plant material, shrubbery and annuals are to fill areas not grassed.
- b. All lawns in all zones are to sodded.
- c. If the FYZ has less than 5 trees of 6" caliper or greater, the lot owner is required to plant a minimum of 5 trees of 3" caliper or greater, measured from 4 feet above grade.
- d. Underground irrigation systems are to be provided covering entire yard areas.
- d. When creating "gardens", isolate the lawn area in the FYZ to a single area.
- e. Owners are encouraged to plant "ground cover" material to screen parking areas, mechanical equipment, meters, etc. Areas around the mailbox should be enhanced with plant material.

Landscape Material List

TREES

Crepe Myrtle
Wax Myrtle
Sable Palm
Cabbage Palm
Sabo Palm
Magnolia
Bradford Pears
Sycamore
Oak

SHRUBS

Oleander
Eleaganes
Azalea
Holly
Yaupon
Ilex
Pittisporum
Pampaz Grass

GROUND COVER

Vinca
Ivy
Jasmine
Ivy
Fern

LAWNS

Bermuda Grass
Zoysia Grass
St. Augustine
Centipbde

DRIVEWAYS

Driveways shall be used for vehicular and equipment access only and shall be located so as to enhance the approach to the house. Driveways are to be no greater than 14 feet wide. Driveways are to be located, except for patio homes, on the opposite side of any adjacent driveways. The intent is to eliminate the possibility of 2 drives adjacent.

Driveway materials are as follows:

1. Concrete.
2. Brick Pavers.
3. Asphalt paving with concrete or brick edging.

OUTBUILDINGS AND ACCESSORY STRUCTURES

The following materials are permitted:

- A. Materials that conform to that of the primary structure. Massing of the primary accessory structure shall conform to that of the primary structure within the height restrictions and area restrictions allowed. The following uses of outbuildings are permitted:
1. Garden pavilions and greenhouses
 2. Gazebos, trellis structures and arbors.
 3. Garages and workshops, guesthouses and artist studios.
 4. Saunas, below grade or semi-below-grade swimming pools, and door tubs, pool cabanas equipment and equipment enclosures. Above ground pools are not allowed.
 5. Bar-b-ques, terraces and decks.

ROOFS AND GUTTERS

The following materials are permitted:

- A. Clay or concrete tiles.
- B. Asphalt fiberglass shingles, 240 lb minimum.
- C. Painted metal standing seam roofs.

Gutters are not mandatory, but are encouraged to control water runoff.

The following roof configurations are permitted:

- A. Simple, symmetrical hip or gable roofs with a minimum pitch of 6 in 12.
- B. Simple shed roofs with a minimum pitch of 6 in 12.
- C. Dormers shall be configured to be compatible with the overall design as approved by the ARC.
- E. Downspouts and conductor heads shall be placed to maintain the architectural integrity of the design.
- F. Where overhangs are provided, a minimum of 24" is required unless otherwise approved by the review committee based on architectural merit.
- G. Roofs shall not drain water into adjoining properties.
- H. Skylights, vent stacks and solar panels are permitted but should not be visible from the street. Skylights are to be flat and flush with the roof line and no greater than 9 square feet.

WINDOWS AND DOORS

The following materials are permitted:

- A. Clear glass, either tempered or insulating, double or triple.
- B. Painted or stained wood windows, vinyl or aluminum clad.
- D. Paint colors are to be reviewed by the ARC.
- E. Hurricane shutters if they are integrally designed into the opening.

The following configuration is permitted:

- A. Windows and doors through placement and design shall be compatible to the architectural character of the building. Additional window trim is encouraged. Wood shutters or bahama shutters are not allowed unless they are used as sunshading devices and are subject to approval by the review committee. Canvas awnings must be approved prior to implementation by the Architectural Review Committee.