

KINGSLEY CREEK HOMEOWNERS ASSOCIATION, INC.

Community Standards

Community Standards: The Community Standards reflect the overall community design, Neighborhood Architectural style and existing Standard Color Packages that are in place during the construction of the homes within the Neighborhoods of the community. Adherence to Community Standards ensures The Heights Community retains the character as designed. The Community Standard applies to the entire house paint package (exterior, doors, house trim, gutters) stone type and designated stone surface areas, window type and color, soffit colors, screen enclosures, pavers and overall architectural design.

Lot Conditions and Modifications

All improvements/modifications to your lot or home shall not modify, obstruct or impede the flow of the drainage or divert it away from your Lot or otherwise alter the flow of that drainage in any manner that will have any effect on neighboring lots or common areas and must be restored to original drainage design. Please refer to the governing documents of Kingsley Creek for all drainage restrictions. Modification of drainage on any lot can impact the drainage as designed and approved by the Water Management Districts which are the governing entities regulating the compliance to the approved drainage plan in our community. Modifications to the lot have potential to impact the existing grade and a new survey of the lot may be required for, but not limited to, the following improvements: Any ancillary structures, room additions, patios, pools, screen cage, fences.

Irrigation System

Modification to lots that may impact the supply system of the association is not permitted without ARC approval.

Structural and Landscape changes

An original Final Survey (copy) is required showing all requested structural and site modifications and must be drawn on the Final Survey in an appropriate scale which includes the dimensions of any structure, the distance from easements and property lines. (i.e.: room addition, enlarged landscape beds, fences, pools, screened cages, pool equipment, patios, gutters, etc.)

Address Plaques: House numbers are required by code and may not be removed or altered from the existing type.

No additional embellishments or names or wording is permitted.

Coach Lights: There are Community Standard coach lights on the garage wall of the home. Modifications are limited to the Coach Lights currently offered in the design center or those previously offered in the Community Standards package for your community.

Basketball Hoops: No permanent in ground or roof mounted basketball hoops are permitted. Portable Basketball hoops are permitted with ARC approval, but must be stored from view nightly or when not in use and are not permitted in the street at any time.

Flags: Approvals are required for flags. Owners may display one 4½ feet by 6 feet portable, removable United States flag, and one 4½ feet by 6 feet portable official flag that represents the United States Army, Navy, Air Force, Marine Corps or Coast Guard or a POW-MIA flag. Freestanding flag poles may be no more than

20 feet high and located only in landscape beds if the landscape is maintained by the association, are not permitted to be erected in an easement, and follow any restrictions for display as outlined in the Declaration of your association.

Extended Driveways: Driveways may be extended on front load, 2-car garages to the outer edge of the existing garage's street facing wall on either one or both sides. The extension must run lengthwise from the existing drive to the street curb and must be of same surface material as the existing drive. Driveways changing to a Paver surface must use the Paver color and type of the Design Package designated of your home which is the current Community Standard. See **EXHIBIT A** for Diagrams and 2-car side load garages. Single car driveways or combined driveways on 3 car garages may not be expanded.

Fences: Fences are restricted and must comply with the Fence Guidelines in **EXHIBIT B**.

Generators: Generators should be located in a position of the least audible and visual impact to existing neighboring residence. Dense landscape of comparable type and size of existing community landscape to provide screening from street and neighboring view is required. A four (4) foot PVC Fence (of specified type and color for the community) is required with the landscape screening if the installation and code requirements do not prohibit/limit distance needed for safe operation of equipment, and may only be the width needed to safely operate the equipment. Enclosures may not be enlarged to miscellaneous items. Any propane tanks must be installed underground meeting all code requirements.

Gutters: Gutters must be same color of the existing soffit. All gutter downspouts and super gutters must disburse water in the direction indicated on the site drainage plan of the Final Survey at time the Certificate of Occupancy was issued. Any underground disbursement or underground system must convey the water in the direction(s) of the site drainage plan.

Hurricane Shutters: All hurricane shutters must be approved by the ARC prior to installation

Landscape:

Mulch: The Community Standard for mulch in landscape beds Shredded Cocoa Brown Mulch Mulch beds may not be replaced with rock, shell or pebbles, except, to minimize mulch wash out from rain abutting entry walks or driveways. A 4 (four) inch wide strip of River Rock stone may replace mulch in beds that abut driveways or entry-walk pavers and must have ARC approval.

Landscape Bed Curbing—No stone, plastic or wood curbing is permitted on landscape beds in the front or sides of the home that are visible from the street.

Trees: Designated Shade and Street tree(s) are a requirement mandated as part of the development of the community during the permitting process. Shade trees may only be replaced with a like shade tree species of a size minimum of 25 gallons. Prior to removal of a shade tree that presents a danger to persons or property, documentation from an Arborist, that is certified by the International Society of Arboriculture or by a Florida licensed landscape architect confirming the necessity of removal.

Landscape Lighting: Lighting is limited to Low Voltage spot lights and area lighting. No ARC is required if

lights total a quantity of 12 or less on the entire lot. All low voltage spot lights must be directed upward, focusing on plants, trees or shrubs, and should be directed away from all homes within eyesight, regardless of distance. Lights must be directed away from any preserve area.

Paint: The approved paint colors and packages currently being offered through the design center in your Neighborhood are considered the Community Standard. Painting the home in the existing color package as well as an alternate color package is subject to approval. All painting of the exterior of the home must have ARC review and approval. A request to change to an alternate Standard Color Package from the original Color Package of the home is permitted, but may not duplicate the Color Package of the neighboring homes on each side of your home.

Paver or Concrete Walkways, Door Pads or Spigot Pads: Screen cage or exit door pads may be added at the rear and side exits of the home but are limited to 4ft x 4ft width. Water Spigot (Hose Bib) pads are limited to a 2ft x 2ft paver pad. Pads may not extend as sidewalks. Extensive side pavers can impact the available impervious soil and the side swales functionality which is prohibited by Declaration. No additional poured or paver walkways are permitted on the side or front of homes other than entryway sidewalks.

Pools: Configurations and placement of pool screen cages may be affected by conservation areas, pools, house plan, utility and drainage easements, surface drainage requirements, county requirements and lot size or location and zoning restriction. Applicant shall demonstrate that drainage flow in side yard swale will not be impacted which includes the drainage from the gutters on any screen cage and must comply with existing site drainage plan. A detailed site plan, at an appropriate scale on a copy of the Final Survey must show all applicable property lines, easements, structures, and distances between structure and property lines and must be included with the application. *All gutter downspouts and super gutters must disburse water in the direction indicated on the site drainage plan of the Final Survey of the home and any underground disbursement or underground system must convey the water to the direction of the site drainage plan.*

Pool Equipment: The pool equipment location must be noted on the final survey when submitted for approval. Equipment must be screened by a 4 foot in height PVC Fence (of specified type and color for the community) and dense landscape of comparable type and size of existing landscape of the home and incorporate pool equipment dimensions only. It is not permitted to expand the enclosure for storage. Location of pool equipment on the side of the home is to be a minimum of 3 feet past the rear plane of any neighboring lanai or screen enclosure to lessen noise impact.

Satellite Dish: Residents must submit a drawing with the proposed location prior to the installation of the dish. Every effort possible must be made to locate the dish in a manner that obscures the view of the dish from the street and minimizes the view from the neighboring property. The dish will be mounted off the ground on the side of the house with the top of the dish placed no higher than the bottom of the roof line. Plant material of adequate height and density may be required to be planted in the landscape bed on the street side of the dish to screen its view from the street. All installations will be completed in a manner that observes all FCC Regulations relevant to Satellite Dish installation as described in the Declaration of the Association and size is limited to one (1) meter in diameter (39.37 inches).

Screened Entryways and Garage Screens are not permitted.

Screen cages: Cages must be of same color metal as gutter/soffits of home. Screen cages (inclusive of pools) may extend from the rear corner of the home up to half the distance between the rear corner of the home and the side property line, but in no case shall it encroach into the minimum side setback of the lot. Screen cage structures may not encroach in or on any applicable easements or inhibit existing storm water drainage or landscape maintenance. Height of the extended sides may not extend past the fascia of the home. (Does not include the mansard of the screen cage roof). *ALL gutters downspouts or super-gutters on a screen cage must disburse water as referenced in the section on GUTTERS in the Community Standards.*

Solar Heating Panels: Must be roof mounted on a non-street facing side of the home.

Storm/Screen Doors: Doors must be "Full View" style, with no decorative elements or cross bar and in a non-high contrasting color to the existing door frame.

Water Softeners: Dense landscape of comparable type existing in the community must be installed to provide screening from view. The landscape must be at the same height and width of the planned unit to screen it from street and neighboring lot view.

Yard Art: Yard art is limited to three (3) items total in any street facing yard or bed(s) and they must be 24" or less in height. No ARC is required for compliant items.

Yard Structures: All yard structures such as playsets, gazebos, or any other structure, requires ARC approval. No structure or of any kind is permitted in the front or side yards of a home. The location, dimensions, type of materials and location of proposed structure must be included with the application. Landscape screening from street view may be required.

EXHIBIT A

Widening of driveway for Two Car Front load Garage homes only. May be widened on one or both sides. Single Family Homes Only. Landscape areas next to the front of the garage must be retained. Dotted lines indicate extension.

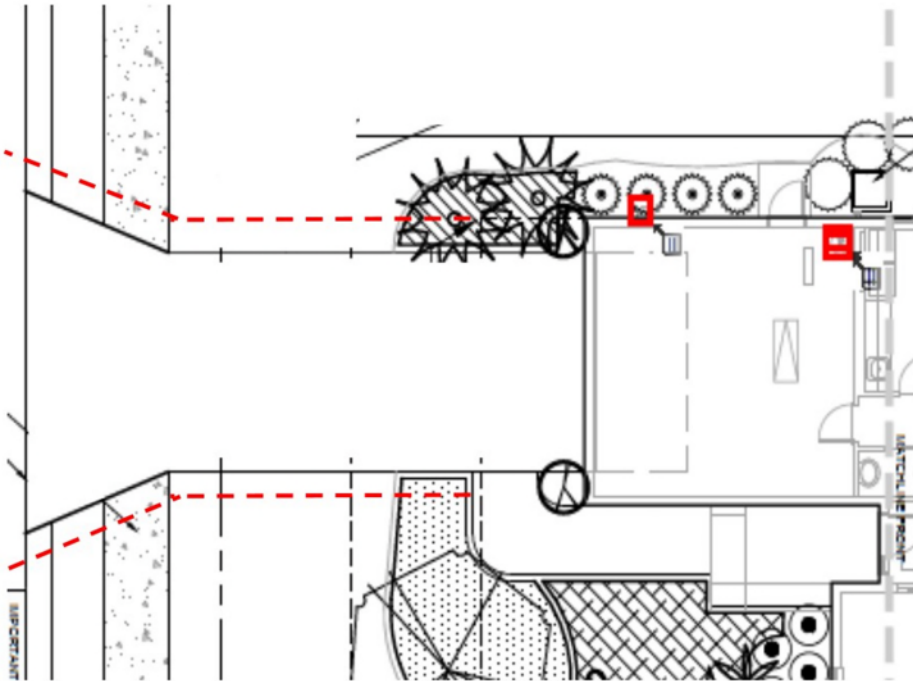
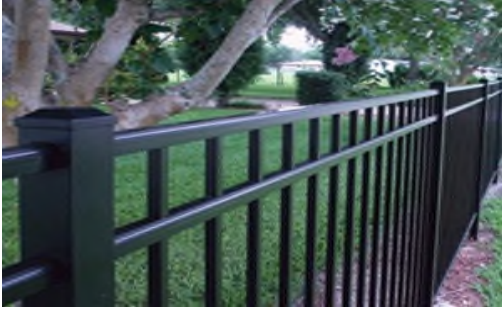


EXHIBIT B

FENCE GUIDELINES

1. Design Approval. The location and design of all fences shall be submitted for approval by the Architectural Review Board. Fences shall conform to the standard design as established in the Community Standards. Fence configurations and placement may be affected by conservation areas, pools, screened enclosures, utility easements, county requirements and lot size or location and zoning restriction.
2. Front Yards: No fence shall be permitted to be placed in any front yard on any lot. Fences must begin a minimum of ten feet from the front corners of the dwelling.
3. General Placement: In general, fences must start on the side of the home a maximum of 5 feet from the rear corners of the home. The fences shall be installed along the side lot line of the property line and on the rear property line, unless on a lot where the lot abuts ponds or lakes, in accordance with the guidelines below. Lots that abut water must be 5 feet from top of bank. Fences installed on drainage easements, but within the boundaries of the lot line must be done so with the understanding that if the easement must be accessed, the fence may need to be removed at the Owner's cost. No fence may be installed at a height that exceeds any community wall or fence in which it abuts. All fences that are installed must adjoin any neighboring fences so as not to create any gaps or alleys between fences. Double fencing is not permitted.
4. Gates: At least one gates must be located on the front of the fence on all lots. No gates are permitted on the side of the fences adjoining another lot or common area. Water abutting lots must include two gates one (1) on the front of the fence and one (1) on the rear of the fence to facilitate landscape maintenance.
5. Style/Color: The fence must be black aluminum, powder coated and "invisible" picket fence. Style will be straight, narrow fence with minimum 2" spacing between vertical posts. The current approved fences styles for back yards only as per attached picture. Fences are available through fence retailers.
6. Back-to-Back and Corner Lots: Homes backing to another residential lot may install a 6 foot privacy fence on the rear lot line only. Corner lots in which two sides of their home has street frontage, may be permitted to install a 6ft Privacy fence on the street side and the side backing to another residential lot. However, the home will be required to install a landscaping hedge on the street side with plant material approved by the Architectural Committee. The street-side fence must have a set back of a minimum of fifteen feet from the interior edge of the sidewalk. If no sidewalk is present a twenty-foot setback from the edge of the lot that meets the street is required. Fences installed on the non street-side of the home, must be black aluminum. Privacy fences must be of board look white PVC Fencing as attached pictured below.
7. Location. Because of the unique nature of each lot within the property, the exact location of fences will be determined on a case-by-case basis.
8. Height. The height on all fences shall be 4 (foot). The top of the fence panels must be level. Privacy fences on Back to Back lots may be 6 foot in height on the rear and street side only.
9. Fence Embellishment. Light fixtures, hanging plants, baskets or any other form of decoration may not be attached to any fence.
10. Prohibited. Fences intended to serve as dog runs or animal pens are not permitted.

Fences are available through fence retailers.



Option 1



Option 2 – Puppy Fence at bottom.



PVC Board Look for rear fence only of designated lot type.