



CONNERTON VILLAGE II PARCEL 201

CHAPTER 7

ARCHITECTURAL STYLES AND BUILDING SITE REQUIREMENTS

7.1 THIS CHAPTER APPLIES TO PARCEL 201 EXCLUSIVELY

This chapter is written according to the "PREFACE", page 5 of this guideline.

This parcel is a Maintenance-free, gated community within Connerton. Parcel will also establish its own Homeowner Association subject to review and approval by the Developer of Connerton.

7.2 LOT CRITERIA AND TYPICAL LOT LAYOUTS

1. 55 foot lots: Minimum square footage is 1700 sq ft and maximum square footage is 3500 sq ft.
2. 65 foot lots: Minimum square footage is 2400 sq ft and maximum square footage is 4500 sq ft.

See page 68 for site layout and Regulating Plan for Parcel 201.

7.3 EXTERIOR BUILDING ELEVATIONS

1. Front porches are not required. There will be a minimum of one elevation for each floor plan that will offer a front porch.

2. The requirement for a 14" vertical distance between finish floor elevation of the structure and the finish grade elevation does not apply to Parcel 201. This also eliminates the requirement for front steps to an elevated porch or entry stoop.
3. Window mullions are not required on the side elevations of residential structures.
4. The minimum roof pitch is 5:12.
5. Fascia must be 8" aluminum.
6. Garages:
 - a.) The minimum garage door size is reduced from 9' to 8' in width.
 - b.) Garage cannot exceed 60% of the total width of the front elevation of the house.
 - c.) There is no requirement that the face of the garage be behind the front of the main structure of the house. Garage and garage doors may face forward. If the garage extends forward of the main house structure an additional "canopy" tree and a minimum of five additional shrubs will be required in addition to standard landscape requirement.

7.4 EXTERIOR BUILDING COLORS

1. Color schemes that are approved for this Parcel are to be used exclusively within Parcel 201.
 - a.) Body Color: Residential structures may have up to (3) primary body colors within (1) color scheme. Darkest color must be used at the ground level
 - b.) Trim Color: Residential structures may use up to (2) trim colors within (1) color scheme. Fascia and window trim color must be a shade of white (off-white, beige, cream, oyster, etc.). Secondary trim color can be a darker color.
 - c.) Garage Door Color: Is not required to be the same color as the "Body" color of the house.
 - d.) Main Entry Door Color: can be an independent complimentary accent color
 - e.) Stone Veneer colors and styles: can be used with prior review approval by the Design Review Board.
 - f.) Roof Shingle and colors: can be used with prior review and approval by the Design Review Board.
 - g.) Roof overhangs: Min roof overhang is 12" for all lots in Parcel 201.

7.5 FENCING

1. Perimeter (Parcel 201) privacy fencing: Can incorporate PVC, Tan colored, solid fencing material provided it is heavily landscaped along the entire public facing side and is maintained by the Parcel 201 Homeowner Association. Landscape plan must be submitted for approval by the Connerton Design Review Board.

2. Homeowner Lots:

a.) Fence Material shall be PVC. Fence color must match the *Tan* color PVC fencing that has been installed (by the Builder) along the perimeter of Parcel 201.

b.) Refer to Exhibit "F" of this chapter, page 74, for "Fencing Control Map" for Parcel 201. The map establishes individual site designations as to "Standard", "Conservation" and "Amenity" lots.

2. On Standard, Non-Conservation, Non-Amenity Lots, 6' high solid PVC fencing as specified at Exhibit "A" of this chapter, page 69, can be installed along rear and side property lines as described herein and as depicted at the site plan layout shown at Exhibit "E" of this chapter, page 73. Front Fencing, "closure" panels and gates (between side property lines and house structure) are to be placed at the rear corners of the house structure. Side fencing cannot extend forward beyond the rear corners of the house exclusive of lanai area. Gates are to match the design of the fence panels (i.e. no arched panels or decorative top-rail designs) and must be located on either (or both) sides of the house within the "Front Fence" portion of the fencing. Minimum gate width to be forty inches (40") to provide lawnmower access.

3. On Conservation Lots, a combination of 6' high fence panels, transition panels, and 4' high flat-top open picket panels, as specified at Exhibits "A", "B" and "C", pages 69, 70 and 71 respectively, shall be installed as depicted at Exhibit "D" of this chapter, page 72.

4. Amenity Lots will be reviewed on an individual basis. Homeowners may be required to install additional landscape buffering of the fencing. Fence configurations may be required to use any of the (3) types of panels as directed by the Connerton Design Review Board.

5. Corner Lots will be considered "Amenity Lots" for the purpose of this amendment. Fencing on corner lots require close coordination with the Connerton Design Review Board (CDRB) due to their unique layouts and concerns for vehicle visibility and safety, compliance with existing easements, and County fencing ordinances and setback requirements.

6. General Fence Requirements:

a.) All fences must adjoin any neighboring fences so as to not create any gaps or alleys between fences. The finished side of the fence shall face the neighboring properties. Double fencing is not permitted. Fences installed on a drainage or utility easement but within the boundaries of the property lines are installed with the understanding of the

homeowner that if the easement must be accessed, the fence may need to be removed at the homeowner's expense.

b.) All side property line fences shall be installed on or within 4" (four inches) of the property lines. Fences along the rear property line shall be installed on the property line and shall connect to the adjacent neighboring fence.

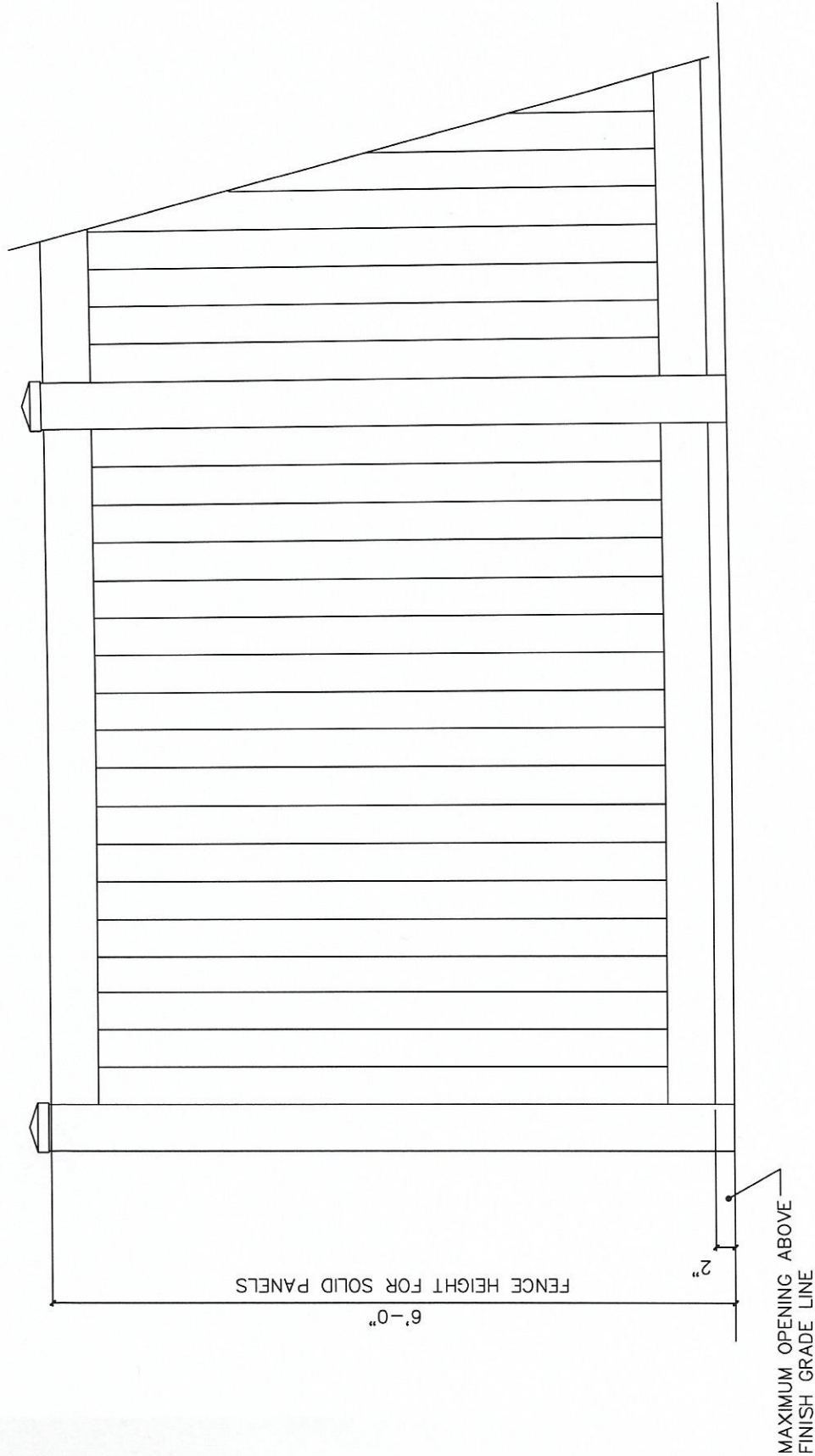
7. Maintenance:

a.) All fencing shall be maintained by the Lot Owner and kept in good repair. Fencing shall be kept clean and in "like new" condition. The lot owner will be responsible for all landscape and irrigation maintenance related to the fencing. Fenced lots may incur and additional assessment for increased landscape maintenance. Irrigation systems shall be reconfigured as may be required due to installation of fencing. Irrigation system must cover any additional landscape buffering installed on the public side of fencing.

Chapter 7 Exhibits for Parcel 201:

- Exhibit A: Standard 6' High PVC Fence Panel, page 69
- Exhibit B: Transition PVC Fence Panel (6' high to 4' high), page 70
- Exhibit C: Flat-top 4' high PVC Picket Fence Panel, page 71
- Exhibit D: Typical Conservation Lot "Combination" PVC Fencing Layout, page 72
- Exhibit E: Typical Standard Lot 6' high PVC Fencing Layout, page 73
- Exhibit F: Parcel 211 Fencing Identification and Control Map, page 74

Chapter 7, Exhibit "A"



PERIMETER YARD FENCE (WHERE ALLOWED)

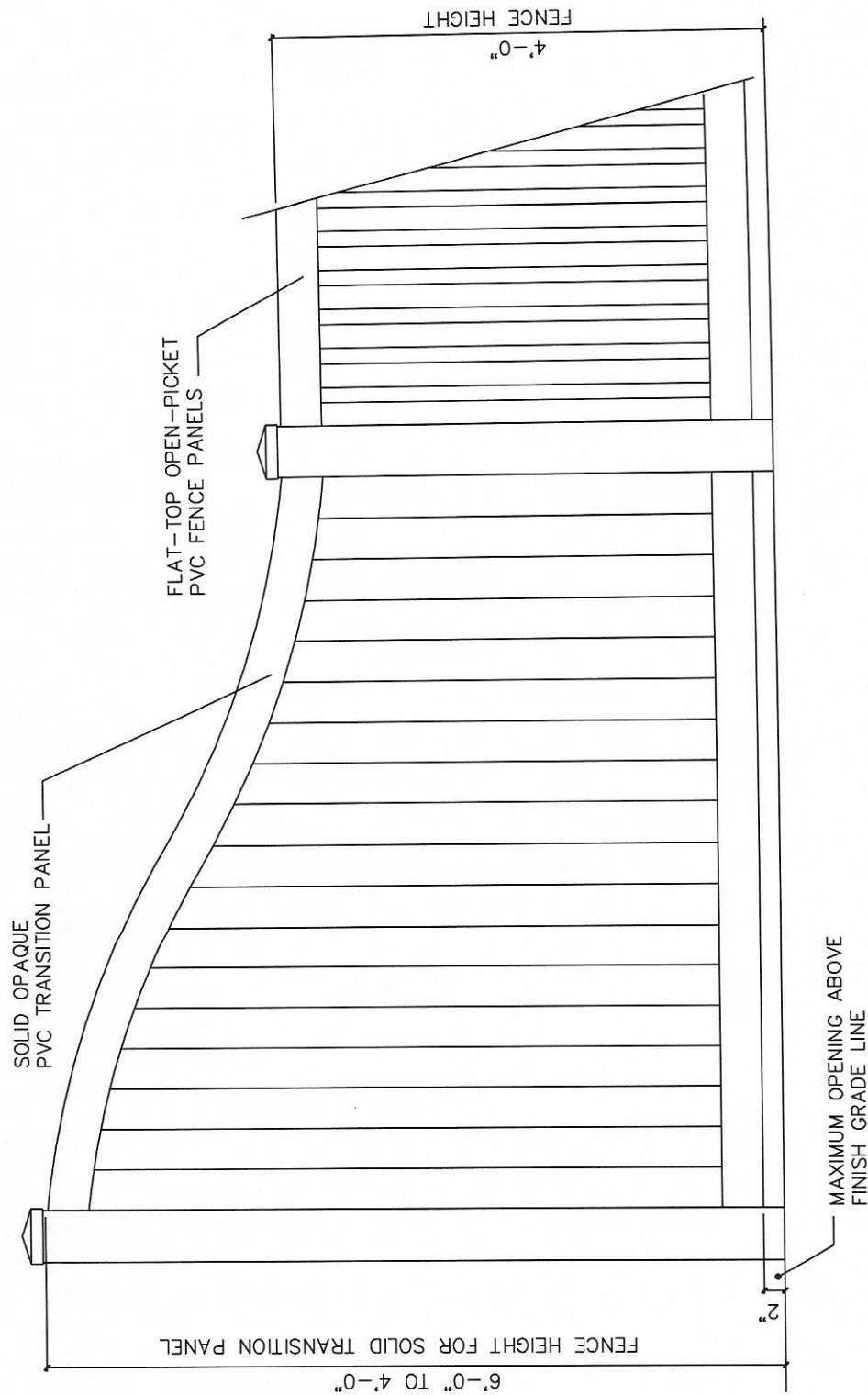
SOLID 6' HIGH PVC FENCE PANEL

TAN "PVC" FENCING (COLOR TO MATCH BUILDER-INSTALLED)

PERIMETER PVC FENCE)

DESIGN AND SPECIFICATION DRAWING PARCEL 201

Chapter 7, Exhibit B



PERIMETER YARD FENCE (WHERE REQUIRED)
6' TO 4' SOLID PVC TRANSITION FENCE PANEL
TAN "PVC" FENCING (COLOR TO MATCH BUILDER-INSTALLED
PERIMETER PVC FENCE)

CONSERVATION LOTS ONLY PARCEL 201

Chapter 7, Exhibit C

SEE EXHIBIT "D" OF THIS AMENDMENT

THIS TRANSITION POST TO BE LOCATED AT THE MIDPOINT BETWEEN THE REAR PROPERTY LINE AND THE FARTHEST AWAY REAR CORNER

OF THE HOUSE IN RELATION TO REAR PROPERTY LINE

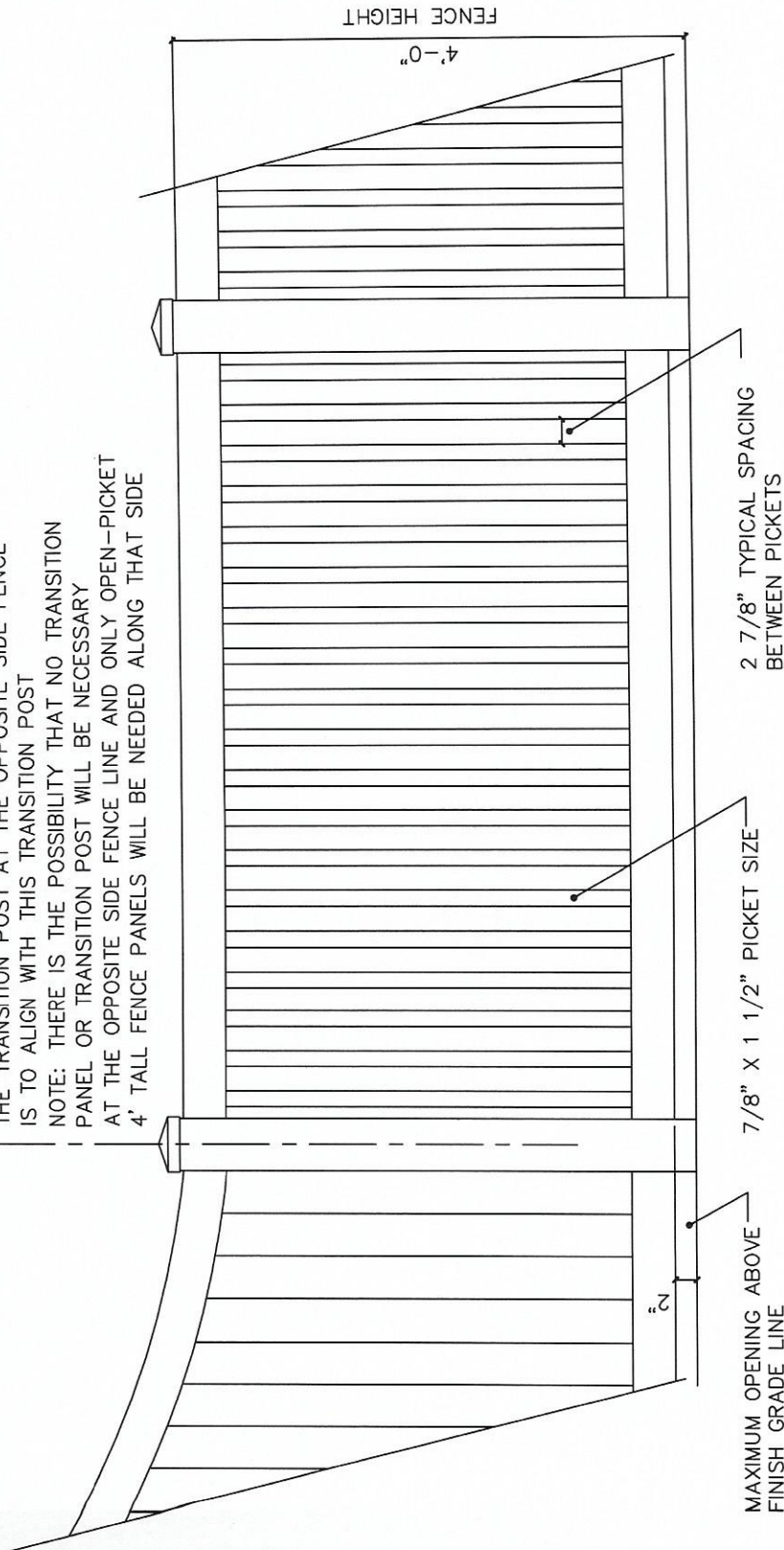
THE TRANSITION POST AT THE OPPOSITE SIDE FENCE IS TO ALIGN WITH THIS TRANSITION POST

NOTE: THERE IS THE POSSIBILITY THAT NO TRANSITION

PANEL OR TRANSITION POST WILL BE NECESSARY

AT THE OPPOSITE SIDE FENCE LINE AND ONLY OPEN-PICKET

4' TALL FENCE PANELS WILL BE NEEDED ALONG THAT SIDE



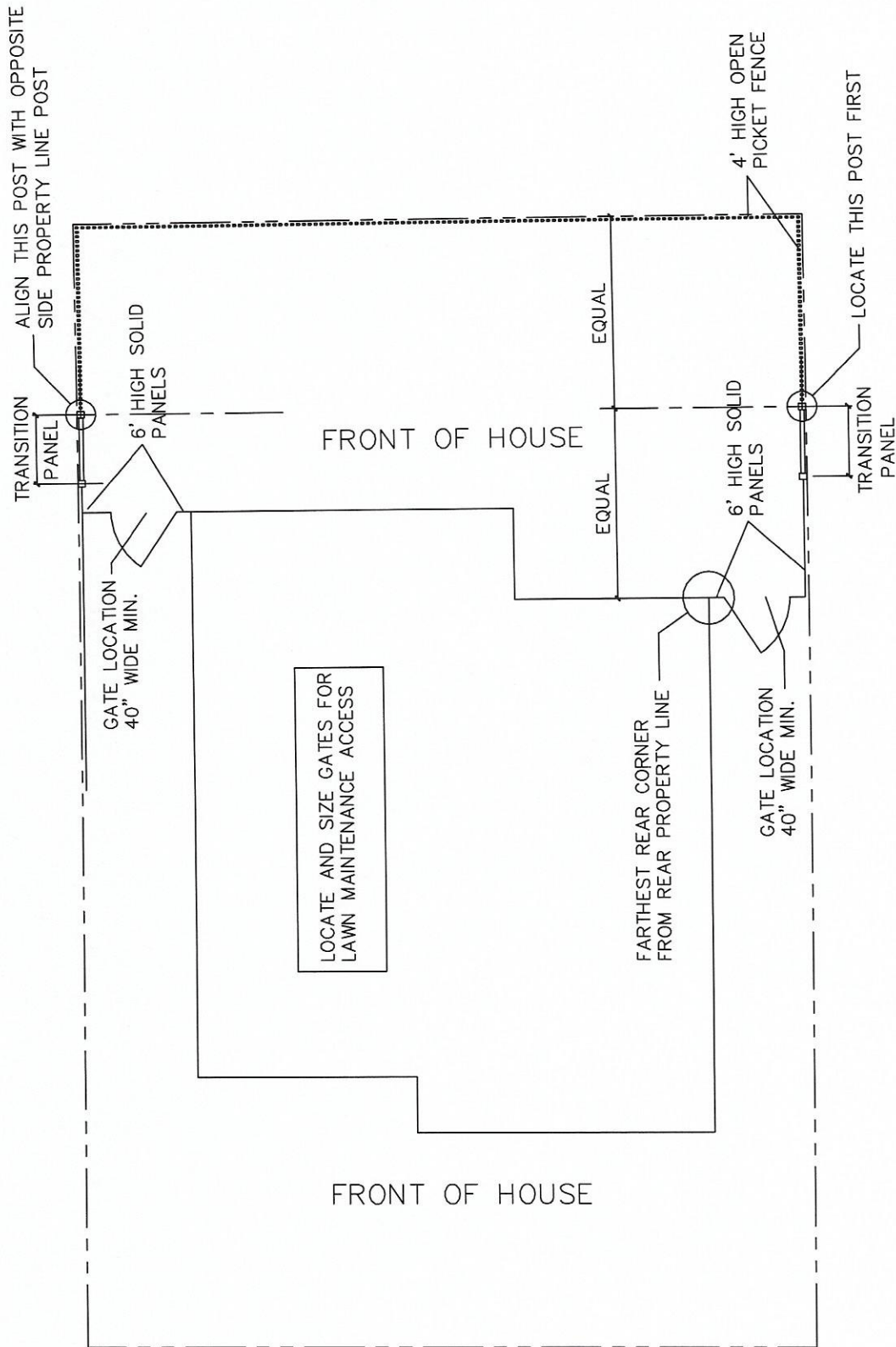
PERIMETER YARD FENCE (WHERE REQUIRED)
FLAT-TOP 4' HIGH PICKET PVC FENCE PANEL

1AN "PVC" FENCING (COLOR TO MATCH BUILDER-INSTALLED

PERIMETER PVC FENCE)

CONSERVATION LOTS ONLY PARCEL 201

Chapter 7 Exhibit "D"

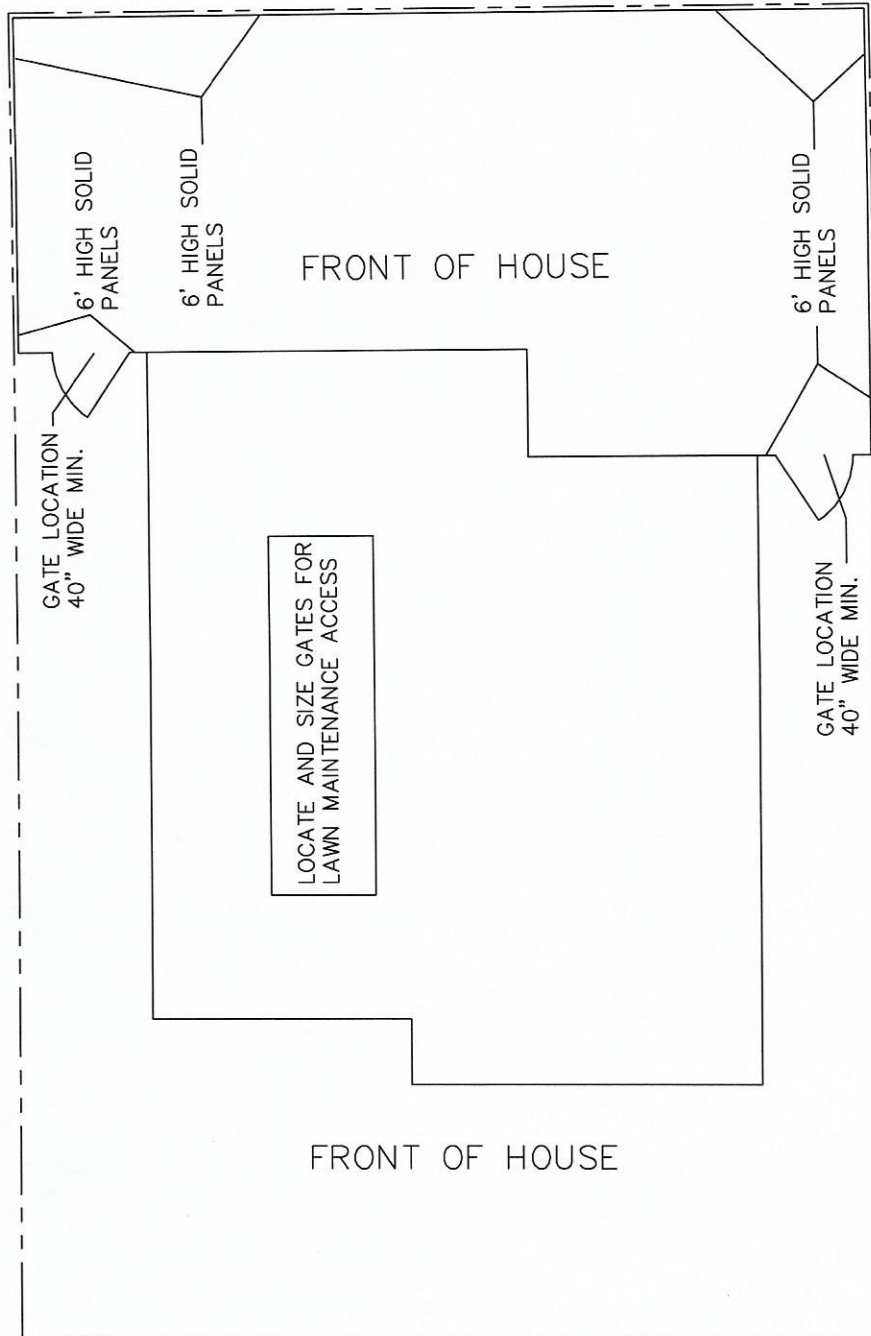


SITE PLAN EXAMPLE FOR TRANSITION POST PLACEMENT

TAN "PVC" FENCING (COLOR TO MATCH BUILDER-INSTALLED
PERIMETER PVC FENCE)

CONSERVATION LOTS ONLY PARCEL 201

Chapter 7 Exhibit "E"



SITE PLAN EXAMPLE FOR STANDARD 6' SOLID FENCING

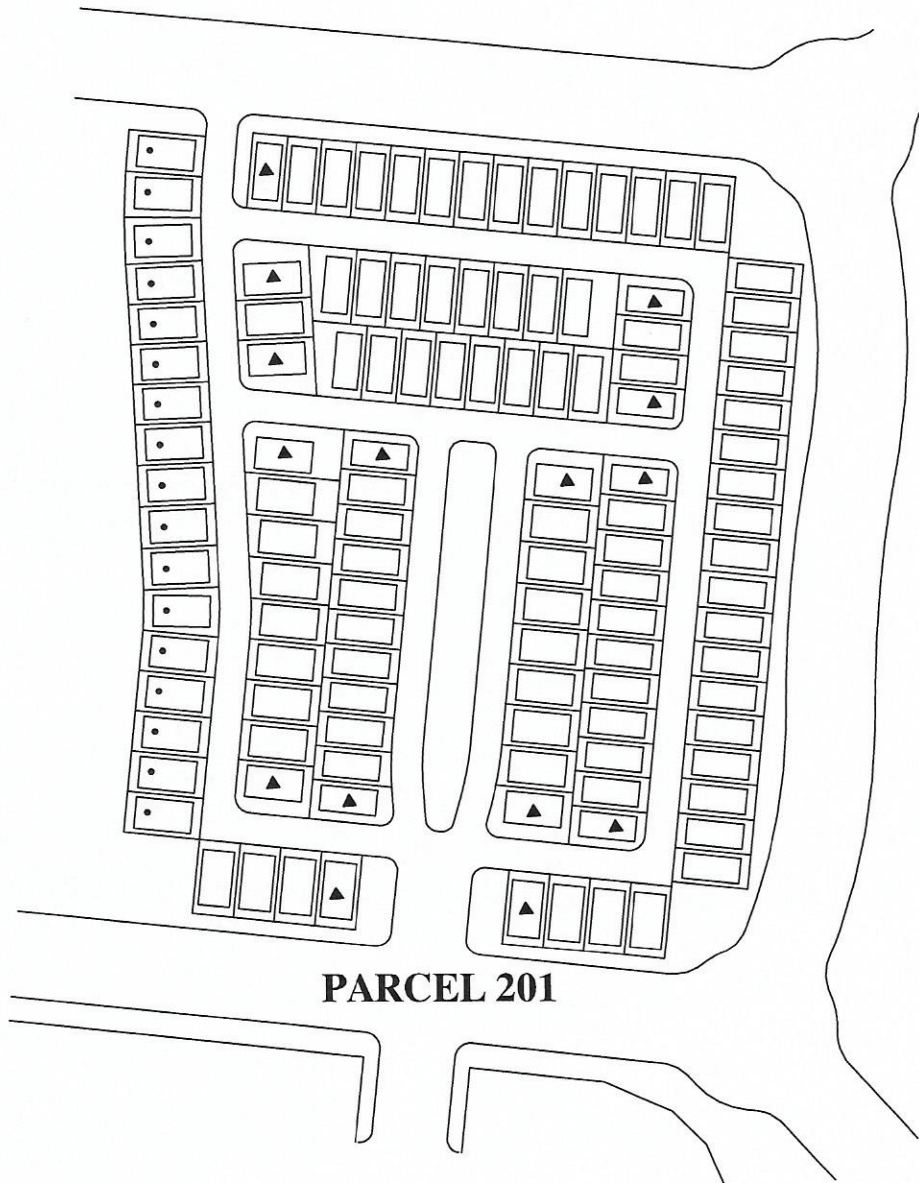
TAN "PVC" FENCING (COLOR TO MATCH BUILDER-INSTALLED
REAR LOT LINE OR PERIMETER PVC FENCE)

NON-CONSERVATION LOTS ONLY PARCEL 201

Chapter 7, EXHIBIT "F"

▲ DENOTES AMENITY LOT – WILL BE REVIEWED ON AN INDIVIDUAL BASIS
LOT MAY REQUIRE ADDITIONAL LANDSCAPE BUFFERING OF FENCING

● DENOTES CONSERVATION LOT



PARCEL 201

