



# CARILLON BEACH DESIGN CODE

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# INTRODUCTION

Carillon Beach is being built in accordance with a master plan and concept for beach living that is markedly different than that typically imposed on Florida's coast.

Its streets are laid out forthrightly, with direction and purpose; they do not wind endlessly but terminate in vistas that constantly orient the driver or pedestrian as well as adding to the beauty of the community.

Its beaches are easily accessible, both physically, by access easements for foot travel, and visually, through view corridors between houses.

Hospitable at all times to pedestrians, Carillon Beach is intended ultimately to include shops, restaurants and meeting areas within easy walking distance of residential areas.

By accommodating two dwelling units on most lots, Carillon Beach allows the homeowner to construct a guest house or smaller unit which can be used by other relatives, guests, a nanny, or tenants.

Its architecture is not tied to a particular period or place in history. Instead, it respects the climate, geography, time and culture in which it is built—the heat and humidity of summer, as well as the occasional freezes of winter. Shaded porches capture gulf breezes while contributing to neighborly conversation. High ceilinged rooms are airy and full of light.

Carillon Beach will be built by hundreds of different homeowners, architects, and builders. Each of these individuals will contribute to the shaping of the final community.

The Carillon Beach Design Code communicates the elements which are essential for creating this community. It is a living document which is constantly changing as conditions warrant. Its purpose is to create a finished community in which man can live in harmony with the coastal environment. Additionally, it is the intent of this Code to create an urban fabric where houses are both diverse, reflecting the taste of their owners, while at the same time blending together to create a unified whole. Within these essential elements, there is room for creative and individual design which vitalizes the community.

Compliance with the Code is essential to maintain the integrity of the community. The adherence to these aesthetic values has and continues to play a significant role in attracting its owners to become

a part of Carillon Beach. Therefore, the Code must be enforced, and compliance to the Design process is mandatory. Additionally, adherence to the Code is essential to the hope of preservation and the potential appreciation of our property values.

Prior to submission of plans to Carillon Design Review, it is required that the owner schedule and attend a meeting with the Architect and the Town Planner, to discuss the site, the approval process and the spirit of the Design Code. It is imperative that the Architect have a clear understanding of the Design Code in order to prevent unnecessary modifications and revisions to the plans.

The following are definitions of some terms which are used throughout the Code:

- A ***building envelope*** is the area of the lot on which the house, outbuilding or garden structure can be located. It is the area within the front, rear and side setbacks of the lot.
- A ***dwelling unit*** is a residential unit complete with sleeping, cooking and bathing facilities with a private entrance.
- A ***footprint*** of a building is the area covered by the structure at the ground level other than conventional roof overhangs, uncovered steps and uncovered outdoor showers.
- A ***garden structure*** is a carport, pavilion, gazebo, pergola, deck, arbor or similar structure. An arch, trellis or similar structure located at the fence gate or driveway is not considered a garden structure for purposes of the setback requirement. These structures cannot have walls.
- A ***home industry*** which does not generate significant traffic may be permitted under the Carillon Beach Design Code. Any owner that desires to operate such a business must submit their proposal in writing to the Design Review Board, together with any applicable fees.
- An ***outbuilding*** is an enclosed structure, one or two stories in height, which is secondary to and detached from the main building on the lot. A typical outbuilding would be a guest cottage, a garage, or a garage with garage apartment.
- An ***overhead connector*** is a walk, deck or similar structure that connects the house with an outbuilding or garden structure at any level other than the first floor.
- The term ***Conditioned Space*** represents heated and cooled space.
- The terms ***Hot Tub*** and ***Spa*** are used interchangeably.
- The ***Community Planner*** is a designated member of Carillon Design Review.
- The term ***Contractor*** means a General Licensed Contractor in the State of Florida.
- The term ***Architect*** means an Architect Licensed in the State of Florida.

# **PART I: DESIGN CONSIDERATIONS**

## **ARTICLE I: SETBACKS**

*Uniform setbacks establish the character of the street, whether intimate or grand. In some areas, setbacks are designed to provide corridors.*

*Setbacks are established on a street by street basis and are shown graphically in Exhibit C of the Design Code. These are known as the standard setbacks.*

### **1.1 General**

Setbacks are shown graphically for all lots in Exhibit A of the Design Code. All setbacks are measured from the property line to the exterior of the structure. Roofs may overhang the property setback a maximum of 2 feet exclusive of gutter. Uncovered steps may extend to 5 feet from the property line. Outdoor showers are encouraged and will be considered on a case by case basis but in no event will extend more than 3 feet from the property line. Uncovered parking pergolas may extend to property line on driveway side. No rain water shall discharge onto adjacent properties.

### **1.2 Main Building**

In establishing the placement of the main building, the standard side and rear setbacks shown in Exhibit A. Exhibit C set the minimum distance for placement of the main building. Buildings can be further from the lot line but no closer.

To establish the streetscape, the standard front setbacks are both a minimum and a maximum. The front of the main building must be situated on the front setback line, except for gulf-front lots which are discussed separately in Part II: Neighborhood Codes. Main buildings on corner lots must be situated on the front setback line of both streets.

### **1.3 Outbuilding**

Most lots may have a primary structure and an outbuilding. Where outbuildings are permitted, they are subject to the same setback requirements as the main house. However, on non-gulf-front lots, a side setback of 5 feet will be allowed for an outbuilding which is located on the rear setback line. No portion of the outbuilding, except uncovered outdoor showers, may extend beyond the 5 foot setback. Maximum of one outbuilding per lot.

Garage doors which face the street must be located a minimum of 50 feet from the front property line, if possible. If the site dimensions do not allow this, then the garage must be positioned at the rear setback of the lot.

### **1.4 Garden Structures**

Garden structures cannot be forward of the front setback line. The side and rear setback is 3 feet.

### **1.5 Swimming Pools and Spas**

See Section 6.4

### **1.6 Air Conditioning Compressors and Garbage Enclosures**

On all gulf-front and lake-front lots, air conditioning compressors and garbage enclosures shall be located at least 10 feet from the front of the house as it addresses the street, and at least 15 feet from the rear of the house as it addresses the water.

Interior lot garbage enclosures will be located at the rear of the house on the driveway side. All locations will be reviewed by Carillon Design Review for minimal impact on the adjoining properties and for ease of pick up (See sections 6.6 and 6.7).

## **ARTICLE II: LOT COVERAGE, PARKING AND DRAINAGE**

*Lot coverage standards assure proper storm water retention and prevent visual crowding. Sufficient parking areas are necessary to avoid overloading the streets, but impervious driveways and*

*parking areas must be limited as they can prevent absorption of storm water.*

## **2.1 Main House Footprint**

For two-story homes, the footprint of the main house cannot exceed 32% of the lot area; maximum heated and cooled area is 23% of the lot area, which includes heated and cooled areas on the second floor which extend beyond the heated and cooled areas of the first floor.

For single-story homes, the footprint of the main house cannot exceed 42% of the lot area; maximum heated and cooled area is 30% of the lot area.

In all cases, the total footprint for the main house, any outbuilding and any roofed garden structure is not to exceed 42% of the lot area. See Exhibits B-1 through B-11 for calculations.

The square footage of the main house and the outbuilding is not cumulative; that is, the square footage of the main house cannot be increased beyond that permitted, even if there is no outbuilding. See Exhibits B-1 through B-11 for calculations.

## **2.2 Outbuilding Footprint**

The footprint of the outbuilding shall not exceed 450 square feet except on gulf-front lots and certain lots in Blocks M, S, W and Z. For gulf-front lots see Part II.

## **2.3 Impervious Area**

Impervious area is the total area covered by any material which substantially reduces or prevents the infiltration of storm water. Impervious surfaces include the footprint of all buildings, storage sheds, garden structures, pools and any path or driveway constructed of concrete, pavers or similar surfaces.

The total impervious area is not to exceed 60% of the lot area. No rain water shall discharge onto adjacent properties. See Exhibit B1 through B-11 for calculations.

## **2.4 Parking**

Each residential lot must provide at least three on-site parking spaces. If the main house, carriage house and outbuilding combined have more than three bedrooms or sleeping rooms, one additional space per bedroom or sleeping room must be provided. A parking space must measure at least 9 feet x 20 feet. No parking shall be parallel to the street. Each space shall be functional and the maneuverability into, out of, and around the space shall be shown on all inspected plans.

## **2.5 Driveways**

Driveways are not to exceed 12 feet in width at any point within 18 inches of the sidewalk. If the driveway runs along the side of a residential structure, the residential structure must be at least 12 feet from the side property line. (See Part II: Neighborhood Codes, Article II: Carillon Avenue, Section 2.3 Beachside Drive).

Where a residential lot faces a circle or intersection, the driveway must open to the adjoining roadway rather than to the circle or intersection whenever possible.

The driveway may be constructed of pavers, crushed stone or unstamped concrete. If concrete is utilized, it must be accented in an aesthetically pleasing manner with pavers. To accomplish this, the driveway must be bordered with pavers and the pavers must be a minimum of 10% of the interior portion of the driveway. All driveway surfaces must be adequately stabilized. Modifications or repairs shall be submitted to Carillon Design Review.

French drains are required on every driveway at the property line to help control storm water runoff and erosion. See Exhibit C.

## **2.6 Storm water Retention**

Each lot must provide storm water retention areas capable of retaining a volume of water equal to ½ inch times the area of the lot or 1-inch times the impervious area, whichever is greater. (See Exhibit B). Calculations must be submitted to the Design Review Board.

## **ARTICLE III: BUILDING STRUCTURE**

*Off-grade construction and non-continuous footing walls welcome natural breezes, allow the house to "breathe" and provide an area to capture rain water*

*Large, covered porches which shade the house from the heat of direct sun and provide outdoor living space, contribute to the streetscape, while small towers reach for the sky, often allowing a glimpse of the gulf even from inland streets. Inside, 10 foot ceiling heights contribute to the airy feeling and help ventilate the house.*

### **3.1 Foundations**

Houses must be constructed on pilings, piers or non-continuous perimeter walls. Foundation vents should extend to grade. Slab on grade is permitted only for garages.

Gulf front houses in Carillon Beach have special foundation requirements based on the criteria of the Florida Department of Environmental Protection (FDEP). These situations will be reviewed on a case by case basis.

All piling construction shall be augured or jetted with final tamping allowed to obtain the proper penetration and bearing capacity as required by the engineer.

Once the foundation or pilings have been put in, construction must be continuous.

### **3.2 Building Heights**

All buildings on non-gulf-front lots shall be measured from the grade at the center of the lot or the crown of the road, whichever is higher.

The peak of the roof for all two-story residential buildings north of Sea Hill and on Carillon Circle may extend to 35 feet. All other two-story homes are limited to 30 feet as measured to the peak of roof.

For single-story residential buildings, the peak of the roof shall not exceed 20 feet. The peak of the roof for residential buildings on gulf-front lots shall not extend more than 35 feet above the crest of the primary dune or 55 feet above sea level, whichever is less.

All outbuildings are limited to 27'-0" in height, as measured from grade to the peak of roof.

The above heights do not include chimneys, roof finials, other similar projections, and towers

(where permitted; see Section 3.4) which may extend above the roof peak. Chimneys must meet, but shall not exceed the minimum height required by all applicable Codes.

### **3.3 Floor Heights**

For all residential structures, the first-floor height as it addresses the street shall be at least 18 inches but not more than 40 inches above existing grade. All other sides of the residence shall have a minimum first floor elevation of 12 inches above existing grade or for flood elevation (BFE) whichever is higher.

Additionally, a 24-inch crawl space must be maintained between the finished grade underneath the house and the bottom side of floor joists, this may be accomplished by excavating under the house, which will also allow for storm water collection and percolation. The 24-inch crawl space must have acceptable crawl space accesses, both size and location. The entire crawl space must be free and clean of any garbage or debris.

All residential structures shall have a dimension of at least 10 feet, 6 inches from the finished first floor to the finished second floor. Ceiling heights of at least 10 feet are encouraged throughout the community.

Non gulf-front residential structures shall not exceed two levels excluding space constructed within the roof structure and allowable towers. Except as permitted in Part II; Neighborhood Codes.

Gulf-front residential structures shall not exceed 3 levels, which include any level finished or unfinished at or below grade.

### 3.4 Towers

Where towers are permitted they are subject to the following restrictions:

Maximum enclosed area	200 square feet
Maximum area including porches and balconies	250 square feet
Maximum exterior dimension including porches and balconies:	
... if parallel to coast	16 feet
... if perpendicular to coast	18 feet
Maximum height (roof peak) above crown of road	
... Lots South of Seahill Ave	40 feet
... Lots North of Seahill Ave	45 feet

For lots in Block M, S, W, and Z, please see Part II: Neighborhood Codes, Article IV: Block W. Towers will be subject to particular scrutiny as to height, location and their relationship to the architecture of the house. Towers cannot be located directly on the street and, except for corner lots, must be at least 20 feet from the front of the house including the front porch. Tower decks may not be screened.

### **3.5 Roof Pitch**

All roofs shall have a minimum pitch of 6 inches in 12 inches, and a maximum pitch of 10 inches in 12 inches. However, where a pediment in a classical manner is utilized, the minimum pitch is 4 inches in 12 inches and the maximum pitch is 6 inches in 12 inches.

All roofs of a structure shall have the same pitch, except in the case of a broken roof pitch which is allowed over a porch or when used around the entire perimeter of the roof. Roof pitch over a porch may be no less than 3 inches in 12 inches.

### **3.6 Porches**

All houses must have a porch on the first floor of the front elevation (the side facing the major street). The minimum size of a front porch is as follows:

- a. If a house has one porch on the front elevation, the porch shall be at least 8 feet deep by 12 feet wide.
- b. If a house has two functional porches on the front elevation, the porches shall be at least 8 feet deep with a cumulative width of at least 18 feet.
- c. On corner lots, porches must face both streets with each porch having a minimum depth of 8 feet and a minimum width of 12 feet.

Porches on two levels, with one above the other, known in the Code as double-loaded porches, are encouraged.

In addition to the front porch requirement, all houses on gulf-front or lake-front lots shall have porches or attached decks on the water side of the house with a minimum area of 120 square feet.

All porches must have a minimum depth of 8 feet, although smaller porches will be permitted once a house achieves its minimum porch requirement.

Larger porches are encouraged in lieu of conditioned square footage as long as the total allowed building footprint is not exceeded.

Additional information concerning porches is contained in Part II, the Neighborhood Codes.

### **3.7 Outbuildings**

Outbuildings are secondary structures with a maximum total area of 900 conditioned square feet. The ground floor area (footprint) may not exceed 450 conditioned square feet. However, an additional 100 square feet of covered porches, decks and balconies are permitted. These 100 square feet may be located entirely on the ground floor, entirely on the second floor or allocated between the two floors. Covered porches under this additional permitted area are allowed only on the ground floor and must have a separate roof structure from the main roof system. A ground floor covered porch of up to 100 square feet may have an uncovered deck on the porch roof.

One outbuilding per lot is allowed. Uncovered exterior stairs are permitted but cannot front on streets. Overhead connectors between the primary structure and the outbuilding are prohibited.

The minimum ground floor elevation for living areas is 1 foot 6 inches above grade and is at grade for garages. The maximum height to the roof peak is 27 feet above grade.

An outbuilding may be constructed before or in lieu of the primary structure, if the owner (a) fully landscapes the lot, (b) erects the required fences and (c) constructs a pavilion, deck or arbor with minimum dimensions of 12 feet by 8 feet by 9 feet high. The pavilion, deck or arbor must be located on the front setback line and must address the street or streets. On corner lots the structure is required to have minimum dimensions of 12 feet wide, 8 feet deep and 9 feet tall as it addresses each street.

All garden structures used in this manner must be enclosed by a railing and be built at least 18 inches, but no more than 24 inches, above grade. This structure serves as a sitting porch that addresses the street in a pedestrian friendly manner.

For additional information concerning outbuildings on Carillon Avenue, see Part II, Article II.

(See Part II: Neighborhood Codes for Gulf Front, Blocks M, S, W, and Z for exceptions).

### **3.8 Handicap Accessibility**

It is recommended that in the design of structures, the first floor have provisions for handicap accessibility, i.e. doors that are 3 feet wide, blocking for future placement of grab bars and similar considerations.

### **ARTICLE IV: FINISH MATERIALS AND TRIM**

*The coastal environment, including salt and sun, must be taken into consideration when specifying any exterior material. This environment, while very pleasing to man, can be very harsh on materials. The summer sun is intense, the salt spray is corrosive, the gulf breezes can turn into strong winds and the high humidity is constantly attacking the structure. The Code is calling attention to these conditions as well as assisting the homeowner in coping with them.*

## 4.1 Exterior Materials

Exterior finishes and materials are as follows: (any material not specifically mentioned must be approved by Carillon Design Review). Water proofing and vapor barriers shall be shown on submittals.

- a. Wood: Horizontally applied clapboard (weather-board), ship-lapped siding, wooden shingles and board and batten siding is allowed. Tongue and groove boards are permitted only on walls under the porch roof. Diagonal siding and plywood are not permitted. Wooden siding on chimneys is not allowed.
- b. Stucco over Wood Frame or Stucco-Clad Masonry: A sample of the proposed finish must be submitted to Carillon Design Review for approval. Smooth lime/cement stucco with sand finish is required. Textured patterns or swirl patterns are prohibited. Synthetic stucco is not allowed. Stucco directly over wooden framing substrate is not allowed.
- c. Except for supporting piers and chimneys, the use of brick masonry or brick veneer cannot be visually evident as an exterior finish and if used as an exterior material must be fully Stucco-Clad. If used for piers or chimneys it must be finished with lime based slurry or stucco.
- d. Smooth or Wood grain Cement-Based Siding (including Shake Siding): A sample of all proposed finishes must be submitted to Carillon Design Review for approval. When using cement based siding, the Design Code encourages the use of a product such as Hardi's Artisan which is thicker material and, in turn, gives a more realistic appearance of traditional wooden siding, providing deeper overlaps and more significant shadow lines. Textured sidings (other than "high quality" wood grain texture) are not approved materials. Cement-Based siding on chimneys is not allowed.
- e. Fasteners and nails: All fasteners and nails used on the exterior of houses, garden structures and fences shall be stainless steel.
- f. Metal: Any materials used on the exterior of any structure shall be stainless steel, brushed chrome or aluminum due to the corrosive nature of the environment.
- g. Exterior spray painting is not allowed

## **4.2 Exterior Colors**

All exterior colors and paint schemes shall be sympathetic with existing structures in Carillon Beach. It is the intent of this Design Code that the color of the shutters be complementary of the colors of the house and trim. The color proposed for shutters must be submitted along with the proposed colors of the house. White and off-white homes in Carillon require the addition of shutters to provide an accent color on the home. All colors and paint schemes are subject to approval of Carillon Beach Design Review. See Exhibit D

All exterior colors must be submitted to Carillon Design Review for prior approval and should include manufacturer's name, type, number and a paint chip. When stucco is to be used, a sample (at least 6" x 6") of the proposed finish and color must be submitted for approval.

As stated in Part I, Article IV, Section 4.1, spray painting is not allowed in any event on the exterior of the house or any structure.

## **4.3 Columns and Railings**

All porches, porch columns and railings must be of treated wood, stone, concrete or fiber composite material. When classical columns are utilized, they must be tapered. All Fiber Composite Materials are subject to Carillon Design Review approval.

## **4.4 Doors**

All exterior doorways on the first floor at the front facade of the house must have a minimum height of 8 feet. Transoms over doors are encouraged; when transoms are incorporated into the opening, 6 foot 8 inch doors may be used. It is strongly recommended that use of glass in doors or side-lights be incorporated into the design of the front entrance

Doors must be impact rated. Manufacturer's data and style shall be submitted to the Design Review Board for approval of profile, material and architectural merit.

When doors are divided into lights, they must have either true divided lights or muntins applied to both sides of the glass. Highly reflective mirror glass, or color tinted glass is not permitted. Low E glass is allowed and encouraged for energy efficiency

Sliding glass doors shall not be permitted in any facade facing a street.

On gulf-front houses, all doors must comply with the provisions for protection of sea turtles contained in Exhibit F

#### **4.5 Windows**

Windows must be impact-rated. Manufacturer and product details shall be submitted to Carillon Design Review for approval prior to ordering or purchasing windows. *WINDOWS OF ALL VINYL CONSTRUCTION ARE STRICTLY PROHIBITED.* (See Exhibit N) When windows are divided into lites, they must either have true divided lites or be “simulated” by permanently affixed muntin bars on the interior and exterior and include spacer bars between the panes of glass. Low E glass is encouraged for energy efficiency. Mirror glass and color tinted glass is not permitted. On gulf front homes, windows must comply with the provisions of the FLDEP as required for Sea Turtle Protection (Exhibit F).

#### **4.6 Roofs, Gutters and Downspouts**

All roofing, gutters, and downspout materials must be approved by Carillon Design Review for both color and material

All metal roofs must be white or natural non-corrosive metal finish with protective coating. All other colors must be submitted for approval. The entire roof must be of the same color and value

Asphalt, fiberglass, composition, slate, and wooden shake shingles are prohibited

Gutters with downspouts are required on all buildings. Gutters must be complimentary of the roof material and of non-corrosive metal. Gutters shall be Half-round style with round downspouts. K-style, crown or square profile gutters are not permitted. Downspouts shall not be placed on primary, street facing facades of the house or porch when possible. The placement of all downspouts are subject to design Review. Downspouts shall direct storm water to the retention area beneath the home or to an approved engineered drainage system beneath grade within the property

Rain chains are allowed in lieu of downspouts, as long as the water is collected and then directed beneath the home to the retention area or to an approved, engineered drainage system. When a building is re-roofed, gutters and down spouts are required and storm water retention practices shall be implemented. The only exception to this requirement are those lots with direct adjacency to the wetland preserve, which contains a natural outflow and where the natural flow of storm water is maintained. Measures must be taken on ALL lots to ensure that no roof runoff is directed to adjacent properties.

## **4.7 Shutters**

Shutters on doors and windows are strongly encouraged. Exterior shutters must be constructed of wood or other materials approved by Carillon Design Review must be operable, and of sufficient size to completely cover the door or window opening when closed. Shutters must be able to be secured in both the open and closed position.

## **4.8 Awnings**

Awnings of fabric and soft synthetic materials are permitted. The design, together with a sample of the material and color of the proposed awnings, must be submitted to Carillon Design Review for approval.

Metal awnings are not permitted.

## **4.9 Perimeter Enclosure**

The perimeter of houses and outbuildings must be enclosed or screened below the first floor elevation to within at least 12 inches of grade, with enclosures or screening to be approved by Carillon Design Review.

If lattice is used, it must be privacy grade with spacing between lattice no greater than the width of the lattice. Lattice panels must be secured within a frame that has a minimum width of 3.5 inches.

## **4.10 Outbuildings**

The exterior finish material for outbuildings must be of the same as that of the main building, unless otherwise approved by Carillon Design Review.

## **ARTICLE V: UTILITIES AND LIGHTING**

*The containers and equipment which support daily life in the twenty-first century must be handled tastefully so as to minimize their impact on the neighbors and community. Additionally, soft lighting at night serves to guide the way of pedestrian s as well as presenting the property in a pleasing*

*nocturnal manner.*

## **5.1 Utilities**

All utilities shall be placed below grade and concealed from view.

## **5.2 Electrical, Mechanical, and Gas Equipment**

All exterior electrical, mechanical and gas equipment (including but not limited to transformers, vents, air conditioning compressors, pool pumps and meters) shall be concealed from view. (See Section 6.6)

## **5.3 Solar Energy**

Solar equipment is permitted only upon approval of Carillon Design Review.

## **5.4 Antennas**

Carillon Beach is wired for cable television. All antennas, satellite dishes, radio receivers or similar devices are subject to approval by Carillon Design Review.

## **5.5 Exterior Lighting**

Subtle lighting enhances the night landscape. Exterior lighting should not intrude on adjacent properties or common areas. Lighting must be subtle; floodlights are not allowed except in emergency situations when required by code. Up lighting of the structures is not permitted; however, it is permitted as an integral part of low wattage landscape lighting.

All exterior lighting must be approved by the Design Review Board. All entry gates (whether facing the street or pathways) and all property corners facing all pathways are required to be lit at night with acceptable low-voltage or low wattage landscape lighting. Landscape lighting shall use low voltage or wattage and shall be located as close to grade as practical. All wiring must be placed underground.

# ARTICLE VI: FENCES AND OTHER YARD STRUCTURES

*Fences serve as a very important role as they define the public and private space. Gateways provide access to the private space to the invitees.*

*Individual mailboxes clutter all otherwise- pleasant streetscapes and are not allowed. Mailboxes located in a central area allow an additional opportunity for neighbor to meet neighbor.*

## 6.1 Fences

Residential lot owners shall provide continuous fences abutting streets, foot paths and parks. Fences fronting on streets shall be set back 18 inches from the sidewalk, (with the space between the sidewalk and fence to be used for a planting strip) and shall then turn back along the property line and shall run at least to the front setback line on that portion of the lot. Fences along foot paths and parks shall run on the property line and shall have a 5 foot return. When a fence connects to an existing fence with a return, an additional return is not required. Returns must be finished to the outside of the fence.

Pedestrian gateways shall be provided in fences abutting streets and footpaths. Gateways shall have an operable gate with the same design characteristics as the fence.

Fences shall be between 3 feet and 3 feet 6 inches in height. Four types of fences are permitted:

Type I	Wood with a transparency factor between 25% and 50%
Type II	Metal picket or wrought iron
Type III	A combination of masonry with a smooth, .stucco finish and wood as described in Type I
Type IV	A combination of masonry with a smooth stucco finish and metal pickets or wrought iron as described in Type II

Fence patterns, pilaster designs and corner posts must be approved by Carillon Design Review. Chain link fences are prohibited.

All wood on fences must be painted white. Any other color than white on metal or masonry with stucco must be approved by Carillon Design Review. Fences are required along walking trails and shall be wood picket type with a transparency factor between 25% and 50%.

Pool fences, gates, and security latches must meet the applicable governmental regulations. See Section 6.4

## **6.2 House Numbers, Property Names and Signage**

House numbers, along with the name of the property, must be placed on the Carillon Beach standard sign and located on the front fence near the entrance gate.

During the construction period, construction signs with a cumulative area of 15 square feet which identify the contractor, architect and lender may be placed on the lot. Construction signs are subject to Carillon Design Review approval and must be removed at the end of construction

Except for certain rights reserved to the developer for marketing of the project, no other signs are permitted at any time.

## **6.3 Garden Structures**

A garden structure is a carport, pavilion, gazebo, pergola, deck, arbor or similar structure. An arch, trellis or similar structure located at the fence gate or driveway is not considered a garden structure for purposes of the setback requirement. Garden structures cannot be forward of the front setback line. The side and rear setback is 3 feet. Uncovered parking pergolas can extend to the property line on the driveway side

For additional information regarding garden structures and outbuildings, see Part I, Section 3.7

## **6.4 Swimming Pools and Spas**

The location and size of swimming pools, hot tubs or spas, fencing around decks, equipment, and any physical items required as a part of the pool and/or hot tubs must be approved by Carillon Design Review and must meet all applicable governmental regulations.

The pool or hot tub, including coping, may not extend beyond the 5 foot setback of the property line. When pools and hot tubs are located at the 5 foot setback of an adjoining lot, 3 feet is required to be maintained as a green space. Buffering type landscaping may be required by Carillon Design Review and must be submitted for approval.

The pool size is limited to a maximum size of 120 square feet and hot tubs and spas are limited to 80 square feet.

The pool deck area should be limited to minimize the impervious areas on the lot. It is the intention of Carillon Design Review to maintain green spaces between the main house and outbuildings. Pool areas and courtyards will require a “detailed landscape plan” from a licensed landscape planner and subject to review by Carillon Design Review.

Pool fencing should meet the requirements of Design Code Section 6.1 Fences. The pool and fencing must comply with the regulations of all governmental agencies. Along all pedestrian pathways, a wood picket fence (Type I) shall be maintained. Solid stucco wall enclosures may be used for privacy, but not along the community pedestrian pathways.

When designing the pool and pool deck areas, the owner should give courteous consideration of the visual and sound effects upon the adjoining property owner.

## **6.5 Play Structures**

All play structures which are visible from outside the lot, including swing sets and climbing structures, are subject to approval by the Design Review Board. Basketball goals are prohibited.

## **6.6 Garbage and Trash Enclosures**

Garbage and trash containers should be secure from animals and screened from view in an opaque structure approximately 4 feet high. Containers must be screened from the view of the street and adjacent property owners. Under no circumstances shall these structures be closer than 3 feet to the property line. (See Part I, Section 1.6)

## **6.7 Air Conditioning Compressors**

All air conditioning compressors shall be screened with an opaque structure, approximately 4 feet high, and shall not be visible from the street and adjacent property owners. Under no circumstances shall these structures be closer than 3 feet to the property line. (See Part I, Section 1.6)

## **6.8 Mailboxes**

Carillon Beach provides a central postal area for all residents. Individual mailboxes are not permitted.

## **6.9 Storage Sheds**

There may be one storage building on the lot. The location must be approved by Carillon Design Review. The shed may not extend beyond the 3' setback to the property line, and the size may not exceed 12' to the peak of the roof with a maximum of 80 square feet inside. It may not be attached to the house. The door may not face the (near) adjacent property. All plans for storage sheds will be reviewed and approved on a case by case basis by Carillon Design Review.

For Lakeside Lots: In addition, the door of the shed may not face the lake, and the lakeside elevation must be aesthetically pleasing.

## **6.10 Signs and Signage**

Except as provided in Article 6.2 no signs are allowed within Carillon Beach without the approval of Carillon Design Review.

## **6.11 Outdoor Kitchens & Grill Area**

Plans for outdoor cooking areas must be submitted to Carillon Design Review with location of fire extinguisher noted.

# **ARTICLE VII: LANDSCAPING AND SITE IMPROVEMENT**

*Carillon Beach has a diversity of vegetation, including scrub vegetation with unique flora, oak and pine clusters, occasional magnolias and marshy wetlands. It is the intent of the Design Code to retain the natural features of the landscape as much as possible, and to create a harmonious relationship between the natural environment and the man-made environment.*

## **7.1 Qualified Designer and Plans**

An approved registered landscape architect or an approved landscape designer must design landscape, irrigation and landscape lighting plans for each home site, which are subject to review by Carillon Design Review. The name and qualifications of any designer who is not currently approved must be submitted to Carillon Design Review for approval prior to the submission of any plans for review.

The architect designing the residence is responsible for the submittal of the landscaping plans to Carillon Design Review Board. The general contractor shall be responsible for the installation of the landscaping.

## **7.2 Grading**

Construction shall be located in sympathy with existing topography, with as little disruption as possible.

Materials and debris from clearing and grubbing operations shall be removed from the site promptly. Newly graded areas shall be protected from erosion at all times.

Grading operations shall not adversely affect adjacent properties, and finish grading shall minimize the washing of water onto adjacent properties. The property shall be graded so that ALL roof storm water runoff is directed to the retention area beneath the home. All collected storm water shall be directed to the retention area beneath the home or to an engineered water retention system beneath grade within the property. After grading for the structure has been completed, the construction of the structure must start within 30 days and be continued until completion.

Any fill brought into Carillon Beach must be white beach sand, approved by Carillon Design Review.

### **7.3 Existing Vegetation**

Prior to machine or hand "clearing" on a lot, the architect and contractor must schedule and attend a preconstruction conference with Carillon Design Review to discuss "clearing" and the existing vegetation which will remain. Construction shall be located to retain as much of the existing vegetation as possible. All-natural vegetation to remain must be temporarily fenced during the construction, with the preserved area, to be shown on the site plan and landscaping plan at the final review submittal to Carillon Design Review.

With the exception of hand trimming weeds, vines, or underbrush, no vegetation shall be removed or destroyed on any lot prior to Design Review Board approval of the landscape plans and specifications.

The clearing and removal of vegetation in anticipation of construction is not permitted prior to a recorded Bay County Notice of Commencement for the construction of a house.

### **7.4 Owners Responsibility**

The owner of the property that is being improved shall be responsible for any damage to the other properties. Prior to construction, all measures must be taken to preclude damages to other properties. (See Exhibit A, Construction Agreement)

### **7.5 Planting**

Native plants shall be used to insure healthy growth, hardiness and compatibility with the environment.

### **7.6 Irrigation**

Automated irrigation systems are required to ensure healthy vegetation.

### **7.7 Lighting**

See Part I, Article V, Section 5.5: Exterior Lighting

## 7.8 Synthetic Turf

Synthetic Turf will be allowed in limited amounts and under tight controls, as follows:

- The turf must be of highest quality with a pile at least 1 ½” long and density at least 50oz/yd
- It must be natural green so as to emulate grass
- It must not be visible from the street or sidewalk
- It must be buffered by a natural landscape
- It must be installed by an approved, vetted, experienced and competent installer – per manufacture’s recommendation
- Note: See Synthetic Turf Council “Considerations When Buying Synthetic Grass”

# **PARTII: NEIGHBORHOOD CODES**

*The provisions of Part II apply to the specified portions of Carillon Beach in addition to the provisions of Part I. Wherever possible, the provisions should be read together; where the provisions of Part II conflict with any other provisions of the Design Code, Part II shall govern.*

## **ARTICLE I: GULF-FRONT**

*The gulf-front lots offer challenging and exciting possibilities. While the center of family activity will be at the gulf- front portion of the main house, the streetscape, the village, and pedestrian passers-by cannot be ignored. The provisions of this Article allow the gulf front lots to address the street in an architecturally pleasing manner.*

### **1.1 Front Setbacks**

Gulf-front lots may address the street in one of the following ways:

- a. An outbuilding with living area at the ground level which must be located on the front setback line.
- b. A garden structure, other than a carport, must be located on the front setback line. The garden structure must be at least 12 feet wide as it addresses the street, 8 feet deep and 9 feet high. It must be enclosed by a railing and be built at least 18 inches, but no more than 24 inches, above- grade. This structure serves as a sitting porch that addresses the street in a pedestrian-friendly manner.
- c. An outbuilding with a garage on the ground level and living area on the second level must be located at least 20 feet but not more than 25 feet from the front property line. Where possible no garage door shall face the street. The facade of the building together with the area between the building and the street must be softened and treated in a pedestrian-friendly manner. This can be accomplished in a variety of ways such as porches, trellises, balconies, driveway pavers and landscaping.
- d. The doors of 2 car garages in an outbuilding must not face the street. The elevation of the garage that faces the street must be addressed in a sensitive, pedestrian-friendly manner and the building must be located on the front set back line.

Other solutions may be considered by Carillon Design Review. Parapet walls are not permitted within 20 feet of the front (street) setback. A parapet wall within 25 feet of the front setback shall be softened with a covered porch set forward of the parapet wall with a minimum depth of 5 feet.

## **1.2 Side Setbacks**

All houses, outbuildings, porches, decks and other structures located on gulf-front lots must fall within the required set-backs. This does not include air-conditioning and trash enclosures.

## **1.3 Outbuilding**

An outbuilding is a secondary structure with a maximum total area of 1000 conditioned square feet and constructed in satisfaction of section 1.1 above. It must also meet the requirements of Part I of the Design Code. It may have a footprint of 500 conditioned square feet, and must meet the porch requirements of Section 3.6 of Part I of this Design Code. Please note this square foot number supersedes Exhibit B but the 60/40 pervious rules still apply as stated in Article 2, Section 2.3.

Uncovered, exterior stairs not to exceed 4 feet in width, are permitted at the rear (southern elevation) of an outbuilding and do not constitute a portion of the footprint.

An outbuilding must be separated from the main house by at least 5 feet. An unenclosed pedestrian connector is permitted only at the ground level and shall not be more than 5 feet wide.

See Special Conditions: Beachside Gardens & East End of Gulf, Part II, Section I.I0.

## **1.4 Garages, Driveways**

Two driveways are permitted on a lot only to accommodate 1.1(c). Gates at driveways are allowed, and when used form a part of the fence requirements of Section 6.1 of Part I.

## **1.5 Dune Walkovers**

Approved dune walkovers, which shall conform to the Carillon Beach standard design (see Exhibit E) are the only structures which may be constructed seaward of the gulf-side setback line. Owners of gulf-front lots shall execute a reciprocal easement and maintenance agreement which provides for the joint construction, maintenance and use of a 4-foot-wide dune walkover structure centered on a side lot line as determined in accordance with Exhibit E. The two-year paint and repair requirement provided in the Reciprocal Agreement will be adjusted until all dune walkovers are repaired and painted at a common period each two years. All dune walkovers require additional permitting by the DEP and must be of the same design See Exhibit D.

## **1.6 Coastal Construction Control Line**

The requirement to build a dwelling unit on the lot may be satisfied by (a) or (c) of Section 1.1, above. However, the Department of Environmental Protection (DEP) of the State of Florida does relocate the Coastal Construction Control Line (CCCL) from time to time. When relocated, it brings the affected proposed structure under the jurisdiction of DEP, which will regulate any further construction. An updated survey showing current CCCL is necessary prior to beginning design of a new gulf front structure and a DEP permit is required prior to construction of a new gulf front structure.

## **1.7 Landscaping**

Landscaping on gulf front lots must be highly salt tolerant and must provide a root system to contain the dunes.

## **1.8 Exterior Lighting**

Gulf-front exterior lighting must provide for protection of the Sea Turtle (see Exhibit F) as per the regulations of the Florida Department of Environmental Protection.

## 1.9 Special Conditions: Beachside Gardens

W-3, W-9	No pedestrian gateway is required.
W-2	No tower allowed.
W-9, W-10, W-11	Towers are required.

## 1.10 Special Conditions: East End on the Gulf

Block A Lots 25, 26, 27, 28 Block U Lots I, 2, 3, 4	Due to the dune condition, walkways or overhead connectors will be allowed to connect the house and outbuilding or garden structure. They cannot exceed 5 feet in width or extend all the way to the ground. On difficult sites, these will be handled on a case by case basis due to DEP regulations.
A-25 , A-26	Due to the dune condition, an outbuilding can be 560 square feet plus an elevator.
A-27, A-28 & U-1, U-2	These are the only two (2) lots in Carillon that can be considered as family compounds and must be treated with extreme sensitivity. They will be considered on a case-by-case basis by the Design Review Board, as noted in the Neighborhood Codes and in conjunction with provisions of Exhibit B-1. Lots A-27/28 and U-1/2 are each considered one lot. These are the only two lots in Carillon Beach where two main houses can be located on the same parcel. A separate outbuilding is not permitted when 2 main houses are constructed. The demarcation line on the lot map (Exhibit A-1) shows the location where the main house shall be located on the larger, gulf side portion of the lot. This structure shall be easily identified as the primary structure. The Gulf front structure is permitted a maximum roof peak of 57' NAVD or 37' above the peak of the dune. The smaller, street facing portion of the lot is where the secondary main house can be located for a family compound. The street side home shall appear

subsidiary to the gulf front home and is permitted a maximum roof height of 42' -0" measured from the average grade beneath the structure. To preserve the established streetscape along Beachside Drive, any portion of the structure located within 30'-0" of the north, street facing property line, shall be limited to 2 stories in height. The east and west side yard setback of these properties is 10' -0". Within the side yard setbacks, single-story, uncovered stairs are permitted to encroach up to 5'-0". The area beneath the stairs may be used to conceal equipment and for exterior storage but may not be used as conditioned space. A tertiary bridge structure is permitted for connecting the structures, but counts towards the maximum allowed lot coverage per Exhibit B-1. A bridge may not be placed within 20' of a side property line to ensure that the houses are clearly separated from a massing standpoint. A bridge must have a lower roof than either of the structures which it connects and is limited to 2 stories, of which only one level may be enclosed. A bridge shall only serve as a connector, whereas sleeping areas are strictly forbidden and the structure is limited to a maximum width of 10'-0". All structures for these combined lots are limited in size by the standard lot coverage ratios per Exhibit B-1. If an owner chooses to build in phases, the gulf side/primary structure must be erected first and that structure is limited in size by the standard lot coverage ratios for that portion of the property per Exhibit B-1. Due to the size and prominence of these properties, the landscape and hardscape designs will be subject to additional scrutiny by the DRB, as they form critical components of the overall design. A FL licensed landscape architect shall be hired early in the design process to allow this component to develop alongside the home.

U-3, U-4

Covered stairs on outbuildings on these lots are allowed. All gulf-front construction is subject to Department of Environmental Protection regulations.

## **ARTICLE II: CARILLON AVENUE**

*Carillon Avenue is the primary street in Carillon Beach and will continue the tradition of the Main Streets and Boulevards of American small towns. The residences addressing it must exhibit this same grandeur.*

## **2.1 North of Carillon Circle**

Homes on these lots must have two stories with double-loaded front porches with a minimum depth of 10 feet across the full width of the house. The width of the house must be at least 30 feet. The entrance area must include an element of "entry presence" such as an elegant entry door and surround and decorative gas or electric lanterns. The houses must be designed and constructed to the maximum allowable first floor height with a finished interior dimension of ten feet (10'-0").

The front setback is 25 feet and the side setback is 10 feet on one side and 12 feet on the other. Towers shall not be closer than 20 feet from the front of the porch. Outbuildings may not be constructed before or in lieu of the primary structure.

## **2.2 South of Carillon Circle**

This section shall apply to all lots on Carillon Avenue south of Carillon Circle, except lots on the corner of Beachside Drive and Carillon Avenue.

Houses must have front porches across the full width of the house with a minimum depth of 8 feet. If a house has two stories, the porches must be double loaded. The front setback is 15 feet. Towers shall be no closer than 20 feet from the front of the porch.

## **2.3 Beachside Drive**

The homes on the two lots at the corner of Carillon Avenue and Beachside Drive must have front porches across the full width of the house as they front Beachside Drive. If a house has two stories, the porches must be double loaded. Carillon Avenue must be addressed with an entrance porch at or near the center of the house, which must be at least 8 feet deep and 12 feet wide and can have an uncovered deck at the second level.

The front setback is 15 feet on Carillon Avenue and 10 feet on Beachside Drive. However, the side entrance porch can be located 10 feet from Carillon Avenue. A 16 foot driveway cut is allowed on these lots.

## **2.4 Carillon Circle**

These lots form the heart of Carillon Beach and must be treated with extreme sensitivity. The design of structures on these lots must be done in consultation with Carillon Design Review. Homes on these lots must address all streets and no driveways are permitted within the Circle area. Outbuildings may not be constructed before or in lieu of the primary structure.

## **ARTICLE III: LAKE FRONT**

*The Lake at Carillon provides one of the most exciting opportunities to blend the dynamics of the ocean with the tranquility of a coastal lake.*

*While the center of family activity may be on the lake side, the streetscape and the village cannot be ignored.*

### **3.1 Lake Front**

Houses must address the street at the front setback line.

Outbuildings must comply with the code for outbuildings on interior lots and must be situated within the building envelope of the lot.

Decks that are located adjacent to the lake cannot exceed 250 square feet of which up to 150 square feet may be covered. The roof cannot serve as a second level deck. The deck cannot be over 18 inches above grade nor over 16 feet wide as it faces the lake. It must be located at least 10 feet from the wetlands line. Piers are not allowed.

An outbuilding on Block C, Lot 11 is not allowed.

## **ARTICLE IV: BLOCK W**

*Lots 10 through 16 and 20 through 30 of Block W offer unique building opportunities as they form the end condition of Carillon. Special considerations to architectural merit will be given.*

## **4.1 Building Structures**

The peak of the roof for the main house may extend to 40 feet.

Towers on the main house, including decks and porches, shall not be closer than 20 feet from the front of the main porch. Towers may contain 400 square feet of enclosed area and 200 square feet of decks and/or porches. They may have a height of 50 feet to the peak of the roof.

An outbuilding footprint may not exceed 500 square feet (600 square feet for a building located at the rear of lots 20-30) with an additional 200 square feet of covered porches, decks or balconies. (See definitions) The outbuilding may be three levels with a maximum height of 38 feet.

Outbuildings on lots 11-16 and 20-30 may also include a tower. If a tower is included the following additional requirements apply:

- a. Maximum height for an outbuilding with a tower is 45 feet to the peak of the roof of the tower.
- b. Maximum enclosed area of the tower is 200 square feet.
- c. Maximum area of the tower including porches and balconies is 250 square feet.
- d. Tower porches or balconies may not be screened.
- e. Towers will be scrutinized as to location, including distance from the front of the Building, as well as their relationship to the architecture of the building, and approved on a case by case basis.

## **ARTICLE V: BLOCK T**

*Block T offers unique building and use opportunities. Special considerations for its use and architecture will be determined at the time that a program is developed.*

## **ARTICLE VI: BLOCK M**

*Lots 4 through 8 of Block M offer unique building opportunities as they act as a buffer on the western end of Carillon. Special considerations to architectural merit will be given.*

## **6.1 Building Structures**

Block M, Lots 1, 2, 3, 4, 5, 6, 7 & 8

The peak of the roof for all single and two-story residential buildings may extend to 35 feet. (See Part I, Article III, Section 3.2)

Towers on the main house, including decks and porches, shall not be closer than 20 feet from the front of the main porch. Towers may contain 400 square feet of enclosed area and 200 square feet of decks and/or porches. They may have a height of 45 feet to the peak of the roof.

An outbuilding footprint may not exceed 500 square feet with an additional 200 square feet of covered porches, decks or balconies. (See definitions) The outbuilding may be three levels, with a maximum height of 38 feet. Outbuildings may also include a tower. If a tower is included, the following additional requirements apply:

- a. Maximum height for an outbuilding with a tower is 45 feet to the peak of the roof
- b. Maximum enclosed area of the tower is 200 square feet
- c. Maximum area of the tower, including porches and balconies is 250 square feet.
- d. Tower porches or balconies may not be screened
- e. Towers will be scrutinized as to location, including distance from the front of the building, as well as their relationship to the architecture of the building and will be approved individually

## **ARTICLE VII: BLOCKY**

### **7.1 Building Structures**

Block Y, Lots 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25 & 26

These lots are designated for the Cottages of Carillon. Only four house designs are approved and these designs are the only options that may be constructed on these lots. The houses are two-story with a heated and cooled footprint of 811 square feet. These houses shall have double loaded porches facing the promenade. The house designs are shown in Exhibits 1-7. Lots 15, 23 & 26 have special conditions due to existing easements and lot configurations. The Design Review Board

shall be contacted regarding any proposed work on these lots prior to the start of design to discuss these conditions.

Block Y, Lots 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13 & 14 – See Exhibit G.

These lots allow for 2-3 story residences with a maximum footprint of all structures not exceeding 42% of the total lot area. These houses shall architecturally address the promenade and harmonize with the style of the existing houses in this row. Houses shall have 8'-0" deep, full width, double loaded porches along the promenade. No conditioned space shall be allowed above porches. The 9'-0" promenade setback is both a setback and build-to line. No structure may be built within the 22'-0" rear setback along Cottage Court, other than the required fences along property lines. A continuous fence is required on both side property lines from the north face of the building to within 18" of the street edge of Cottage Court. No fence section is required if one exists on the adjacent property. A minimum of 3 parking spots is required with one parking spot required for each bedroom, whichever is greater.

## **ARTICLE VIII: BLOCKS**

*Block S offers a distinctive experience as is the only property within Carillon Beach that fronts Lake Powell. This, plus primitive vegetation and unique architecture, combine to form a special neighborhood within Carillon Beach. This Article must be read in conjunction with the entire Design Code as it is also applicable to Block S.*

### **8.1 Existing Vegetation**

The existing vegetation including scrub vegetation, trees and bushes must be preserved as much as possible. Prior to any work on the lot a preservation plan must be presented by the project architect to the Design Review Board. This plan will show that vegetation to be preserved and that vegetation that will be removed. NO LOT shall be clear cut.

### **8.2 Structures**

The structures placed on the lot must feel as separate structures and not feel clunky. Outbuildings may be connected to the main house, but must retain their individual massing.

The peak of the roof for the main house may extend 42 feet from the center of the lot, or of the crown of the road at the center of the lot. Peak of the roof of houses on lots 4, 5, 6 and 7 may extend to 45 feet. The house shall not exceed 3 levels of finished or unfinished space.

Roof pitch shall not exceed 10" in 12" nor be less than 6" in 12". The roof of secondary structures and porches may be less so as to distinguish them from the main structure.

The tower roof shall not exceed 45 feet, except the peak of the tower roof on lots 4, 5, 6, and 7 may extend to 50 feet. Towers shall not be closer than 15 feet from the front of the main house and may not exceed 400 square feet plus an additional 200 square feet of porches. Towers on lots 1, 2, and 3 may not exceed 350 square feet plus an additional 200 of porches.

Outbuildings on Lots 4, 5, 6, and 7 must be at the back of the lot and may contain 3 stories with a maximum height of 38 feet. Outbuildings on Lots 1, 2, 3, 8, 9, and 10 shall contain 2 floors and not exceed a height of 33 feet. Outbuildings shall not exceed a total of 500 feet of enclosed space, except outbuildings on Lots 4, 5, 6, and 7 shall not exceed 600 feet. All outbuildings may have an additional 200 feet for porches, decks and balconies.

Covered breezeways may connect the outbuilding and the house, but are limited to one story. They may be screened or glassed. Square footage of the structures is not cumulative.

Garages must be at the rear of the lots and must be designed so as to limit their impact. On Lots 1, 2, 3, and 4 they must face Cottage Court and must have a setback of at 18 feet.

### **8.3 Building Materials**

The exterior wall shall be lap siding, shingles or board and batten and sealed with paint, except Lots 7, 8, 9, and 10 may have stucco walls on the grade sloping areas and lower level parking areas.

A variety of open and closed porches are encouraged, except the front porch shall be one story and not enclosed.

All roofs shall be consistent and shall be 7/8" corrugated pre-finished aluminum. Color shall be light grey (Cityscape). Gutters and downspouts shall be pre-finished aluminum or copper half rounds. Metal chains or their equivalent are permitted for downspouts. (See Part I, Article IV, Section 4.6)

Exposed rafter tails are encouraged. Dormers are allowed in habitable space or to conceal unfinished attic space.

Shutters shall be operable, side mounted louvered, or board and batten. Bahama shutters are not permitted.

Classical columns and arches are not permitted as the house is to exude simple and informal elegance.

Color of the siding and trim is off white and accent colors are allowed at windows, doors and shutters.

#### **8.4 Boat Docks and Lakefront**

Lots 7, 8, 9, and 10 may have a private covered boat dock and will be have a 4 foot access walkway. All docks must be approved by the DRB and the appropriate governing agencies. The front setback and the landscaping at the water's edge are very important and will receive special attention by the DRB. Indigenous landscape will act as a buffer to the property.

#### **8.5 Driveways**

Driveways on Lots 1, 2, 3, 4, and 5 are at the rear of the house and enter the lot from Cottage Court. Driveways on Lots 6, 7, 8, 9, begin at the front of the lot. Due to the slope of Lots 8, 9, and 10 parking at the rear of the lot will be given consideration.

### **ARTICLEIX: BLOCKZ**

*The Z block is a special section of the Carillon Beach Gulf Front Lots, forming the western end of the development. The provisions of this Article address the special conditions granted for the Z block of gulf front lots to address the street in an architecturally pleasing, and traditional neighborhood, sensitive manner. These houses will conform to Part I: Design Considerations of the Design Code unless where specifically addressed by this section.*

## **9.1 Lot Organization**

The Z block consists of a parcel of land on the western end of Carillon Beach divided into 5 lots. The lots are 44 feet wide, with the exception of the most western lot (Z-1), which will be 49 feet wide. With the exception of a site wall of masonry construction, no building can occur within the west setback of Z-1 and no equipment (A/C, generator, etc.) shall be located within this zone.

## **9.2 Setbacks**

All lots will have an east side setback of 10'-0" and a west side setback of 5'-0". The setback at the street is 10'-0". If an outbuilding is constructed, this setback shall also be considered a "build-to" line. It is desired that the seaward front of these homes aligns with the existing homes in Carillon Beach, but approval will be determined by the Florida Department of Environmental Protection.

## **9.3 Building Heights**

To accommodate the dune structure of these lots, the main house shall have a maximum roof peak of 62'-0" Above Sea Level. An outbuilding shall have an overall maximum roof peak of 42'-0" measured from the average grade at the base of the structure. Within 30'-0" of the north, street facing property line, the outbuilding shall have a maximum roof peak of 30'-0" measured from the average grade at the base of the building.

## **9.4 Outbuilding**

An outbuilding must meet the requirements of Part I and shall not exceed 24' feet in width as it addresses the street. Garage doors will not be allowed on the street facing side of the building. Second level cantilevered porches are not considered in the allowable footprint. See matrix in Exhibit F for the allowable footprint area of the structure.

Careful consideration of the elevations of the outbuilding must also be taken into account because of their visibility from Beachside Drive.

Uncovered, exterior stairs, not to exceed 4 feet in width, are permitted at the rear (southern elevation) of an outbuilding and do not constitute a portion of the footprint.

An outbuilding must be separated from the main house by at least 5 feet. Due to DEP regulations and dune conditions, the outbuilding shall not be connected to the main house structure.

## **9.5 Driveway**

Gates at driveways are allowed, and when used, form a part of the fence requirements of Section 6.1 of Part I.

Driveways shall contain a trench drain along their entire width at the sidewalk per typical Carillon requirements. Refer to Exhibit C for trench drain detail.

## **9.6 Dune Walkovers**

Refer to Article 1.5-Dune Walkovers of Part II: Neighborhood Codes. Lots Z-1 and Z-2 will share a walkover on their common property line. Lots Z-3 and Z-4 will share a walkover on their common property line. If possible, Z-5 shall share the existing walkover with P-2.

## **9.7 Trash & AC Enclosures**

All trash and AC enclosures (and any other equipment) shall not be placed within 50'-0" of the sidewalk, nor within 20'-0" of the southern (gulf side) face of the main house.

# **PART III: THE REVIEW PROCESS**

*The review process is that point in time in which the dreams of the individual germinate into the plans for their home. This creative time is very exciting and meaningful.*

*The purpose of the review process is to assist the homeowner in this process and to ensure that the dreams of the individual become a reality and that the individual homes blend into the fabric of the whole community.*

*Compliance with the Code is essential to maintain the integrity of the community. This unique beauty plays a significant role in attracting its owners to become a part of the master plan of Carillon Beach. Therefore, the Code must be enforced and adherence to the Design process is mandatory.*

## **1.1 General**

The property owner should contact the office of Carillon Design Review to arrange a mutually convenient time and date to initiate the design process. Application forms, together with a list of approved architects, landscape architects and contractors, may be obtained from the office of Carillon Design Review or on the Design Review tab at [www.carillonbeach.com](http://www.carillonbeach.com)

In addition to the requirements of the Design Code, the owner is responsible for making sure that construction conforms to all Federal, State, County, and local codes, ordinances, and regulations.

Architectural design submittals required under the Design Code must be prepared by an approved licensed (by the State of Florida) architect.

Only contractors, who are approved by Carillon Design Review, shall be allowed to build within Carillon Beach. Contractors seeking approval must complete a Contractor Application, agree to the Construction Rules and Regulations and post all required contractor deposits.

Applications shall be reviewed for compliance with the version of the Carillon Beach Design Code which is current as of the application review date.

Final design approvals shall expire 2 years from the approval date (See Exhibit J-1). If construction

has not begun as stated in Exhibit J-1, the property owner must resubmit for design approval. Resubmission applications for expired approvals must conform with the Carillon Beach Design Code that is current as of the resubmission date and any applicable fees as of the resubmission date.

## **1.2 Basis for Decision**

Applications shall be approved or denied based upon compliance with the provisions of the Carillon Beach Design Code. Carillon Design Review will also consider the quality of workmanship and materials, harmony of the design with surrounding structures, as well as purely aesthetic considerations, which in the sole opinion of Carillon Design Review will affect the overall spirit and intent of the development.

## **1.3 Carillon Design Review**

Carillon Design Review is the vehicle for maintaining adherence to the Carillon Beach Design Code. It is not the intent of Carillon Design Review to make arbitrary and subjective value judgments, nor to discourage creative design, but to ensure that all designs meet the design standards and to insure compatibility with the overall concept, character, and design quality of the community. The goal of Carillon Design Review is to review and process all applications fairly and to evaluate their consistency with the Design Code.

The Design Review Board assumes no responsibility for issues regarding structural adequacy, safety, soil erosion, soil conditions, or compliance with Federal, State, County, or local codes, ordinances, and regulations. The DRB, the Developer of Carillon Beach and the Association are not liable for any design or construction defects affecting the safety or structural integrity of a building.

## **1.4 Liability**

Approval or denial by the Design Review Board of a submittal shall not constitute a basis for any liability of the Community Planner, the Founder, or members of the Design Review Board.

## **1.5 Process and Scheduling**

Prior to submission of plans to Carillon Design Review, it is required that the owner schedule and attend a meeting with his architect and the Town Planner to discuss the site the approval process and the spirit of the Design Code. It is imperative that the architect have a clear understanding of the Design Code in order to prevent unnecessary modifications and revisions to the plans.

## **1.6 Sketch Review Requirements**

To make sure you and your architect are on the right track, you must arrange for a sketch review. Carillon Design Review will make recommendations at this early stage. A site plan including dimensions (at 1/8" scale) showing the placement of buildings, driveways and other proposed alterations to the site, along with sketched floor plans and elevations including dimensions (at 1/4" scale) are required at this point; perspective sketches are optional. All submitted plans must be to scale, not reduced. The Sketch Review Application Form must also be executed and submitted at this time.

## **1.7 Preliminary Review Requirements**

Carillon Design Review shall have 30 calendar days during which to review and respond to the submissions for Preliminary review. An electronic PDF copy of the following materials shall be submitted to Carillon Design Review for review. These file copies of the plans, once submitted, become the property of Carillon Design Review. These materials will be reviewed for technical adherence to the Design Code and for overall character and design quality. The submission must be accompanied by an Application Form, which is available from Carillon Design Review.

1. Certified topographic and boundary survey in one-foot intervals, showing site features and existing vegetation, and identifying all trees over two-inch caliper measured two feet above natural grade.
2. Preliminary site plan with north arrow and scale, showing building placement, required setbacks, actual setbacks, structures, walks, drives, patios, fences, gates, pools, existing vegetation to be removed, air conditioning compressor screening, schematic drainage, and spot elevations (1/8" scale).
3. Preliminary grading and landscaping plan (1/8" or 1/4" scale).

4. Full size preliminary floor plans and roof plan (1/4" scale) with area tabulations for both conditioned and unconditioned spaces for each floor including towers and showing clearly the dimensions and square footages of all rooms and porches (1/4" scale).
5. Preliminary elevations indicating doors, windows, proposed exterior materials, floor heights and overall building heights (1/4" scale).
6. Footprint and Impervious Area Calculation Form, which is available from Carillon Design Review and includes the following: lot area square footage, maximum footprint allowed for main house, proposed footprint of main house, maximum footprint allowed for outbuilding, proposed footprint of outbuilding, maximum impervious area (60%), proposed impervious area, minimum water retainage and proposed water retainage.
7. Gulf-front lots: Preliminary dune walkover/deck design and railing details (see Exhibit E).
8. Architect certification that the submittals meet the Design Code, together with any variances that are requested. Following review of this submission, Carillon Design Review will render one of the following decisions:
  - a. Approve the submission so that it may proceed to Final Review.
  - b. Return the submission to the owner with recommendations for modification.
  - c. Disapprove the submission, with an explanation of the reasons for disapproval.

Carillon Design Review shall have 21 calendar days during which to review and respond to the submissions for Preliminary review. If the Preliminary Review Submission is returned for modifications, Carillon Design Review shall have the discretion to allow the process to proceed to final review providing the modifications are made or to require another Preliminary Review. If the submission is disapproved, another Preliminary Review shall be required and the process shall be repeated.

## **1.8 Final Review Requirements**

Upon approval of the Preliminary Review Submission by Carillon Design Review, the property owner shall submit two complete printed sets and one electronic PDF copy of the final construction documents, and two sets of color chips for all improvements to Carillon Design Review for review and final approval. These file copies, once submitted, shall be the property of Carillon Design Review and shall include the following:

1. Site Plan with north arrow and scale, indicating property lines, utilities, easements, required setbacks, actual setbacks, topography, location of temporary fencing for all vegetation to remain (see Part I, Article VII, Section 7.3), location of all proposed structures including house, outbuildings, garage, carport, decks, patios, pools, fences, walks, drives, terracing, mechanical equipment, garbage container storage area, existing grades, proposed grades, spot elevations, contours, finished floor elevations, roof overhangs, and proposed tree removal and site clearing.
2. Floor Plans drawn at a scale of 1/4 inch = 1 foot.
3. Exterior Elevations indicating exterior materials, roof pitch, first floor elevations, second floor elevation, and building heights.
4. Building Sections
5. Roof Plan
6. Construction Specifications
7. Exterior Color Selections with color samples (may also be selected during the construction process).
8. Exterior Lighting Selections
9. Landscape Plan indicating existing vegetation to remain (to be fenced temporarily during construction), proposed new vegetation identified by botanical name, common name, size and quantity as well as landscape lighting and irrigation plan.
10. Gulf-front lots: dune walkover/deck design, specifications and railing detail (see Exhibit E).
11. Fence Detail

Carillon Design Review shall have 30 calendar days during which to review and respond to submissions for final approval. Following review of the Final Review submission, Carillon Design Review will render one of the following decisions:

1. Approve the submission so that the project may proceed to construction.
2. Return the submission to the owner with recommendations for modifications.
3. Disapprove the submission with an explanation of the reasons for disapproval.

If the submission is returned with recommendations for modifications or disapproved, another Final Review shall be required and the process repeated.

## **1.9 Fees**

1. Administrative: An administrative fee payable Carillon Design Review, will be collected at closing for every real estate transaction in Carillon Beach that involves the purchase and sale of a property. This fee is to help defray the general administrative expenses of the design board.
2. Design and Construction Specific: The current schedule of fees for the consultation, review and approval of the proposed construction or of any other proposal which is subject to the approval of Carillon Design Review, is based on the scope of the work required. This schedule also includes fees for the periodic review of the construction process.

These fees do not include the fees charged for individual architectural plans or other similar services. These fees are all separate from the construction deposit paid to the Carillon Beach Association. See Exhibit J for a schedule of all fees.

## **1.10 Variances**

Variances may be granted for architectural merit, existing topographical or landscape conditions, as well as demonstrated hardship. Variances are granted at the sole discretion of Carillon Design Review. The Variance follows the design or plans for the house.

## **1.11 Modifications to Approved Plans**

If any modifications are made after the plans have been approved, the proposed revisions must be submitted to Carillon Design Review for approval prior to commencement of construction.

Proposed revisions or additions to an existing structure are subject to the same review process and submissions as new construction projects. Additional fees may be required to cover the cost of this service.

## **1.12 Governmental Approval**

Following final approval by Carillon Design Review, the property owner may submit approved construction documents along with the Carillon Beach Building Permit Authorization form to the County for its review process, approval and building permit. Any changes required by any governmental agency must be submitted to Carillon Design Review for review and approval.

## **1.13 Enforcement Measures**

The adherence to the Design Code and the design review process is critical to maintaining the character and the feel of Carillon Beach. It is also required in order to hold faith with the existing owners within Carillon. To these ends, the Code and the process will be enforced. Additionally, adherence to the Code is essential to the preservation and to the escalation of our property values. This enforcement is essential and it will be administered fairly, rationally, with an open mind, and with an even hand. A schedule of the applicable fines or fees is attached as Exhibit K.

**Building Permit:** Prior to applying for a permit from Bay County, Florida is needed to begin construction, the design and construction plans must be approved by the Board. This includes any work on the lot, including clearing, in anticipation of construction. Failure to secure this approval will result in a fine.

**Enforcement Fees or Fines:** There is a schedule of fees or fines payable to Carillon Design Review for the violation of the review or construction process. These will vary according to the severity and repeated nature of the violation. (Other enforcement measures are in place and a schedule of these may be secured at the office of Carillon Beach Design) These fees or fines are payable to Carillon Design Review to help cover the expenses of the required enforcement of the construction process. If these fines are not paid within 3 business days from the day of the violation, the construction of the structures will be shut down until payment is received (See Exhibit K).

This will also apply to the enforcement of any other matter which is subject to the approval of Carillon Design Review.

**Notice filed in the records of Bay County, Florida:** A notice to the effect that the structure on the lot was not constructed, painted or modified in accordance with the Design Code may be filed against the lot in the records of Bay County. The cost of this filing and any related costs will be accessed

against the lot.

Cease Construction: Carillon Design Review may require that the construction, or any other process, be discontinued. The process cannot be continued until the requirements of the Code are satisfied. The costs which accompany this action will be assessed against the lot. (Or the architect and contractor - see "Architect" and "Contractor" paragraphs below).

Remediation: Carillon Design Review may require that the items that violate the Code be reversed so that the structure is in compliance with the Code.

An Architect must be a Licensed Architect in the State of Florida. Architect: The Architect represents the owner (See Part IV following) and is the person that is responsible to Carillon Design Review for the construction process and for all compliance with the requirements of the Code. The architect is the point of interface with Carillon Design Review and will be held responsible for compliance with the Code. The architect must conduct on-site inspections at least every 30 days and execute the Carillon Beach Architect's Site Inspection form (See Exhibit H) and is to immediately provide a copy to Carillon Design Review. At the completion of the project, the architect must certify, in writing, that the project was completed in compliance with the Design Code.

A Contractor must be a Licensed Contractor in the State of Florida. The Contractor is also responsible for compliance with the Design Code and is responsible for compliance with the Contractors Agreement.

Both the Architect and the Contractor share in the responsibility for the compliance with the code and either of them or both of them may be subject to fines, censure, or may be prohibited from engaging in any future activity subject to the Design Code process in Carillon Beach.

While it is the sole responsibility of the owner, his Architect and Contractor to comply with the Design Code, Carillon Design Review and the Town Planner will assist in these regards to the best of its ability.

The enforcement of the Code and of the design and construction process is the responsibility of the Board. The Board has no liability in these regards and will exercise its judgment in its complete discretion.

A detailed schedule of the enforcement measures relating to the Design and construction is attached as Exhibit K.

# **PART IV: CONSTRUCTION PROCESS**

*The construction process is that point in time when the plans of the individual become reality. The architect and the contractor working together ensure the individual that their home is constructed consistent with the demands of the environment, their dreams, and the interest of the community at large.*

## **1.1 Owner/Contractor/ Architect Responsibilities**

The owner, architect and contractor shall be responsible for complying with all of the rules and regulations of Carillon Beach. Carillon Beach may change these rules and regulations from time to time as necessary. The contractor will be required to sign a construction agreement and post deposits with Carillon Design Review and with the Association as required therein before commencing work.

## **1.2 Construction Commencement**

The owner may commence construction upon receipt of a building permit from the County, provided all required approvals have been obtained from Carillon Design Review.

The owner must submit a construction commencement date and a construction completion date to Carillon Design Review. Requirements for this scheduling may be obtained from the Carillon Beach Office.

Upon commencement of any site work, the construction of all improvements and structures shall be continuous, uninterrupted and without delay until completion.

### **1.3 Inspections**

The architect on behalf of the owner shall be responsible for providing Carillon Design Review with a foundation survey upon completion of the foundation. Construction may not continue until the foundation location is approved. Carillon Design Review will have 15 calendar days from the receipt of the survey to respond. Carillon Design Review shall have the right to make periodic inspections of the property during the construction phase and shall have broad discretionary powers regarding the correction of any non-complying construction.

The architect shall notify Carillon Design Review when the project is complete, including all landscaping. Both the contractor and architect shall then submit their individual Affidavits of Final Inspection and Compliance, after which Carillon Design Review shall inspect the project for final approval and, upon approval, will issue a Certificate of Occupancy Authorization form.

### **1.4 As-Built Documents**

Upon completion of construction, the property owner shall submit to Carillon Design Review a complete set of as-built documents and an as-built survey for all improvements to the lot.

### **1.5 Epilogue**

The development of Carillon Beach is an exciting adventure, one in which property owners, managers, and designers all play an important role. We welcome the opportunity to work with prospective homeowners and residents in the creation of a community of lasting quality, ambiance, and charm.

# **APPENDIX: GRAPHIC EXHIBITS AND SUPPLEMENTARY INFORMATION TO THE CARILLON BEACH DESIGN CODE**

*The attached Exhibits and information are provided to give the owner and the architect more specific guidelines in the design and construction of the home. Their purpose is to expedite the Design and Construction Process thus ensuring the quality of the home and safeguard the environment and the good of the community as a whole.*



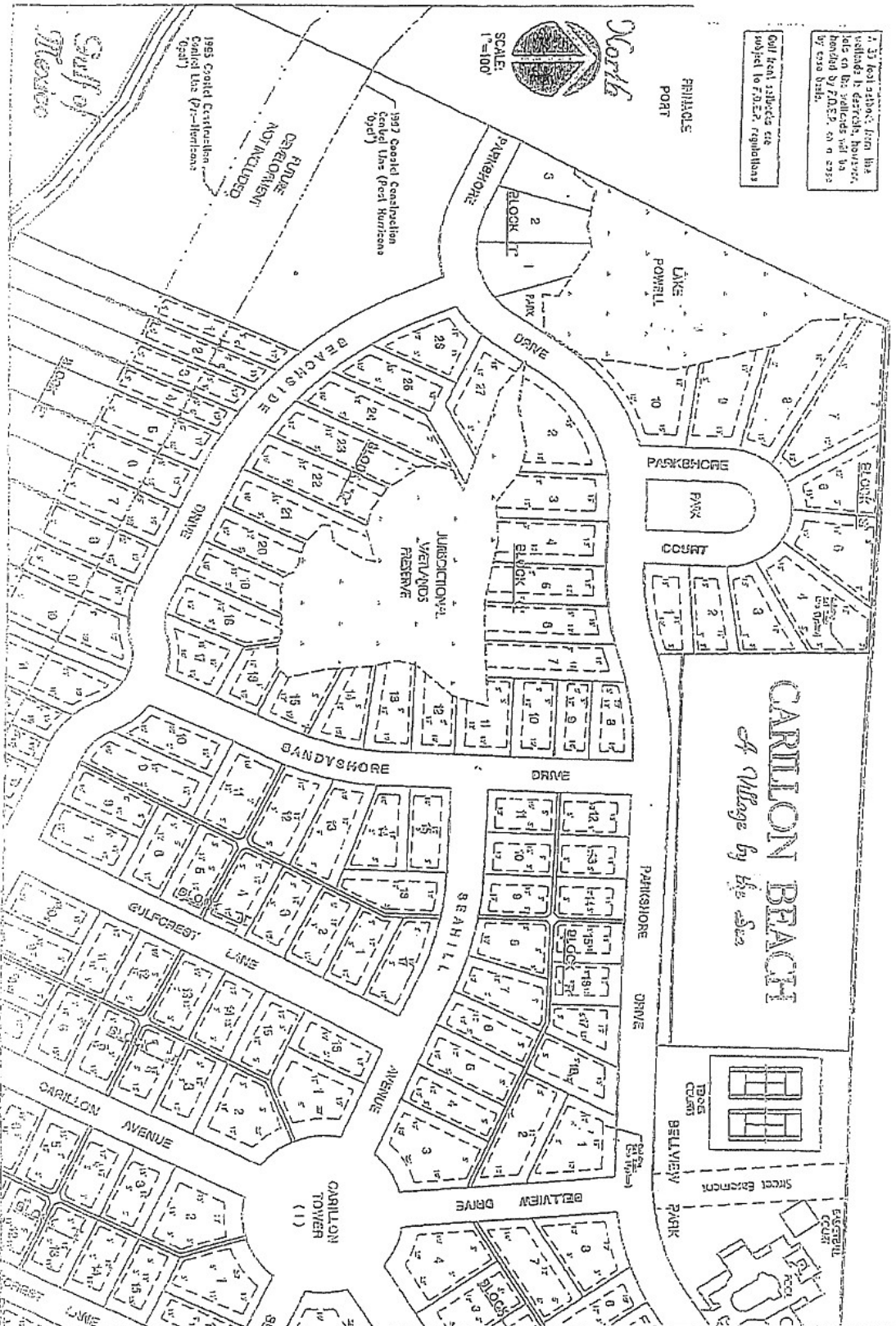
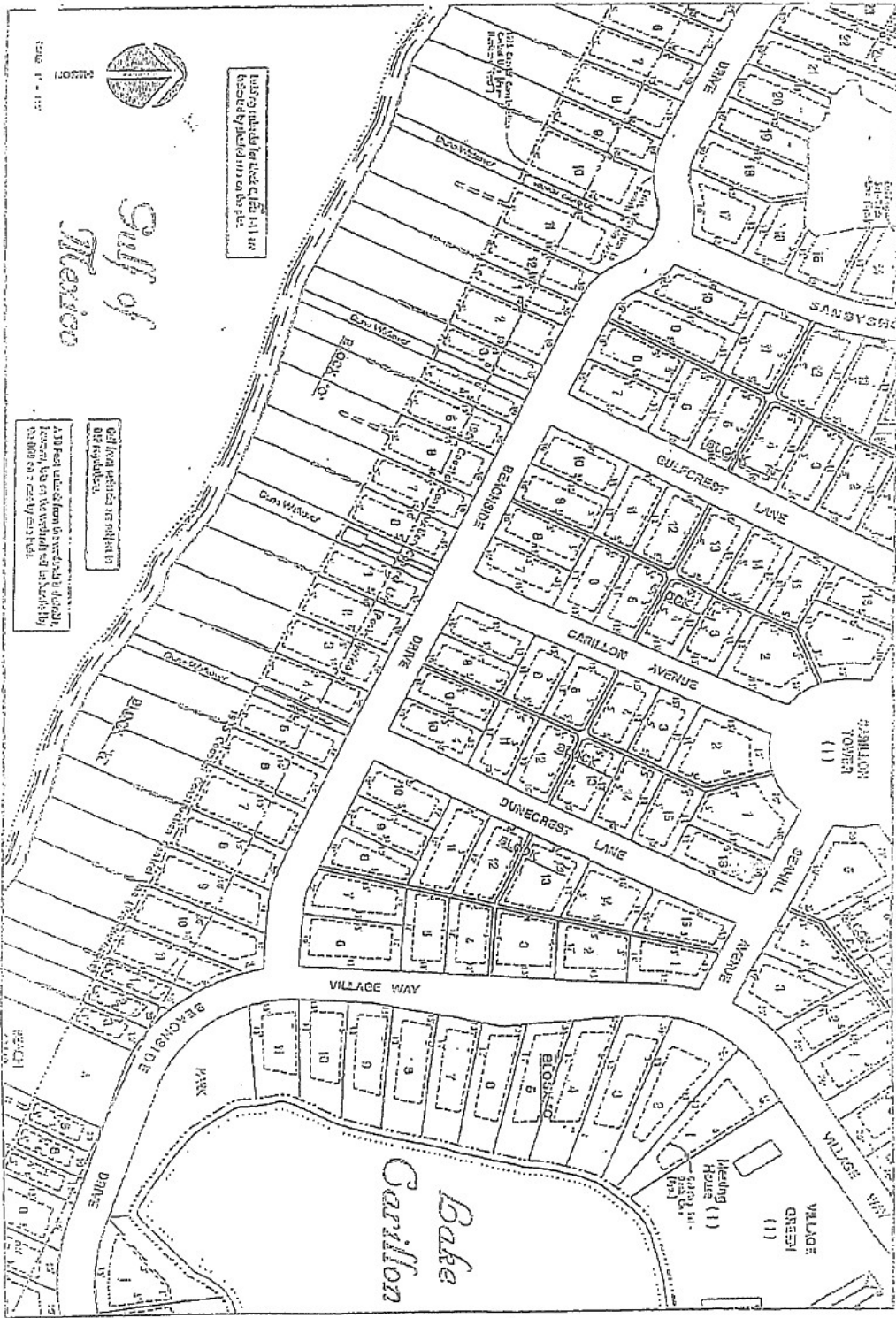
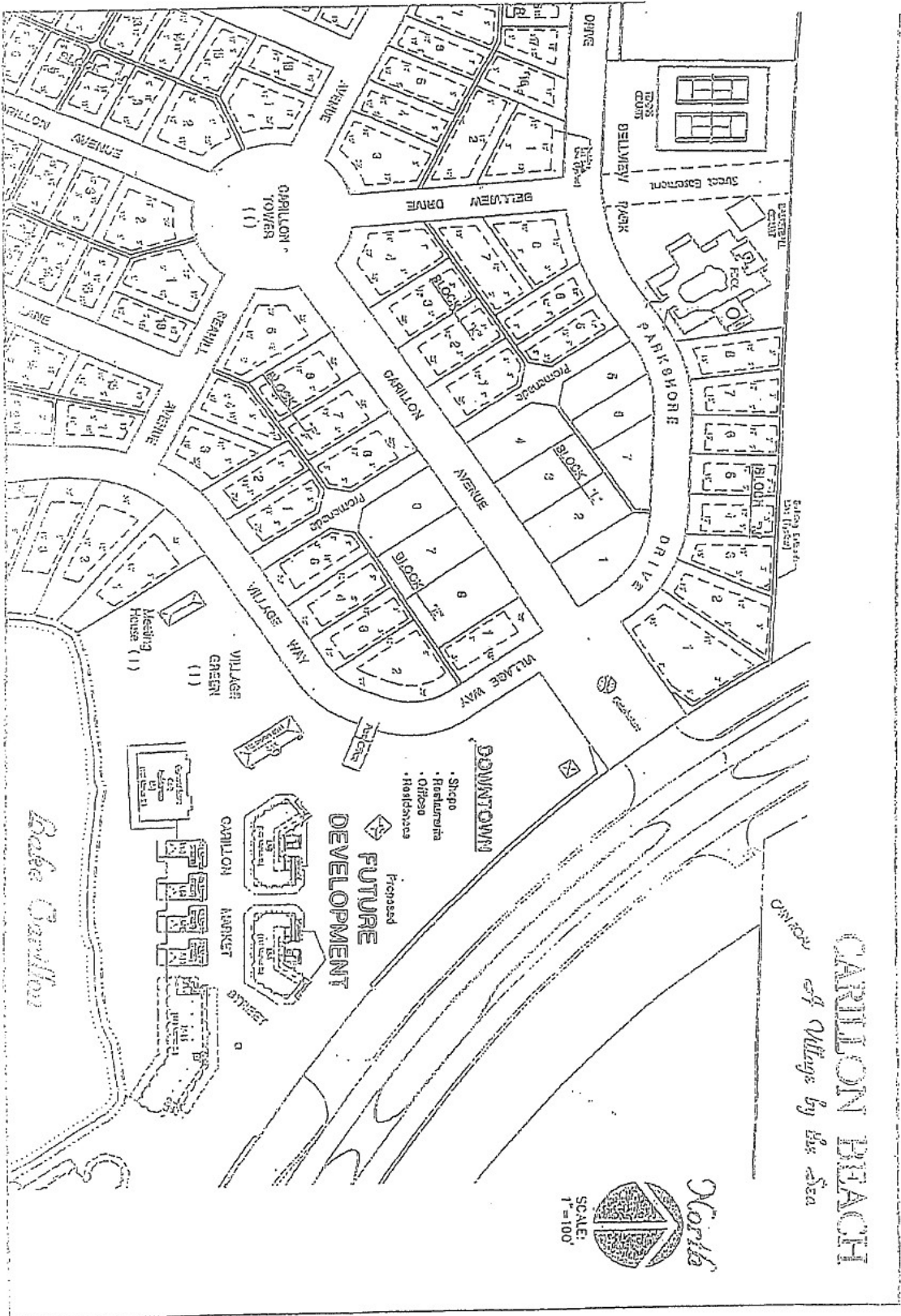


Exhibit A-2

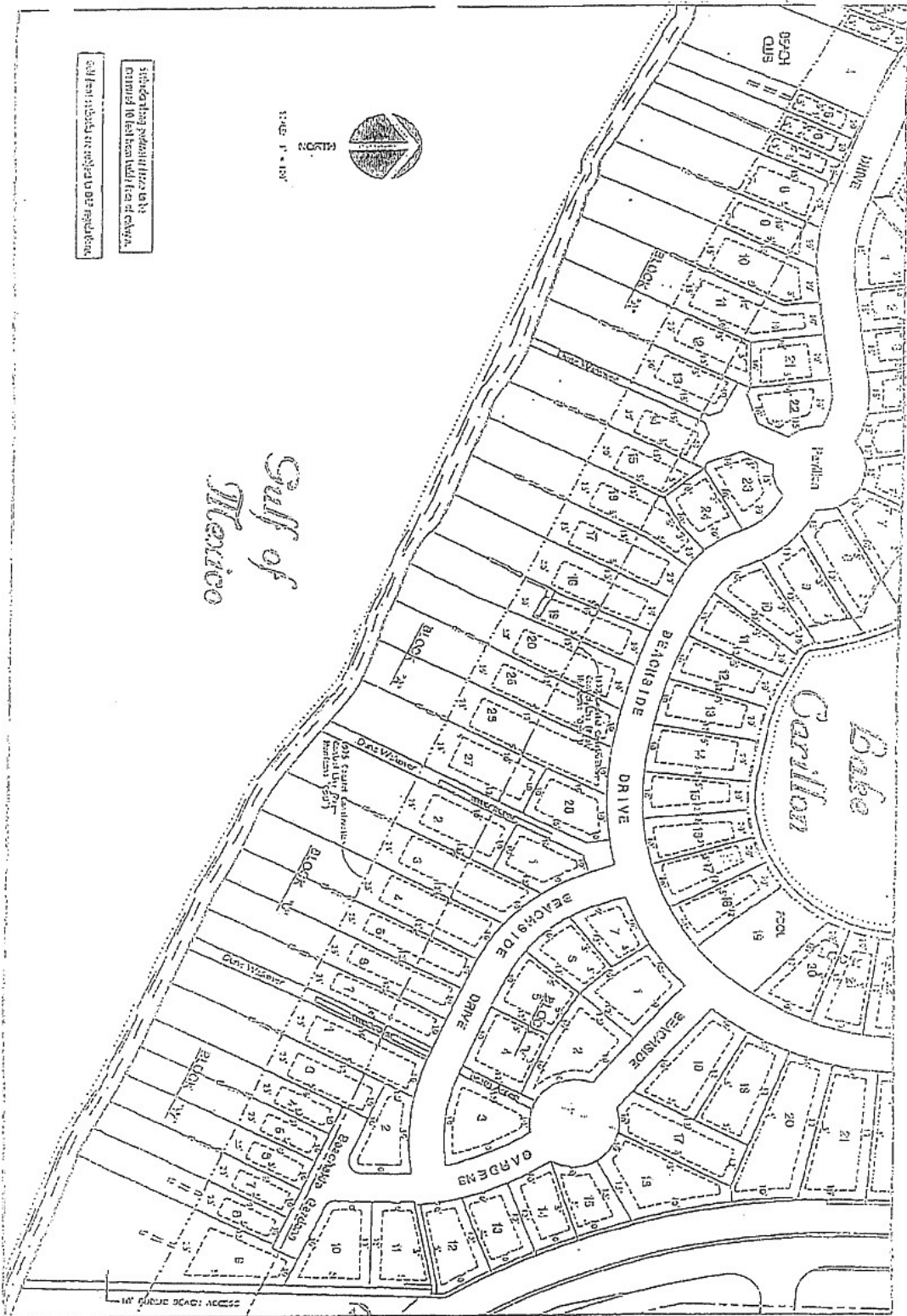


**Exhibit A-3**

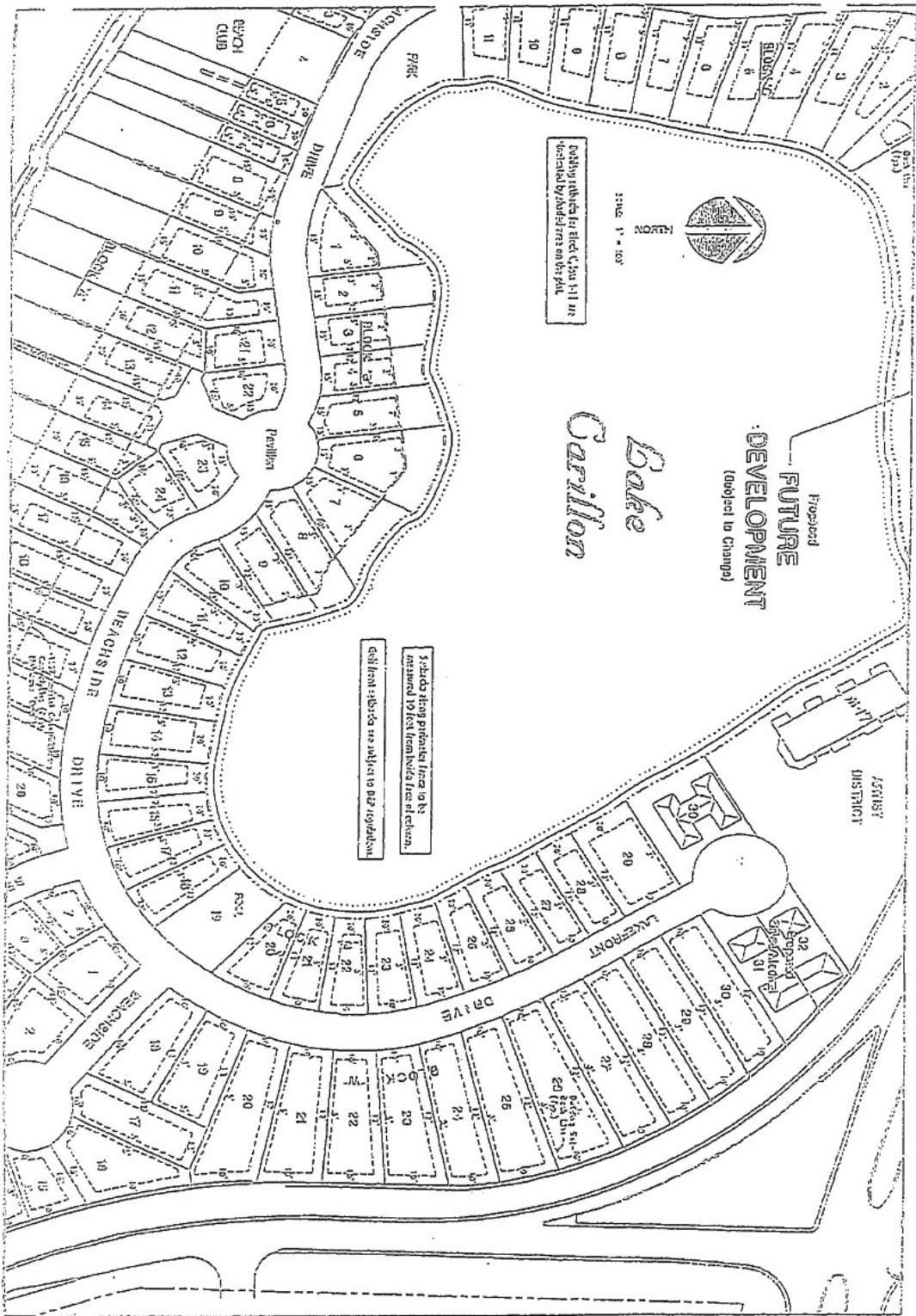
Exhibit A-4



**Exhibit A-5**



# Exhibit A-6



# Exhibit B. Footprint and Impervious Area Details

## FOOTPRINT AND IMPERVIOUS AREA DETAIL [See Symbol Definitions and Notes at End]

B LOT #	APPR ROAD	APPR GOLF	APPR LAKE	APPR AVE	APPR SOURCE	TWO STORY			SINGLE STORY			MAX FLOOR ALL	MAX ASP AREA	MINIMUM MAXIMUM WATER RETNCE	MINIMUM MAXIMUM WATER RETNCE
						MAXIMUM H & C	IMP PURCH	H & C	IMP PURCH	FOOTPRINT	FOOTPRINT				
A 1	1	30	30	97	2,503	667.7	929.0	070.9	1,219.3	0	1,219.3	1,741.0	121.0	145.2	
A 2	1	30	30	04	2,533	982.6	010.6	769.9	1,053.9	0	1,053.9	1,519.0	105.5	126.7	
A 3	1	30	30	77	2,319	633.4	742.1	695.7	974.0	0	974.0	1,391.4	98.6	116.0	
A 5	1	30	30	03	2,486	671.0	705.5	745.0	1,044.1	0	1,044.1	1,491.6	103.6	124.3	
A 6	1	30	30	06	2,691	583.6	028.9	774.3	1,004.0	0	1,004.0	1,549.6	107.5	129.1	
A 7	1	30	30	09	2,675	615.3	056.0	002.5	1,123.5	0	1,123.5	1,605.0	111.5	133.0	
A 9	1	35	35	95	5,202	1,196.5	1,064.6	1,590.6	2,104.0	475	2,104.0	3,121.2	216.0	260.1	
A 10	1	35	35	109	4,085	1,123.6	1,563.2	1,465.5	2,051.7	475	2,051.7	2,931.0	203.5	244.3	
A 11	1	35	35	126	5,940	1,598.0	2,223.4	2,004.4	2,910.2	475	2,910.2	4,160.0	289.5	347.4	
A 12	1	55	55	141	7,915	1,020.5	2,523.0	2,374.5	3,324.3	475	3,324.3	4,749.0	329.0	395.0	
A 13	1	50	50	100	5,390	1,241.5	1,727.4	1,619.4	2,267.2	475	2,267.2	3,236.0	224.9	269.9	
A 14	1	50	50	104	5,200	1,166.0	1,664.0	1,560.0	2,104.0	475	2,104.0	3,120.0	216.7	260.0	
A 15	1	50	50	104	5,200	1,166.0	1,664.0	1,560.0	2,104.0	475	2,104.0	3,120.0	216.7	260.0	
A 16	1	50	50	100	5,398	1,241.5	1,727.4	1,619.4	2,267.2	475	2,267.2	3,236.0	224.9	269.9	
A 17	1	50	50	142	7,090	1,632.5	2,271.4	2,129.4	2,901.2	475	2,901.2	4,266.0	295.0	354.0	
A 18	1	50	50	151	7,535	1,733.1	2,411.2	2,260.5	3,164.7	475	3,164.7	4,521.0	314.0	376.0	
A 19	1	45	45	136	7,796	1,793.1	2,494.2	2,330.8	3,224.3	475	3,224.3	4,577.0	324.0	389.6	
A 20	1	50	50	156	7,016	1,613.7	2,245.1	2,104.0	2,946.7	475	2,946.7	4,206.0	292.3	350.0	
A 21	1	55	55	164	0,214	1,009.2	2,628.5	2,464.2	3,449.9	475	3,449.9	4,926.4	342.3	410.7	
A 22	1	50	50	02	4,561	1,035.2	1,440.3	1,350.3	1,690.4	0	1,690.4	2,700.6	197.5	225.1	
A 23	1	50	50	79	4,561	1,035.2	1,440.3	1,350.3	1,690.4	0	1,690.4	2,700.6	197.5	225.1	
A 24	1	50	50	04	4,107	963.0	1,339.0	1,286.1	1,750.5	0	1,750.5	2,740.6	194.5	229.4	
A 25	1	50	50	180	0,329	1,913.7	2,655.3	2,490.7	3,458.2	560	3,458.2	4,997.4	347.0	416.5	
A 26	1	53	53	193	10,194	2,344.6	3,262.1	3,050.2	4,201.5	560	4,201.5	6,116.4	424.0	509.7	
A 27	1	60	60	120	7,690	1,770.6	2,463.4	2,309.4	3,233.2	475	3,233.2	4,610.0	320.0	394.9	
A 28	1	53	53	95	5,321	1,223.0	1,702.7	1,586.3	2,234.0	0	2,234.0	3,192.6	221.7	266.1	
B 1	4	114	124	73	5,471	1,250.2	1,760.6	1,641.2	2,297.6	450	2,297.6	3,282.3	227.9	273.5	
B 2	1	50	50	60	4,090	920.0	1,200.0	1,200.0	1,690.0	450	1,690.0	2,400.0	188.7	200.0	
B 3	1	50	50	00	4,000	920.0	1,200.0	1,200.0	1,680.0	450	1,680.0	2,400.0	166.7	200.0	
B 4	1	50	50	02	4,094	930.3	1,206.9	1,225.2	1,715.3	450	1,715.3	2,450.4	170.2	204.2	
B 5	1	54	54	06	8,192	1,194.2	1,664.4	1,557.6	2,100.6	450	2,100.6	3,115.2	216.3	259.6	

The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey or the recorded plat should be used.

# Exhibit B-2

FOOTPRINT AND IMPROVEMENTS AREA DETAIL  
(See Symbol Definitions and Notes at End)

3 LOT PL	APPR ROAD	APPR FF	APPR GULF	TWO STORY				SINGLE STORY				MAX STRUCTS	MAX AREA	MINIMUM WATER RETINGE	MINIMUM WATER RETINGE
				LAKE AVE	APPR SQUARE FEET	H & C Incl. Ponds	H & C	Incl. Ponds	MAX	MAX	60%				
B 6 1	34	92	63	5,831	7,341.1	1,865.9	1,749.3	2,449.0	450	2,449.0	3,490.6	243.0	291.6		
B 7 1	36	87	60	5,182	1,914.9	1,650.2	1,564.6	2,176.4	450	2,176.4	3,109.2	215.9	259.1		
B 8 1	56	53	108	5,747	1,321.9	1,839.0	1,724.1	2,413.7	450	2,413.7	3,448.2	239.5	287.4		
B 9 1	50	52	101	5,249	1,207.3	1,679.7	1,574.7	2,204.6	450	2,204.6	3,149.4	218.7	262.5		
B 10	64	25	119	5,331	1,226.1	1,705.9	1,599.3	2,239.0	450	2,239.0	3,190.6	222.1	266.6		
B 11	63	31	117	5,400	1,242.0	1,720.0	1,620.0	2,268.0	450	2,268.0	3,240.0	225.0	270.0		
B 12	57	42	116	5,550	1,276.5	1,776.0	1,665.0	2,331.0	450	2,331.0	3,330.0	231.3	277.5		
B 13	57	41	116	5,531	1,272.1	1,769.9	1,659.3	2,323.0	450	2,323.0	3,318.6	230.5	276.6		
B 14	57	49	115	6,123	1,408.3	1,959.4	1,856.9	2,571.7	450	2,571.7	3,673.8	255.1	306.2		
B 15	55	33	115	5,102	1,173.5	1,632.6	1,530.6	2,142.8	450	2,142.8	3,061.2	212.6	255.1		
B 16	56	33	115	5,102	1,173.5	1,632.6	1,530.6	2,142.8	450	2,142.8	3,061.2	212.6	255.1		
B 17	56	33	115	5,102	1,173.5	1,632.6	1,530.6	2,142.8	450	2,142.8	3,061.2	212.6	255.1		
B 18	56	33	115	5,103	1,173.7	1,633.0	1,530.9	2,143.3	450	2,143.3	3,061.0	212.6	255.2		
B 19	63	65	116	6,532	1,962.4	2,730.2	2,559.6	3,503.4	450	3,503.4	5,119.2	355.5	426.6		
B 20	71	26	118	5,607	1,209.6	1,794.2	1,682.1	2,354.9	450	2,354.9	3,364.2	233.6	280.4		
B 21	56	33	115	5,137	1,161.5	1,643.0	1,541.1	2,157.5	450	2,157.5	3,062.2	214.0	256.9		
B 22	56	33	115	5,137	1,161.5	1,643.0	1,541.1	2,157.5	450	2,157.5	3,062.2	214.0	256.9		
B 23	56	40	115	5,525	1,270.8	1,768.0	1,667.5	2,320.5	450	2,320.5	3,315.0	230.2	276.3		
B 24	50	42	115	5,619	1,292.4	1,795.8	1,685.7	2,360.0	450	2,360.0	3,371.4	234.1	281.0		
B 25	56	40	115	5,612	1,290.0	1,795.8	1,683.6	2,357.0	450	2,357.0	3,367.2	233.0	280.6		
B 26	56	43	122	6,062	1,394.3	1,939.0	1,810.6	2,548.0	450	2,548.0	3,637.2	252.6	303.1		
B 27	45	45	121	5,408	1,243.4	1,729.9	1,621.0	2,270.5	450	2,270.5	3,243.5	225.3	270.3		
B 28	45	45	120	5,307	1,239.0	1,723.0	1,616.1	2,262.5	450	2,262.5	3,232.2	224.5	269.4		
B 29	45	45	121	6,642	1,607.7	2,276.4	2,159.2	3,629.6	450	3,629.6	5,105.2	360.1	432.1		
B 30	119	100	110	10,206	2,365.0	3,291.5	3,045.9	4,320.1	450	4,320.1	6,171.6	428.6	514.3		
C 1	72	20	174	8,531	1,962.2	2,730.0	2,559.4	3,593.2	450	3,593.2	5,118.0	355.5	426.6		
C 2	80	28	180	9,444	2,172.0	3,022.0	2,833.1	3,966.3	450	3,966.3	5,666.2	393.5	472.2		
C 3	67	45	176	7,659	1,761.6	2,450.9	2,297.7	3,216.0	450	3,216.0	4,595.4	319.1	383.0		
C 4	66	42	166	6,550	1,507.0	2,097.0	1,966.7	2,753.4	450	2,753.4	3,933.5	273.2	327.0		
C 5	52	43	151	6,212	1,428.7	1,997.8	1,863.5	2,600.9	450	2,600.9	3,727.1	250.0	310.6		
C 6	52	42	144	5,912	1,359.7	1,891.8	1,773.6	2,403.0	450	2,403.0	3,547.1	245.3	295.6		

The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey or the recorded plat should be used.

# Exhibit B-3

FOOTPRINT AND IMPROVEMENTS AREA DETAIL  
(See Symbol Definitions and Notes at End)

APPR	APPR	APPR	APPR	APPR	TWO STORY		SINGLE STORY		MAX	MINIMUM	MAXIMUM			
					MAXIMUM FOOTPRINT	H & C	MAXIMUM FOOTPRINT	H & C				IMP AREA	WATER RETENGE	WATER RETENGE
9 LOT PHL	FF	FF	FF	DEPTH	SQUARE FEET	%	Incl Porch	%	Incl Porch	STRUCTS	AREA	RETENGE	RETENGE	
C 7	7	52	42	130	5,859	1,347.5	1,074.0	1,757.7	2,460.7	450	2,460.7	3,515.3	244.1	202.9
C 8	7	52	47	136	6,083	1,399.0	1,086.5	1,824.8	2,554.7	450	2,554.7	3,649.6	253.4	204.1
C 9	7	52	47	132	5,987	1,377.1	1,016.0	1,796.2	2,514.7	450	2,514.7	3,592.4	249.5	209.4
C 10	7	53	48	124	5,770	1,329.0	1,049.0	1,733.4	2,426.0	450	2,426.0	3,466.6	240.0	208.9
C 11	7	57	52	109	5,139	1,102.0	1,644.5	1,543.7	2,150.4	0	2,150.4	3,003.4	214.1	256.9
E 1	1	174		113	6,093	1,505.4	2,205.0	2,067.9	2,895.1	450	2,895.1	4,135.0	287.2	344.7
E 2	1	157		100	6,060	1,853.8	2,570.2	2,410.0	3,385.2	450	3,385.2	4,836.0	335.8	403.0
E 3	1	40		113	5,420	1,246.6	1,734.4	1,626.0	2,276.4	450	2,276.4	3,252.0	225.0	271.0
E 4	1	48		113	5,424	1,247.5	1,734.7	1,627.2	2,276.1	450	2,276.1	3,251.4	226.0	271.2
E 5	1	50		113	5,450	1,253.5	1,744.0	1,635.0	2,289.0	450	2,289.0	3,270.0	227.1	272.5
E 6	1	50		113	6,500	1,513.4	2,105.6	1,974.0	2,763.6	450	2,763.6	3,948.0	274.2	329.0
E 7	1	80		113	6,700	1,559.4	2,169.6	2,034.0	2,847.6	450	2,847.6	4,066.0	282.5	339.0
E 8	1	80		113	6,700	1,559.4	2,169.6	2,034.0	2,847.6	450	2,847.6	4,066.0	282.5	339.0
F 1	2	50		113	5,450	1,253.5	1,744.0	1,635.0	2,289.0	450	2,289.0	3,270.0	227.1	272.5
F 2	2	45		113	5,105	1,174.2	1,633.6	1,591.5	2,144.1	450	2,144.1	3,063.0	212.7	253.3
F 3	2	126		113	6,054	1,392.4	1,937.3	1,816.2	2,542.7	450	2,542.7	3,632.4	252.3	302.7
F 4	2	80		88	5,183	1,192.1	1,658.6	1,554.9	2,176.9	450	2,176.9	3,109.8	216.0	259.2
F 5	5	230		120	8,677	2,041.7	2,840.6	2,663.1	3,720.3	450	3,720.3	5,326.2	369.9	443.9
F 6	6	60		113	6,700	1,559.4	2,169.6	2,034.0	2,847.6	450	2,847.6	4,066.0	282.5	339.0
F 7	6	60		113	6,700	1,559.4	2,169.6	2,034.0	2,847.6	450	2,847.6	4,066.0	282.5	339.0
F 8	10	80		113	6,580	1,513.4	2,105.6	1,974.0	2,763.6	450	2,763.6	3,948.0	274.2	329.0
G 1	1	74		65	4,835	1,112.1	1,547.2	1,460.5	2,030.7	450	2,030.7	2,901.0	201.5	241.8
G 2	1	01		60	5,411	1,244.5	1,734.5	1,623.3	2,272.6	450	2,272.6	3,246.6	225.5	270.6
G 3	1	70		80	5,713	1,314.0	1,824.2	1,713.9	2,399.5	450	2,399.5	3,427.0	238.0	285.7
G 4	1	50		91	4,672	1,074.6	1,495.0	1,401.6	1,962.2	450	1,962.2	2,803.2	194.7	233.6
G 5	1	50		101	5,074	1,167.0	1,623.7	1,522.2	2,131.1	450	2,131.1	3,044.4	211.4	253.7
G 6	2	182		115	7,109	1,653.5	2,300.5	2,156.7	3,019.4	450	3,019.4	4,313.4	299.5	359.5
G 7	2	58		109	5,804	1,334.9	1,857.3	1,741.2	2,437.7	450	2,437.7	3,482.4	241.0	290.2
G 8	2	53		101	4,195	965.1	1,342.7	1,258.0	1,762.3	450	1,762.3	2,517.6	174.8	209.0
G 9	2	41		100	4,100	945.0	1,312.0	1,230.0	1,722.0	450	1,722.0	2,460.0	170.9	205.0
G 10	2	144		100	4,400	1,012.0	1,400.0	1,320.0	1,840.0	450	1,840.0	2,640.0	183.3	220.0
G 11	2	50		112	5,524	1,270.5	1,767.7	1,657.2	2,320.1	450	2,320.1	3,314.4	230.2	276.2

The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey of the recorded plat should be used.

# Exhibit B-4

FOOTPRINT AND IMPERVIOUS AREA DETAIL  
(See Symbol Definitions and Notes at End)

B LOT	PH	APPR	APPR	APPR	APPR	AVE	SQUARE	TWO STORY		SINGLE STORY		MAX	MAX	IMP	WATER	WATER
								FOOTPRINT	IMP	FOOTPRINT	IMP					
G 12	2	51	89	5,021	1,154.0	1,686.7	1,566.3	2,108.0	450	2,108.0	3,012.6	209.2	251.1			
G 13	2	71	85	6,010	1,382.3	1,923.2	1,903.0	2,524.2	450	2,524.2	3,606.0	250.4	300.5			
G 14	2	80	69	5,497	1,264.3	1,758.0	1,649.1	2,308.7	450	2,308.7	3,298.2	229.0	274.9			
G 15	2	134	100	4,994	1,125.6	1,586.1	1,460.2	2,055.5	450	2,055.5	2,936.4	203.9	244.7			
H 1	2	45	120	5,400	1,242.0	1,728.0	1,620.0	2,268.0	475	2,268.0	3,240.0	225.0	270.0			
H 2	2	54	120	6,510	1,497.3	2,063.2	1,953.0	2,734.2	475	2,734.2	3,906.0	271.3	325.5			
H 3	2	54	120	6,510	1,497.3	2,063.2	1,953.0	2,734.2	475	2,734.2	3,906.0	271.3	325.5			
H 4	2	45	120	5,400	1,242.0	1,728.0	1,620.0	2,268.0	475	2,268.0	3,240.0	225.0	270.0			
H 5	2	45	120	5,400	1,242.0	1,728.0	1,620.0	2,268.0	475	2,268.0	3,240.0	225.0	270.0			
H 6	2	51	120	6,120	1,407.6	1,950.4	1,836.0	2,570.4	475	2,570.4	3,672.0	255.0	308.0			
H 7	2	55	120	6,600	1,518.0	2,112.0	1,900.0	2,772.0	475	2,772.0	3,960.0	275.0	330.0			
H 8	2	50	120	6,027	1,386.2	1,928.6	1,809.1	2,531.3	475	2,531.3	3,616.2	251.1	301.4			
H 9	2	61	133	6,731	1,540.1	2,153.9	2,019.3	2,827.0	475	2,827.0	4,036.5	280.5	336.6			
H 10	2	54	143	8,164	1,877.7	2,612.5	2,449.2	3,423.9	475	3,423.9	4,898.4	340.2	408.2			
H 11	2	45	124	5,484	1,263.6	1,758.1	1,648.2	2,307.5	475	2,307.5	3,296.4	228.9	274.7			
I 1	2	120	100	7,211	1,650.5	2,307.5	2,163.3	3,028.6	450	3,028.6	4,326.6	300.5	360.6			
I 2	3	131	92	7,207	1,657.6	2,308.2	2,162.1	3,028.9	450	3,028.9	4,324.2	300.3	360.4			
I 3	3	50	88	4,400	1,012.0	1,408.0	1,320.0	1,848.0	450	1,848.0	2,640.0	183.3	220.0			
I 4	3	50	86	4,431	1,019.1	1,417.9	1,329.3	1,861.0	450	1,861.0	2,658.6	184.6	221.6			
I 5	3	50	86	4,431	1,019.1	1,417.9	1,329.3	1,861.0	450	1,861.0	2,658.6	184.6	221.6			
I 6	3	50	88	4,400	1,012.0	1,408.0	1,320.0	1,848.0	450	1,848.0	2,640.0	183.3	220.0			
I 7	2	145	100	4,500	1,035.0	1,440.0	1,350.0	1,890.0	0	1,890.0	2,700.0	187.5	225.0			
I 8	2	43	100	4,300	989.0	1,376.0	1,290.0	1,806.0	450	1,806.0	2,580.0	179.2	215.0			
I 9	2	43	100	4,300	989.0	1,376.0	1,290.0	1,806.0	450	1,806.0	2,580.0	179.2	215.0			
I 10	2	43	100	4,500	1,035.0	1,440.0	1,350.0	1,890.0	450	1,890.0	2,700.0	187.5	225.0			
I 11	2	50	89	4,400	1,012.0	1,408.0	1,320.0	1,848.0	450	1,848.0	2,640.0	183.3	220.0			
I 12	2	51	88	4,431	1,019.1	1,417.9	1,329.3	1,861.0	450	1,861.0	2,658.6	184.6	221.6			
I 13	2	51	88	4,431	1,019.1	1,417.9	1,329.3	1,861.0	450	1,861.0	2,658.6	184.6	221.6			
I 14	2	50	89	4,400	1,012.0	1,408.0	1,320.0	1,848.0	450	1,848.0	2,640.0	183.3	220.0			
I 15	2	50	88	4,400	1,012.0	1,408.0	1,320.0	1,848.0	450	1,848.0	2,640.0	183.3	220.0			
I 16	2	145	100	4,500	1,035.0	1,440.0	1,350.0	1,890.0	450	1,890.0	2,700.0	187.5	225.0			
I 17	2	117	100	7,110	1,635.3	2,275.2	2,133.0	2,986.2	450	2,986.2	4,266.0	296.3	355.5			

The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey or the recorded plat should be used.

# Exhibit B-5

FOOTPRINT AND DIMENSIONS AREA DETAIL  
(See Symbol Definitions and Notes at End)

B LOT	PH	APPR	APPR	APPR	APPR	APPR	TWO STORY		SINGLE STORY		MAX	MAX	MAXIMUM	MAXIMUM
							FOOTPRINT	AREA	FOOTPRINT	AREA				
FF	FF	FF	FF	DEPTH	SQ	FEET	H & C	Foot	H & C	Foot	FOOTPRINT	AREA	WATER	WATER
							23%	32%	30%	42%	STRUCTS	IMP	RET	RET
J	2	3	127	100	7,242	1,655.9	2,317.0	2,172.9	3,042.1	450	3,042.1	4,345.0	301.0	352.2
J	3	3	50	90	4,510	1,037.3	1,443.2	1,353.0	1,894.2	450	1,094.2	2,706.0	187.9	225.5
J	4	3	51	09	4,617	1,061.9	1,477.4	1,305.1	1,939.1	450	1,939.1	2,770.2	192.4	230.9
J	5	3	51	91	4,697	1,080.3	1,503.0	1,409.1	1,972.7	450	1,972.7	2,810.2	195.7	234.9
J	6	3	50	95	4,736	1,099.3	1,515.5	1,461.9	1,989.1	450	1,989.1	2,841.6	197.3	236.0
J	7	3	149	100	4,073	1,120.8	1,559.4	1,461.9	2,046.7	0	2,046.7	2,923.0	203.0	243.7
J	0	3	47	100	4,673	1,074.0	1,495.4	1,401.9	1,962.7	450	1,962.7	2,803.0	194.7	233.7
J	10	3	151	100	4,933	1,134.6	1,570.6	1,479.9	2,071.9	450	2,071.9	2,959.0	205.5	246.7
J	11	5	50	94	4,602	1,076.9	1,498.2	1,404.6	1,966.4	450	1,966.4	2,809.2	195.1	234.1
J	12	5	51	91	4,684	1,077.3	1,490.9	1,405.2	1,967.3	450	1,967.3	2,810.4	195.2	234.2
J	13	5	51	90	4,649	1,069.3	1,487.7	1,394.7	1,952.6	450	1,952.6	2,789.4	193.7	232.5
J	14	5	50	92	4,503	1,054.1	1,486.6	1,374.9	1,924.9	450	1,924.9	2,749.8	191.0	229.2
J	15	5	50	91	4,551	1,046.7	1,455.3	1,365.3	1,911.4	450	1,911.4	2,730.6	189.6	227.6
J	16	6	142	99	4,405	1,033.9	1,438.4	1,348.5	1,897.9	450	1,897.9	2,697.0	187.3	224.8
K	1	10	60	113	6,500	1,513.4	2,105.6	1,974.0	2,763.6	450	2,763.6	3,948.0	274.2	329.0
K	2	10	60	113	6,700	1,559.4	2,169.6	2,034.0	2,847.6	450	2,847.6	4,068.0	282.5	339.0
K	3	10	60	113	6,780	1,559.4	2,169.6	2,034.0	2,847.6	450	2,847.6	4,068.0	282.5	339.0
K	4	10	124	100	8,571	1,971.3	2,742.7	2,571.3	3,599.8	450	3,599.8	5,142.6	357.1	420.6
K	5	19	45	112	4,822	1,109.1	1,543.0	1,446.6	2,025.2	450	2,025.2	2,893.2	200.9	241.1
K	6	24	45	112	5,169	1,108.6	1,653.0	1,550.4	2,170.6	450	2,170.6	3,100.0	215.3	258.4
K	7	21	63	126	8,909	1,589.1	2,210.9	2,072.7	2,901.8	450	2,901.8	4,145.4	287.9	345.5
K	8	25	163	90	6,566	1,510.6	2,101.0	1,970.4	2,750.6	450	2,750.6	3,940.0	273.7	320.4
L	1	204	146	116	6,223	1,431.3	1,981.4	1,866.9	2,613.7	450	2,613.7	3,733.8	259.3	311.2
L	2	80	113	113	6,780	1,559.4	2,169.6	2,034.0	2,847.6	450	2,847.6	4,068.0	292.5	339.0
L	3	60	113	113	6,790	1,559.4	2,169.6	2,034.0	2,847.6	450	2,847.6	4,068.0	292.5	339.0
L	4	60	113	113	6,500	1,513.4	2,105.6	1,974.0	2,763.6	450	2,763.6	3,948.0	274.2	329.0
L	5	45	109	109	4,734	1,080.0	1,541.9	1,420.2	1,900.3	450	1,900.3	2,840.4	197.3	236.7
L	6	50	99	99	4,326	995.0	1,384.3	1,297.9	1,816.9	450	1,816.9	2,595.6	190.3	216.3
L	7	120	51	51	4,719	1,095.4	1,510.1	1,415.7	1,982.0	450	1,982.0	2,831.4	196.6	236.0
M	1	200	143	143	11,936	2,745.1	3,019.2	3,590.5	5,012.7	450	5,012.7	7,161.0	497.3	596.9
M	2	34	131	131	7,230	1,664.7	2,316.2	2,171.6	3,040.0	450	3,040.0	4,342.8	301.6	361.9

The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey or the recorded plan should be used.

# Exhibit B-6

FOOTPRINT AND IMPERVIOUS AREA DETAIL  
(See Symbol Definitions and Notes at End)

D LOT PR.	APPR ROAD	APPR GULF	APPR LAKE	APPR AVE	APPR DEPTH	APPR SQUARE FEET	TWO STORY			SINGLE STORY			MAX. IMP. STRUCTS	MAX. IMP. AREA	EMERALD WATER RETNGE	MAXIMUM WATER RETNGE
							H.S.C. 23%	Incl. Porches 32%	H.S.C. 30%	Incl. Porches 42%	OUTRIG. 42%	MAX. PUBIC 42%				
M 3	34			105		5,424	1,247.5	1,735.7	1,027.2	2,270.1	450	1,270.1	3,254.4	226.0	271.2	
M 4	50			99		4,943	1,136.9	1,581.3	1,402.9	2,076.1	500	2,076.1	2,955.8	206.0	247.2	
M 5	50			99		4,925	1,132.0	1,576.0	1,477.5	2,068.5	500	2,068.5	2,955.0	205.2	246.3	
M 6	50			99		4,925	1,132.0	1,576.0	1,477.5	2,060.5	500	2,060.5	2,955.0	205.2	246.3	
M 7	51			101		5,453	1,254.2	1,745.0	1,635.9	2,290.3	500	2,290.3	3,271.8	227.2	272.7	
M 8	51			113		6,893	1,505.9	2,203.4	2,080.3	2,895.9	500	2,895.9	4,137.0	287.3	344.8	
M 9	50			103		5,019	1,154.4	1,605.1	1,505.7	2,100.0	450	2,100.0	3,011.4	209.1	251.0	
N 1	50			99		4,920	1,133.7	1,577.3	1,470.7	2,070.2	450	2,070.2	2,957.4	205.4	246.5	
N 2	50			99		4,920	1,133.7	1,577.3	1,470.7	2,070.2	450	2,070.2	2,957.4	205.4	246.5	
N 3	51			98		4,999	1,149.0	1,599.7	1,499.7	2,099.6	450	2,099.6	2,999.4	208.3	250.0	
N 4	51			96		4,901	1,127.2	1,568.3	1,470.3	2,058.4	450	2,058.4	2,940.6	204.2	245.1	
N 5	50			100		4,929	1,133.7	1,577.3	1,470.7	2,070.2	450	2,070.2	2,957.4	205.4	246.5	
N 6	50			100		5,064	1,164.7	1,620.5	1,519.2	2,126.9	450	2,126.9	3,038.4	211.0	253.2	
N 7	3	149		100		4,794	1,102.6	1,534.1	1,408.2	2,013.5	450	2,013.5	2,876.4	199.0	239.7	
N 8	50			132		6,527	1,501.2	2,008.6	1,950.1	2,741.3	450	2,741.3	3,916.2	272.0	326.4	
N 9	10	44		113		5,170	1,109.1	1,554.4	1,551.0	2,171.4	450	2,171.4	3,102.0	215.4	258.5	
N 10	10	154		97		5,993	1,378.4	1,917.0	1,787.9	2,517.1	450	2,517.1	3,595.8	249.7	299.7	
N 11	10	61		104		5,060	1,149.6	1,607.8	1,760.4	2,464.6	450	2,464.6	3,520.8	244.5	293.4	
N 12	10	56		121		6,520	1,490.6	2,006.4	1,956.0	2,730.4	450	2,730.4	3,912.0	271.7	326.0	
N 13	10	50		102		5,450	1,255.6	1,746.9	1,637.7	2,292.0	450	2,292.0	3,275.4	227.5	273.0	
N 14	10	27		100		4,700	1,091.0	1,504.0	1,410.0	1,974.0	450	1,974.0	2,820.0	195.8	235.0	
N 15	14	147		123		5,502	1,203.9	1,706.2	1,674.6	2,344.4	450	2,344.4	3,349.2	232.6	279.1	
N 16	10	52		120		5,535	1,273.1	1,771.2	1,650.5	2,324.7	450	2,324.7	3,321.0	230.6	276.8	
N 17	14	128		121		4,123	940.3	1,319.4	1,236.9	1,731.7	475	1,731.7	2,473.0	171.8	206.2	
O 2	4			54		6,502	1,465.4	2,000.5	1,950.5	2,730.7	475	2,730.7	3,901.0	270.9	325.1	
O 3	3			32		3,040	803.2	1,220.0	1,152.0	1,612.8	475	1,612.8	2,304.0	160.0	192.0	
O 4	3			32		3,040	803.2	1,220.0	1,152.0	1,612.8	475	1,612.8	2,304.0	160.0	192.0	
O 5	3			120		5,280	1,214.4	1,609.6	1,594.0	2,217.0	475	2,217.0	3,160.0	220.0	264.0	
O 6	3			120		6,600	1,518.0	2,112.0	1,980.0	2,772.0	475	2,772.0	3,960.0	275.0	330.0	
O 7	3			120		5,098	1,172.4	1,631.2	1,529.3	2,141.0	475	2,141.0	3,056.6	212.4	254.9	
O 8	2			120		5,400	1,242.0	1,720.0	1,620.0	2,269.0	475	2,269.0	3,240.0	225.0	270.0	

The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey or the recorded plat should be used.

# Exhibit B-7

FOOTPRINT AND IMPERVIOUS AREA DETAIL  
(See Symbol Definitions and Notes at End)

PLOT #	APPR. ROAD	APPR. GULF	APPR. LAKE	APPR. AVE	APPR. SQUARE FEET	TWO STORY		SINGLE STORY		MAX. HGT. FT.	MAX. FLOOR AREA	MAX. IMP. AREA	MINIMUM WATER RETENGE	MAXIMUM WATER RETENGE
						H & C Incl. Pitches	H & C Incl. Pitches	H & C Incl. Pitches	H & C Incl. Pitches					
P 1	8 sec. n/e	32		159	5,099	1,172.0	1,531.7	1,520.7	2,141.6	475	2,141.6	3,059.4	212.5	255.0
P 2	8 sec. n/e	32		149	4,756	1,093.9	1,521.9	1,426.0	1,997.5	475	1,997.5	2,853.6	190.2	237.0
P 3	8 sec. n/e	33		140	4,670	1,062.1	1,477.8	1,385.4	1,939.6	475	1,939.6	2,770.0	192.4	230.9
P 4	8 sec. n/e	33		133.95	4,413	1,015.0	1,412.2	1,323.9	1,853.5	475	1,853.5	2,647.0	183.9	220.7
P 5	8 sec. n/e	50		130	6,404	1,491.3	2,074.9	1,945.2	2,723.3	475	2,723.3	3,890.4	270.2	324.2
P 6	8 sec. n/e	50		127	6,411	1,474.5	2,051.5	1,933.3	2,692.6	475	2,692.6	3,846.6	267.1	320.6
P 7	8 sec. n/e	50		126	6,362	1,463.3	2,035.8	1,908.6	2,672.0	475	2,672.0	3,817.2	265.1	318.1
P 8	8 sec. n/e	50		126	6,313	1,452.0	2,020.2	1,893.9	2,651.5	475	2,651.5	3,787.8	263.0	315.7
P 9	8 sec. n/e	40		130	5,122	1,153.7	1,605.4	1,504.0	2,151.2	475	2,151.2	3,009.6	213.4	250.8
P 10	8 sec. n/e	60		153	9,016	1,717.0	2,308.0	2,239.5	3,706.7	475	3,706.7	4,479.0	375.7	373.3
P 11	8 sec. n/e	60		152	8,928	1,696.6	2,360.6	2,213.1	3,749.8	475	3,749.8	4,426.2	372.0	360.9
P 12	8 sec. n/e	40		126	4,986	1,122.2	1,561.3	1,463.7	2,094.1	475	2,094.1	2,927.4	207.0	244.0
O 2	152			81	0,863	2,038.5	2,836.2	2,650.9	3,722.5	450	3,722.5	5,317.0	369.3	443.2
O 3	55			113	6,597	1,517.3	2,111.0	1,979.1	2,770.7	450	2,770.7	3,950.2	274.9	329.9
O 4	53			128	6,692	1,539.2	2,144.1	2,007.6	2,810.6	450	2,810.6	4,015.2	270.0	334.6
O 5	47			135	6,316	1,452.7	2,021.1	1,894.0	2,652.7	450	2,652.7	3,789.6	263.2	315.8
O 6	40			145	6,002	1,564.5	2,176.6	2,040.6	2,856.0	450	2,856.0	4,001.2	203.4	340.1
O 7	49			150	7,270	1,672.1	2,326.4	2,181.0	3,053.4	450	3,053.4	4,362.0	302.9	363.5
O 8	46			96	4,364	1,003.7	1,396.5	1,309.2	1,832.9	450	1,832.9	2,618.4	101.8	210.2
O 9	40			95	3,000	874.0	1,216.0	1,140.0	1,596.0	450	1,596.0	2,280.0	150.3	180.0
O 10	50			95	4,750	1,092.5	1,520.0	1,425.0	1,995.0	450	1,995.0	2,850.0	197.9	237.5
O 11	50			82	5,132	1,160.4	1,612.2	1,539.6	2,155.4	450	2,155.4	3,079.2	213.8	256.6
O 12	50			87	4,326	995.0	1,304.3	1,297.7	1,816.9	450	1,816.9	2,595.6	180.3	216.3
O 13	56			104	5,422	1,247.1	1,735.0	1,626.6	2,277.2	450	2,277.2	3,253.2	225.9	271.1
O 14	65			97	4,850	1,117.3	1,554.6	1,457.4	2,040.4	450	2,040.4	2,914.8	202.4	242.9
O 15	62			76	4,463	1,026.5	1,428.2	1,330.9	1,874.5	450	1,874.5	2,677.0	186.0	223.2
O 16	50			72	3,875	891.3	1,240.0	1,162.5	1,627.5	450	1,627.5	2,325.0	161.5	193.0
O 17	140			70	5,337	1,227.5	1,707.0	1,601.1	2,241.5	450	2,241.5	3,202.2	222.4	266.9
O 18	50			125	5,966	1,372.2	1,909.1	1,789.0	2,505.7	450	2,505.7	3,579.6	240.6	298.3
O 19	45			110	4,822	1,109.1	1,543.0	1,446.6	2,025.2	450	2,025.2	2,893.2	200.9	241.1
O 20	45			106	4,653	1,070.2	1,489.0	1,395.9	1,954.3	450	1,954.3	2,791.8	193.9	232.7

The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey or the recorded plat should be used.

# Exhibit B-8

FOOTPRINT AND IMPERVIOUS AREA DETAIL  
(See Symbol Definitions and Notes at End)

Q	LOT #	APPR	APPR	APPR	APPR	TWO STORY		SINGLE STORY		MAX	MAX	MAX	MINIMUM	MINIMUM		
						MAXIMUM FOOTPRINT	MAXIMUM FOOTPRINT	MAXIMUM FOOTPRINT	MAXIMUM FOOTPRINT							
		FF	FF	FF	FF	H & C	Imp. Pch/let	H & C	Imp. Pch/let	42%	42%	60%	RETENGE	RETENGE		
Q 21	9	50				136	7,159	1,616.6	2,290.9	2,147.7	3,006.8	450	3,006.8	4,295.4	290.3	358.0
Q 22	9	50				162	7,552	1,737.0	2,416.6	2,265.6	3,171.8	450	3,171.8	4,531.2	314.7	377.5
Q 23		51				155	8,103	1,861.2	2,593.6	2,403.5	3,404.1	475	3,404.1	4,863.0	314.3	377.1
Q 24		53				156	8,424	1,937.5	2,695.6	2,527.2	3,530.0	475	3,530.1	5,054.4	294.1	352.9
Q 25		57				110	8,102	1,801.9	2,618.2	2,454.6	3,436.4	475	3,436.4	4,909.2	303.6	364.3
Q 26		155				88	6,172	1,419.6	1,975.0	1,951.6	2,592.2	475	2,592.2	3,703.2	257.2	308.6
Q 27		57				134	6,065	1,394.9	1,940.8	1,819.5	2,547.3	475	2,547.3	3,639.0	322.1	386.6
R 1		162				07	6,973	1,603.8	2,231.4	2,091.9	2,920.7	450	2,920.7	4,103.8	290.5	348.7
R 2		63				130	7,129	1,639.7	2,201.3	2,130.7	2,994.2	450	2,994.2	4,277.4	297.0	356.5
R 3	10	201				113	6,841	2,003.4	2,029.1	2,662.3	3,713.2	450	3,713.2	5,304.6	368.4	442.1
R 4	10	45				113	5,092	1,477.2	1,829.4	1,827.6	2,130.6	450	2,139.6	3,055.2	212.2	282.9
R 5	10	50				113	5,658	1,301.3	1,910.6	1,697.4	2,376.4	450	2,376.4	3,394.8	235.8	282.9
R 6	17	45				113	5,068	1,170.2	1,620.2	1,526.4	2,137.0	450	2,137.0	3,052.8	212.0	251.4
R 7	17	46				105	5,762	1,325.3	1,843.8	1,728.6	2,420.0	450	2,420.0	3,457.2	240.1	280.1
R 8	17	46				08	5,165	1,192.6	1,656.2	1,555.5	2,177.7	450	2,177.7	3,111.0	216.0	259.3
R 9	17	50				79	4,043	929.9	1,293.8	1,212.9	1,698.1	450	1,698.1	2,425.8	168.5	202.2
R 10	17	50				00	4,000	920.0	1,200.0	1,200.0	1,680.0	450	1,680.0	2,400.0	166.7	200.0
R 11	17	50				00	4,000	920.0	1,200.0	1,200.0	1,680.0	450	1,680.0	2,400.0	166.7	200.0
R 12		130				00	4,000	920.0	1,200.0	1,200.0	1,680.0	450	1,680.0	2,400.0	166.7	200.0
R 13		50				80	4,000	920.0	1,280.0	1,200.0	1,680.0	450	1,680.0	2,400.0	166.7	200.0
R 14		50				00	3,908	917.2	1,276.2	1,196.4	1,675.0	450	1,675.0	2,392.0	166.2	199.4
R 15		50				00	3,968	917.2	1,276.2	1,165.4	1,675.0	450	1,675.0	2,392.0	166.2	199.4
R 16		52				60	4,160	956.8	1,331.2	1,248.0	1,747.2	450	1,747.2	2,496.0	173.3	209.0
R 17		71				07	4,320	993.6	1,302.4	1,266.0	1,814.4	450	1,814.4	2,592.0	180.0	216.0
R 18		56				104	5,314	1,222.2	1,700.5	1,594.2	2,231.9	450	2,231.9	3,100.4	221.4	265.7
S 1		154				108	5,228	1,202.4	1,673.0	1,568.4	2,195.8	450	2,195.8	3,136.0	217.8	261.4
S 2		41				107	4,820	1,110.4	1,545.0	1,448.4	2,027.8	450	2,027.8	2,886.8	201.2	241.4
S 3		32				117	5,861	1,348.0	1,875.5	1,750.3	2,461.6	450	2,461.6	3,516.6	244.2	293.1
S 4		37				142	9,372	2,155.6	2,899.0	2,811.6	3,936.2	450	3,936.2	5,623.2	390.5	468.6
S 5		39				169	7,139	1,642.0	2,284.5	2,141.4	2,890.4	450	2,890.4	4,293.4	297.5	357.0
S 6		33				106	6,521	1,639.8	2,086.7	1,956.3	2,738.0	450	2,738.0	3,912.6	271.7	326.1
S 7		27				162	11,690	2,698.7	3,740.8	3,507.0	4,909.8	450	4,909.8	7,014.0	407.1	594.5

The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey or the recorded plat should be used.

# Exhibit B-9

FOOTPRINT AND INTERVIEWS AREA DETAIL  
(See Symbol Definitions and Notes at End)

B LOT PH.	APPR. ACRES	APPR. ACRES	APPR. ACRES	APPR. ACRES	TWO STORY		SINGLE STORY		MAX. FEET ALL STRUCTURES	MAX. IMP AREA	MINIMUM WATER RETENGE	MAXIMUM WATER RETENGE
					MAXIMUM FOOTPRINT	MAXIMUM FOOTPRINT	H & C Incl. Footprint	H & C Incl. Footprint				
S 0 25	39	167	10,507	2,416.6	3,362.2	3,152.1	4,412.9	450	3,412.9	6,304.2	437.0	525.4
S 9	48	116	7,447	1,712.8	2,363.0	2,234.1	3,127.7	450	3,127.7	4,468.2	310.3	372.4
S 10	186	103	0,290	1,895.2	2,636.8	2,472.0	3,460.0	450	3,460.0	4,944.0	343.3	412.0
T 1	73	112	6,312	1,451.0	2,019.0	1,893.6	2,651.0	450	2,651.0	3,707.2	263.0	315.6
T 2	73	121	6,686	1,533.2	2,133.1	1,999.0	2,799.7	450	2,799.7	3,999.6	277.6	333.3
T 3	60	85	4,820	1,110.4	1,545.0	1,440.4	2,027.8	450	2,027.8	2,996.8	201.2	241.4
U 1	11	85	4,959	1,140.6	1,566.9	1,407.7	2,082.8	0	2,082.8	2,975.4	206.6	248.0
U 2	11	60	7,694	1,769.6	2,462.1	2,300.2	3,231.5	475	3,231.5	4,616.4	320.6	304.7
U 3	11	180	9,307	2,140.6	2,970.2	2,792.1	3,908.9	560	3,908.9	5,504.2	387.0	465.4
U 4	11	165	0,192	1,804.2	2,621.4	2,497.6	3,440.6	560	3,440.6	4,915.2	341.3	409.6
U 5	11	161	6,417	1,475.9	2,033.4	1,925.1	2,695.1	475	2,695.1	3,850.2	267.4	320.9
U 6	11	160	6,412	1,474.8	2,031.0	1,923.6	2,693.0	475	2,693.0	3,847.2	267.2	320.6
U 7	11	160	5,785	1,330.6	1,851.2	1,735.5	2,425.7	475	2,425.7	3,471.0	241.0	289.3
V 1	20	147	6,576	1,512.5	2,104.3	1,972.0	2,761.9	450	2,761.9	3,945.6	274.0	328.8
V 2	20	140	6,098	1,506.5	2,207.4	2,069.4	2,897.2	450	2,897.2	4,138.0	287.4	344.9
V 3	234	75	6,044	1,574.1	2,139.1	2,053.2	2,874.5	450	2,874.5	4,106.4	285.2	342.2
V 4	14	74	5,556	1,277.9	1,777.9	1,666.8	2,333.5	450	2,333.5	3,133.6	231.5	277.9
V 5	18	78	5,316	1,222.7	1,701.1	1,594.8	2,232.7	450	2,232.7	3,189.6	221.5	265.8
V 6	14	63	4,427	1,010.2	1,410.6	1,320.1	1,859.3	450	1,859.3	2,656.2	184.5	221.4
V 7	12	130	3,996	919.1	1,270.7	1,198.0	1,678.3	450	1,678.3	2,397.6	166.5	199.8
V 8	11	163	7,285	1,675.6	2,331.2	2,185.5	3,059.7	450	3,059.7	4,371.0	303.5	364.3
V 9	11	145	5,212	1,198.0	1,667.9	1,563.6	2,189.0	450	2,189.0	3,127.2	217.2	260.6
V 10	219	53	5,703	1,330.1	1,850.6	1,734.9	2,426.9	450	2,426.9	3,469.0	241.0	289.2
W 1	31	127	5,212	1,198.0	1,667.9	1,563.6	2,189.0	450	2,189.0	3,127.2	217.2	260.6
W 2	11	45	3,377	776.7	1,000.6	1,013.1	1,418.3	0	1,418.3	2,026.2	140.7	160.9
W 3	11	45	3,377	776.7	1,000.6	1,013.1	1,418.3	0	1,418.3	2,026.2	140.7	160.9
W 4	16	35	3,377	776.7	1,000.6	1,013.1	1,418.3	0	1,418.3	2,026.2	140.7	160.9
W 5	16	35	3,377	776.7	1,000.6	1,013.1	1,418.3	0	1,418.3	2,026.2	140.7	160.9
W 6	16	35	3,377	776.7	1,000.6	1,013.1	1,418.3	0	1,418.3	2,026.2	140.7	160.9
W 7	16	35	3,377	776.7	1,000.6	1,013.1	1,418.3	0	1,418.3	2,026.2	140.7	160.9
W 8	16	35	3,377	776.7	1,000.6	1,013.1	1,418.3	0	1,418.3	2,026.2	140.7	160.9
W 9	37	129	7,951	1,820.7	2,544.2	2,385.2	3,339.3	500	3,339.3	4,770.4	331.3	397.5
W 10	125	101	6,959	1,600.7	2,227.0	2,067.0	2,922.9	500	2,922.9	4,175.6	290.0	348.0
W 11	53	101	4,042	1,343.6	1,869.3	1,752.5	2,453.5	500	2,453.5	3,504.9	243.4	292.1

\*\* 149' - water's edge 97.6' old CCL.  
The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey of the recorded plat should be used.

FOOTPRINT AND IMPERVIOUS AREA DETAIL  
(See Symbol Definitions and Notes at End)

D LOT P/L	APPX ROAD	APPX GULF	APPX LAKE	APPX AVE	APPX DEPTH	APPX SQUARE FEET	TWO STORY			SINGLE STORY			MAX IMPERVIOUS STRUCTURE	MAX IMP AREA	MINIMUM WATER RETENGE	MINIMUM WATER RETENGE
							H & C	Incl. Porches	%	H & C	Incl. Porches	%				
W 12 23	49			102	5,743	1,321.0	1,037.9	1,723.0	2,412.2	500	2,412.2	3,446.1	239.3	287.2		
W 13 23	55			88	4,810	1,106.2	1,539.1	1,442.9	2,020.0	500	2,020.0	2,885.8	200.4	240.5		
W 14 23	56			80	4,553	1,047.2	1,456.9	1,365.9	1,912.2	500	1,912.2	2,731.8	189.7	227.6		
W 15 23	54			85	4,367	1,004.5	1,397.5	1,310.2	1,834.2	500	1,834.2	2,620.3	182.0	210.4		
W 16 23	40			111	7,792	1,792.3	2,493.6	2,337.7	3,272.8	500	3,272.8	4,675.5	324.7	389.6		
W 17 21	55			140	7,228	1,662.5	2,313.1	2,160.5	3,035.9	500	3,035.9	4,337.0	301.2	361.4		
W 18 18	177			122	7,426	1,708.1	2,378.4	2,227.9	3,119.1	500	3,119.1	4,455.8	309.4	371.3		
W 19	49			116	6,594	1,516.6	2,110.1	1,970.2	2,769.5	500	2,769.5	3,956.4	274.7	329.7		
W 20	49			170	10,236	2,354.1	3,275.3	3,070.6	4,296.9	600	4,296.9	6,141.2	426.5	511.8		
W 21	49			152	9,029	2,076.7	2,809.3	2,700.7	3,792.1	600	3,792.1	5,417.4	376.2	451.4		
W 22 24	49			148	8,787	2,016.3	2,805.3	2,690.0	3,602.0	600	3,682.8	5,259.9	365.3	438.3		
W 23 25	49			155	9,265	2,130.9	2,964.8	2,779.5	3,891.3	600	3,891.3	5,559.0	386.0	463.2		
W 24 25	50			167	9,025	2,075.8	2,808.1	2,707.6	3,790.6	600	3,790.6	5,415.2	376.1	451.3		
W 25 23	50			177	9,265	2,130.9	2,964.8	2,779.5	3,891.3	600	3,891.3	5,559.0	386.0	463.2		
W 26 23	50			189	11,568	2,660.6	3,701.7	3,416.5	4,363.0	600	4,363.0	6,202.9	432.8	519.4		
W 27 23	50			189	10,155	2,335.7	3,249.7	3,046.6	4,265.2	600	4,265.2	6,093.2	423.1	507.8		
W 28	50			180	9,498	2,184.5	3,039.4	2,849.1	3,909.2	600	3,999.2	5,698.8	395.8	474.9		
W 29	50			187	9,365	2,151.6	2,993.5	2,886.4	3,929.0	600	3,929.0	5,612.9	389.8	467.7		
W 30	50			179	8,908	2,067.1	2,876.0	2,696.3	3,774.0	600	3,774.0	5,392.5	374.5	449.4		
W 31	62			153	7,689	1,768.6	2,460.6	2,306.8	3,229.5	0	3,229.5	4,613.6	320.4	384.5		
W 32	56			131	6,270	1,442.2	2,006.5	1,881.1	2,633.6	0	2,633.6	3,762.2	261.3	313.5		

The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey or the recorded plat should be used.

**FOOTPRINT AND HARRISONS AREA DETAIL**  
(See Symbol Definitions and Notes at End)

**Exhibit B-11**

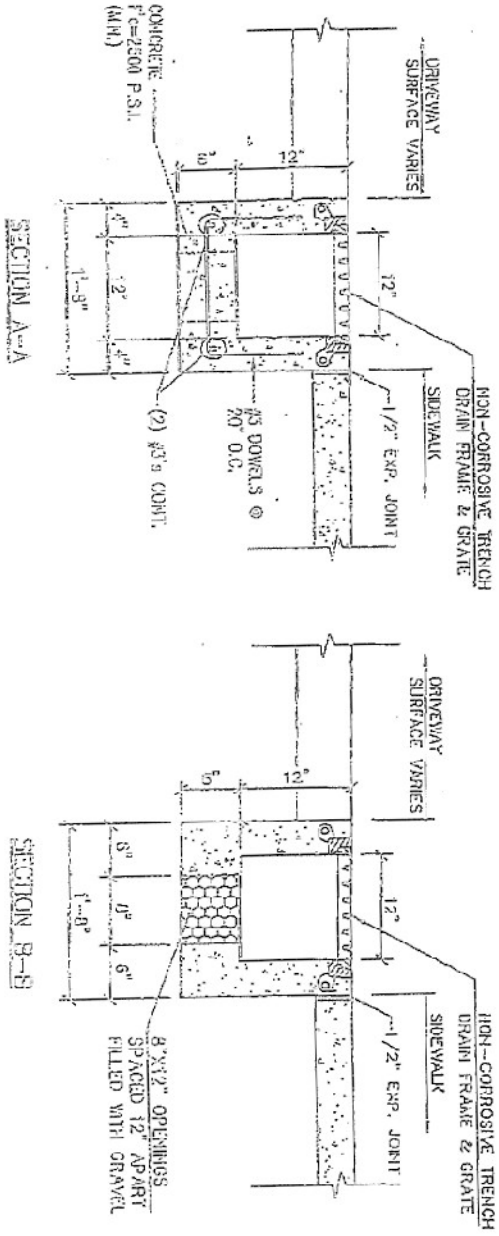
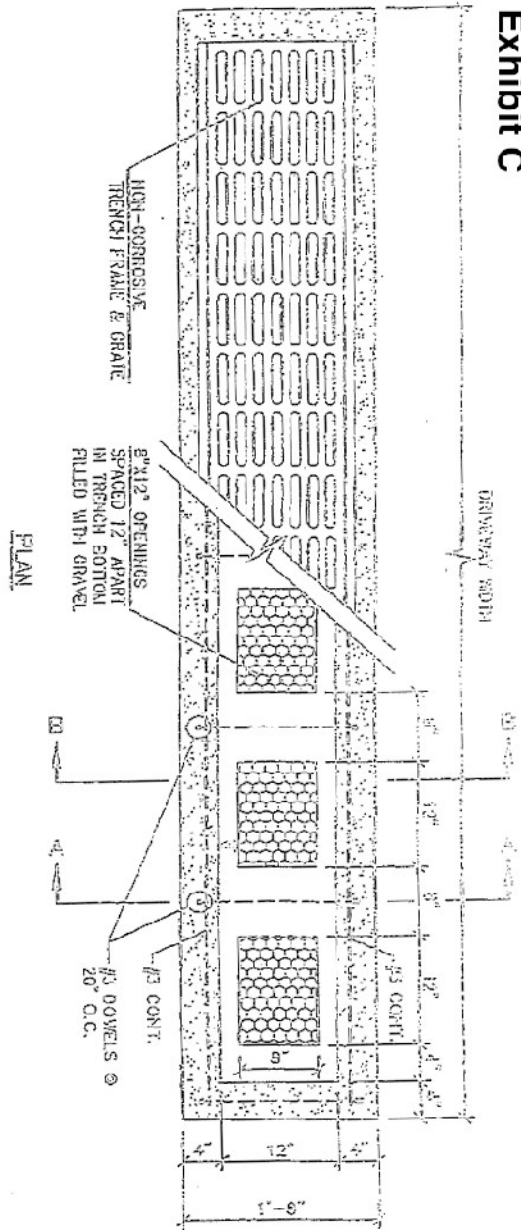
		TWO STORY											
APPR	APPR	MAX	APPR	APPR	APPR	MAXIMUM FOOTPRINT	MAX	MAX FP ALL	MAX	MINIMUM	MAXIMUM		
ROAD	GULF	GULF	LAKD	AVE	SQUARE	H&C	Incl.Porches	FRPANT	STRUCTURS *	H&P AREA	WATER	WATER	
FF	FF	FF	FF	DEPTH	FEET	23%	32%	OUTBLD *	42%	60%	RETNGE	RETNGE	
*** pos	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	*****	
2 see note	44	29		161.9	7124	1638.5	2279.7	712.4	2992	4274	297	356	
4 Z see note	44	29		182.7	8040	1849.2	2572.8	804.0	3377	4824	335	402	
3 Z see note	44	29		211.5	9304	2139.9	2977.3	930.4	3908	5582	388	465	
2 Z see note	44	29		246.1	10830	2490.9	3465.6	1083.0	4549	6498	451	542	
1 Z see note	49	29		258.6	12670	2914.1	4054.4	1267.0	5321	7602	528	634	

\* Footprint of Out-Building may be increased such that sum of Main Building and Outbuilding do not exceed 42% Max Footprint.  
The Outbuilding's footprint shall not exceed 15% of the buildable area.

The calculations, statistics and dimensions contained in the chart on this page are approximate numbers. For exact calculations and dimensions, a survey or the recorded plat should be used.

# Exhibit C. French Drain Detail

## Exhibit C



TRENCH DRAIN DETAIL  
SCALE: 1/4" = 1'-0"

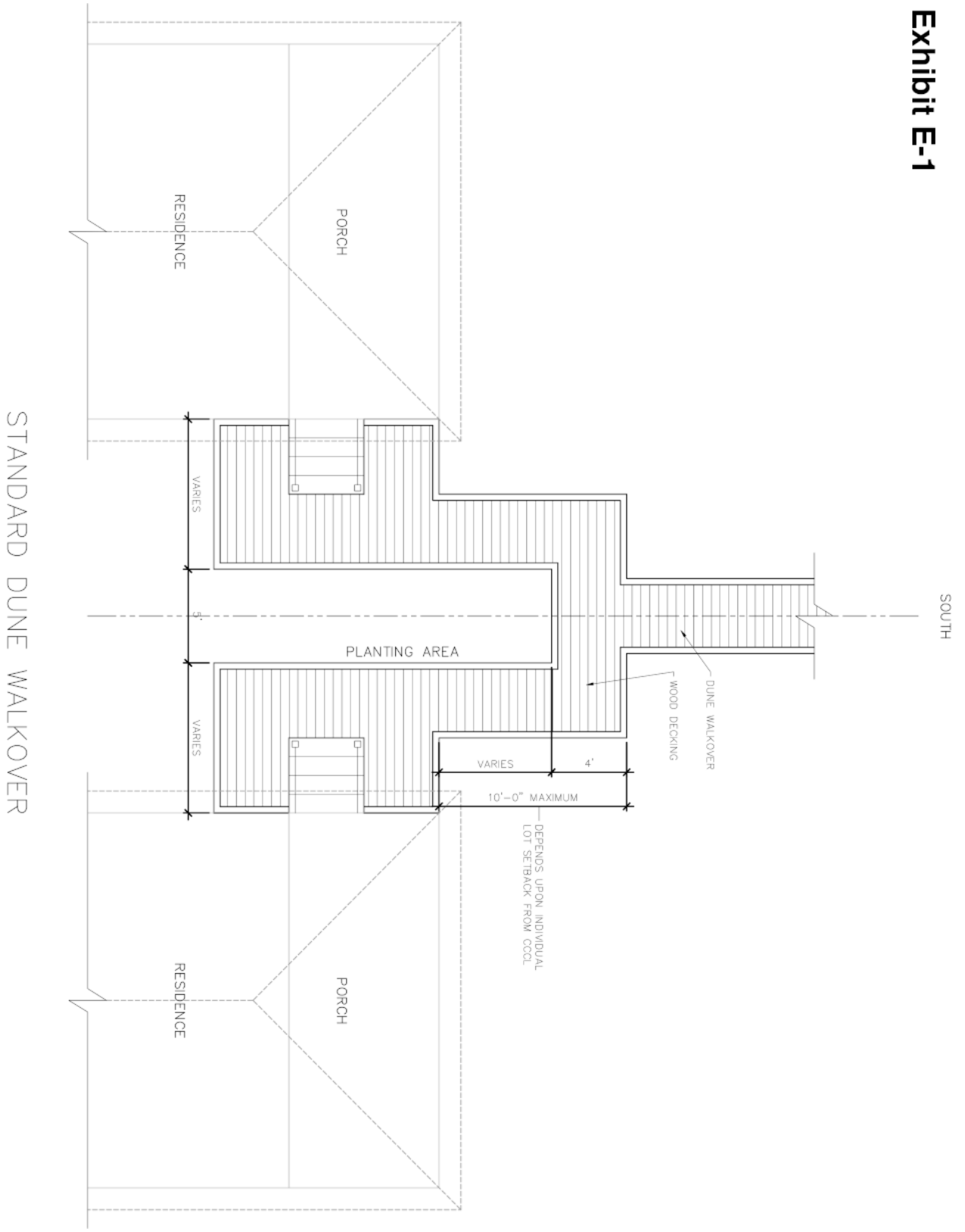

  
 Gash, Vothert & Trogner, Inc.  
 Civil Engineering and Surveying  
 101 East Street, Memphis, TN 38102  
 (901) 525-1100

## **Exhibit D. Application for Color Approval**

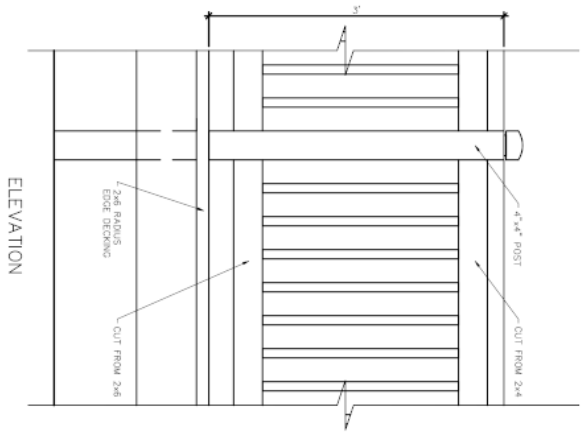
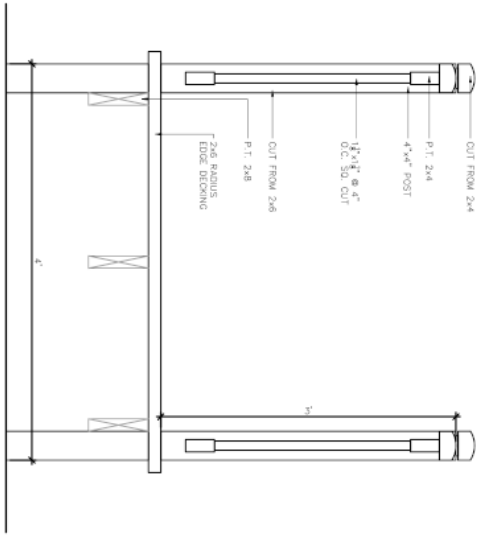
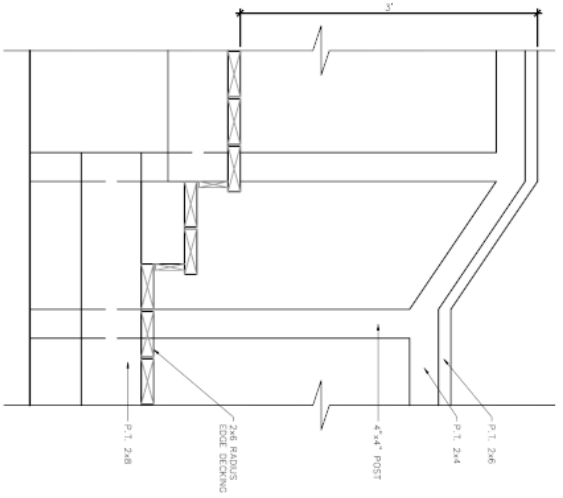
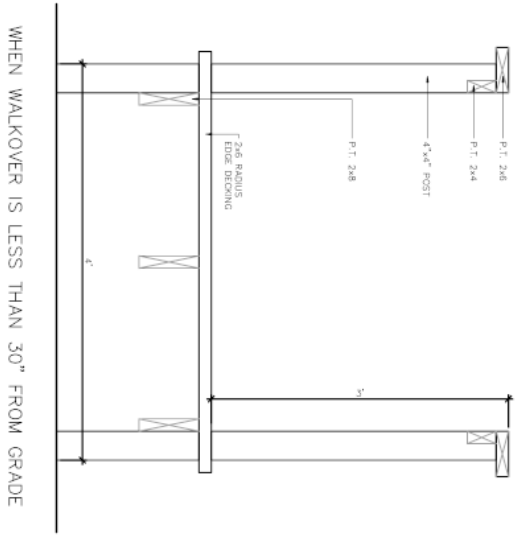
Application for Color Approval form can be downloaded from the Carillon Design Review tab at [www.carillonbeach.com](http://www.carillonbeach.com)

# Exhibit E. Dune Walkover Detail

## Exhibit E-1



# Exhibit E-2



## **Exhibit F. Sea Turtles and Artificial Lighting**

*The wildlife indigenous to Northwest Florida constitutes one of its treasures. Some of this wildlife can co-exist with man very easily. However, much of it must be protected. The sea turtle is endangered and needs our help to ensure its survival.*

### **FLORIDA'S ENDANGERED SEA TURTLES NEED OUR HELP**

Each summer, Florida's beaches host the largest gathering of nesting sea turtles in the United States. Female sea turtles emerge from the surf to deposit eggs in sand nests and later, tiny hatchlings struggle from their nests and scramble to the Gulf of Mexico. Nearly all of this activity takes place under the cover of darkness and relies upon a natural light environment too often disrupted by the addition of artificial lighting. For this reason, Carillon Beach has adopted into our Design Code the Florida Department of Environmental Protection's (DEP) and the Bay County Ordinance guidelines for protection of nesting habitat, nesting females, and hatchling marine turtles from the negative effects of the artificial lighting. These guidelines are designed to inform beach residents and visitors about the adverse effects of beach lighting on sea turtles and offer solutions that will aid in conserving sea turtles that nest on developed beaches.

### **THE NOCTURNAL TREK OF HATCHLING SEA TURTLES**

Fifty to sixty days after eggs are placed in the nest, hatchling sea turtles tear themselves free from their papery eggshells beneath the sand, and, with periodic bouts of trashing, make their way to the surface. At nightfall, as many as 100 hatchlings burst together from the sand and immediately scramble toward the Gulf of Mexico. Moving quickly from nest to sea is critical for the survival of hatchling sea turtles.

### **THE PROBLEM WITH LIGHTS**

On beaches where artificial light is visible, the hatchlings important journey to the sea is disrupted. Hatchlings sea turtles emerging from nests at night are strongly attracted to light sources along the beach. Consequently, hatchlings move toward streetlights, porch lights or interior lighting visible

through windows and away from the relative sanctuary of the Gulf. Hatchlings so misled fail to find their way to the sea, having succumbed to attacks by predators, exhaustion, drying in the morning sun, or strikes by automobiles on nearby parking lots and roads. Quite literally, a single light left on near a sea turtle nesting beach can misdirect and kill hundreds of hatchlings. Cases where hatchlings have been lead to their death into the flames of unattended fires are testimony to the strong attraction hatchlings have for light. Artificial lighting also affects the nesting of female sea turtles. Studies have shown that brightly lit beaches are less frequently used as nesting sites. In addition, females attempting to return to the sea after nesting, like hatchlings, can also be led astray by nearby lighting.

## **SOLUTIONS**

Solving the problems created by artificial lighting on sea turtle nesting beaches requires the understanding of citizens within coastal communities. Reducing the effects of beach lighting requires very little inconvenience or compromise to human safety.

Simply put, the most direct and complete way to resolve problems for sea turtles caused by artificial beachfront lighting is to eliminate all artificial sources that emit light visible from the nesting beach. Light, visible from the beach, may include light emitted directly from sources, light reflected by buildings and other objects, light from interior sources shining through windows, and light scattered by sea mist.

Unfortunately, eliminating all beachfront lighting is not always practical. Human safety concerns and the magnitude of some lighting problems require some compromise. The following links are guidelines offered to mitigate human interference with turtle nesting habits while still maintaining a safe habitat for humans.

Sea Turtles are protected under the Bay County Ordinance regarding Sea Turtle Conservation Zone and Lighting.

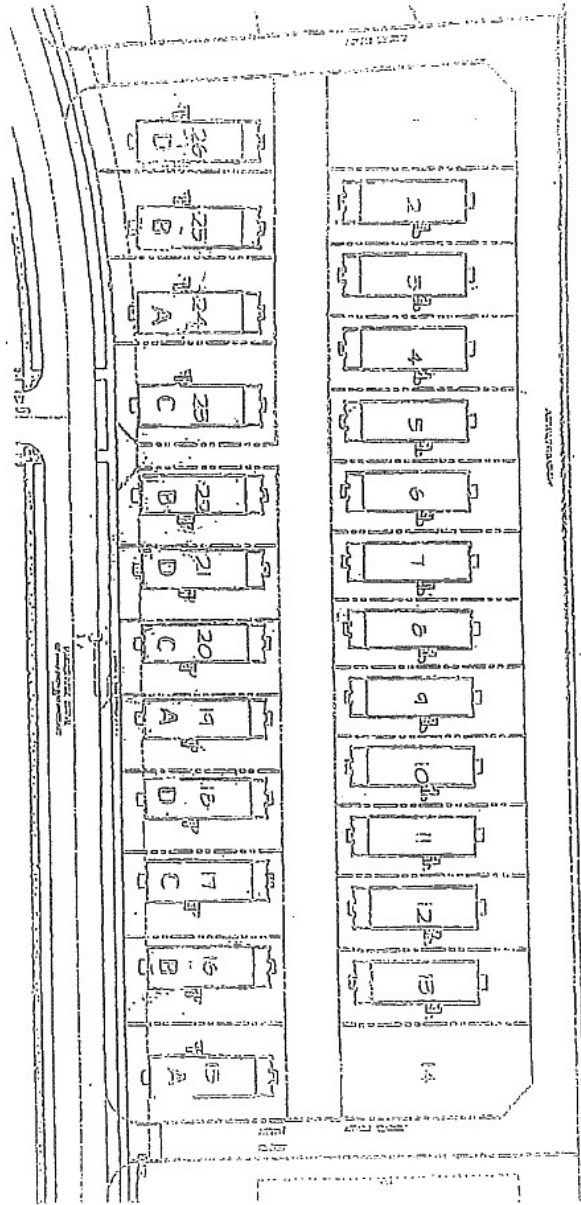
Sea Turtles are also protected under the Federal Endangered Species Act of 1973.

And, finally, Florida Department of Environmental Protection has laws regarding sea turtles.

## **SUMMARY**

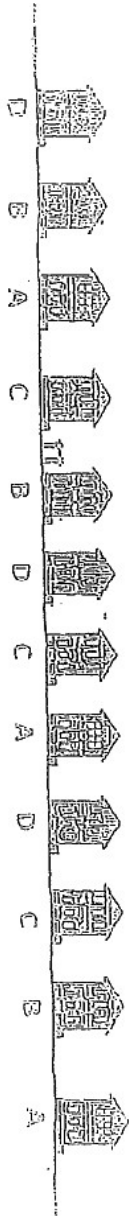
Carillon Beach is dedicated to compliance with the spirit and intent as well as the letter of the environmental laws, regulations, and standards. We also incorporate environmental protection and stewardship as an integral part of the design, construction, operation, and maintenance of our community. We will continue to communicate with you on the environmental issues and conduct periodic self-evaluations.





**Exhibit G-2**

# Exhibit G-3



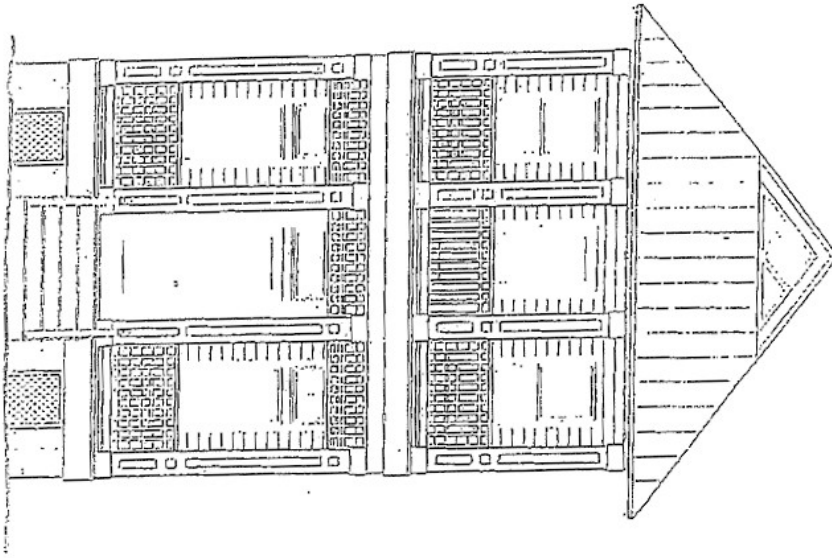
A = SAWGRASS

B = JASMINE

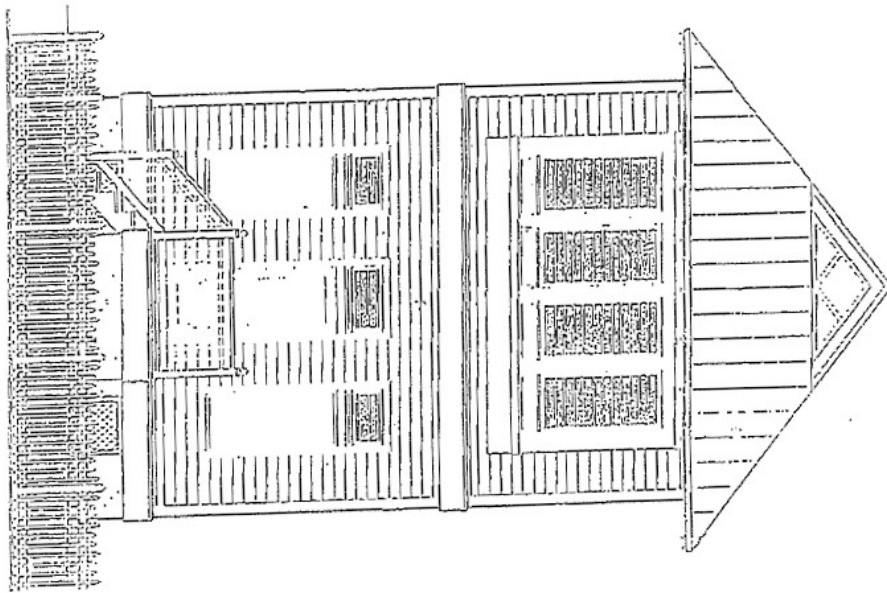
C = LANTANA

D = PALMETTO

Exhibit G-4



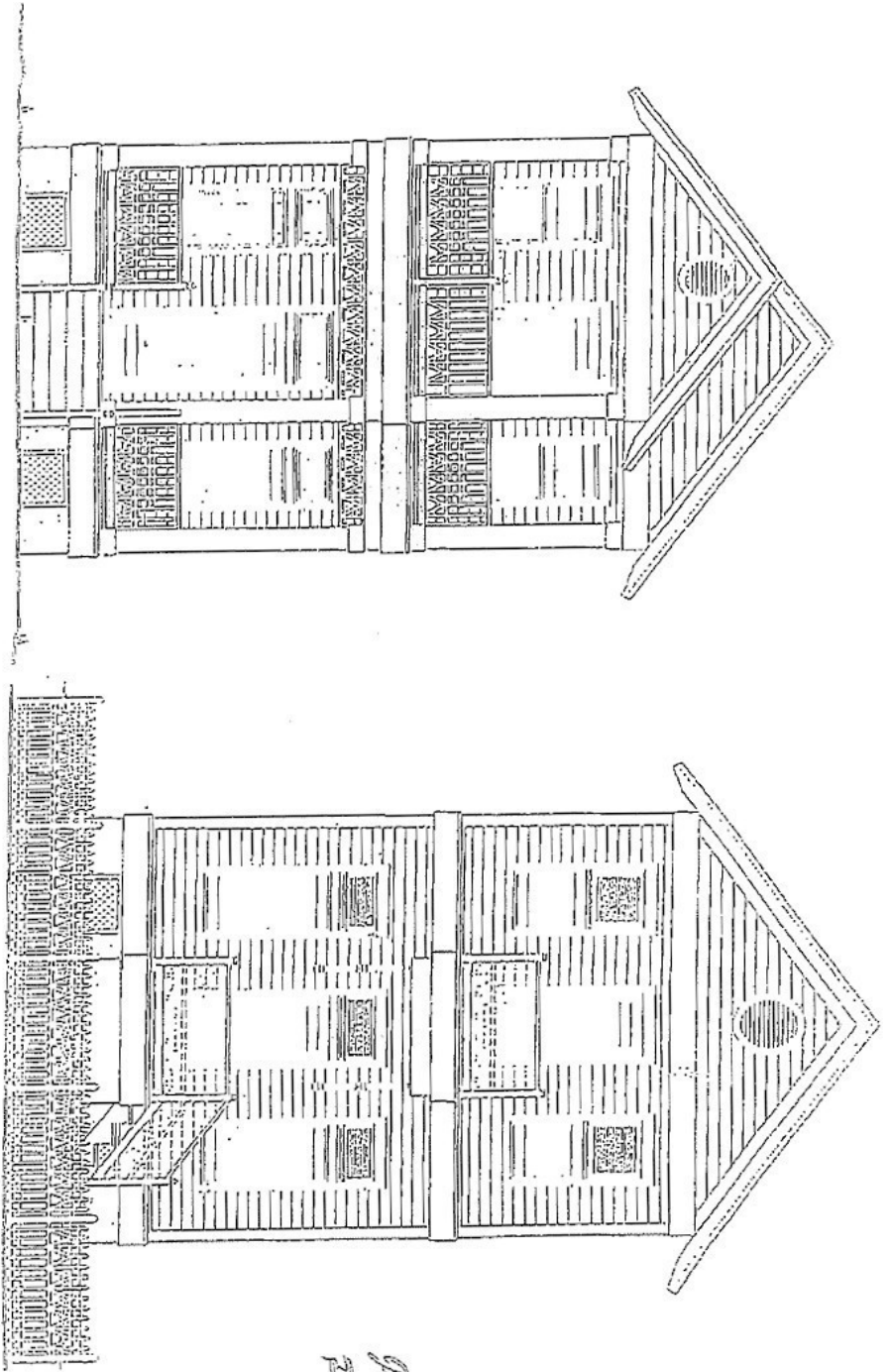
LOT 15  
FRONT ELEVATION



LOT 15  
REAR ELEVATION

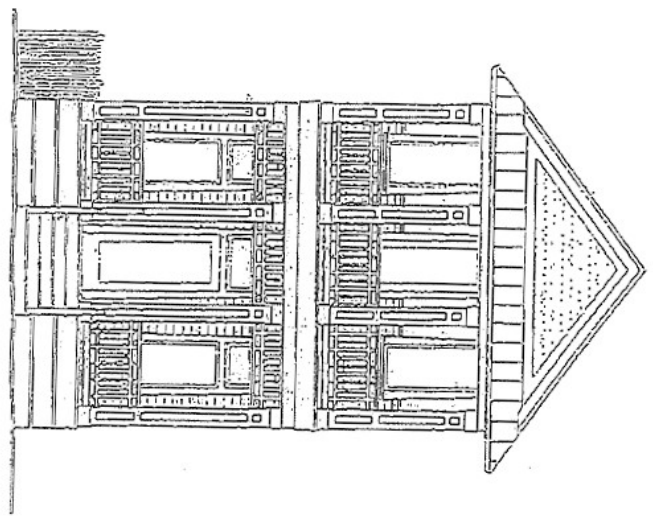
*The  
Sawgrass  
Plan #*

Exhibit G-5



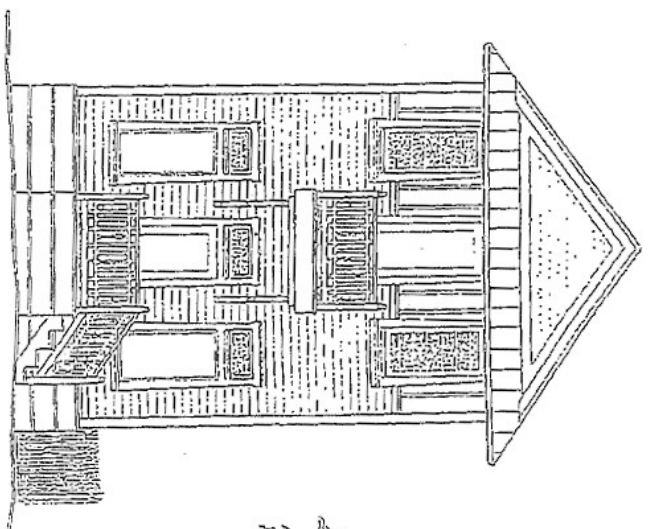
*The  
Garden  
Plan B*

**Exhibit G-6**



LOT 17

PROMENADE ELEVATION

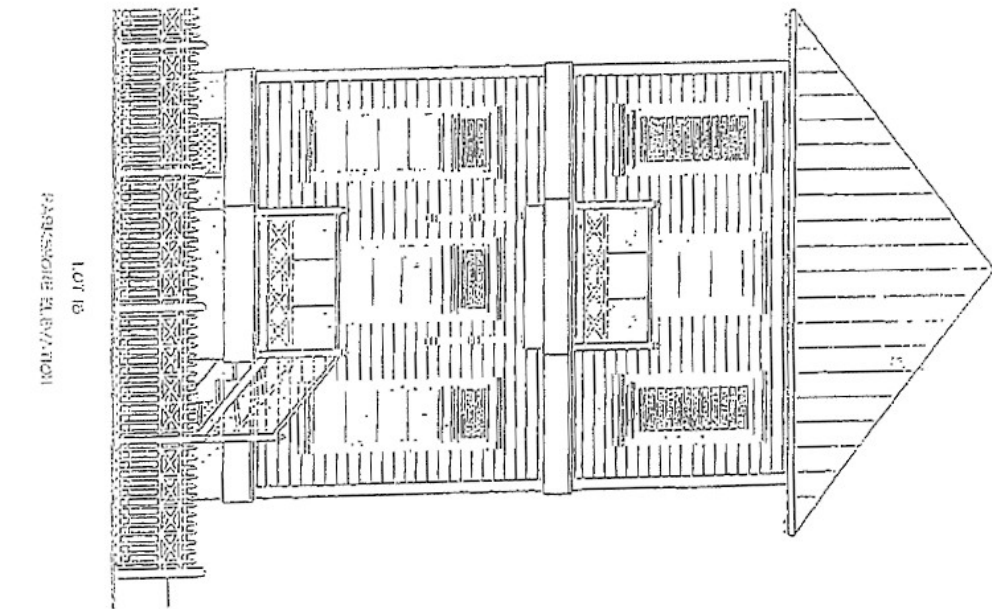
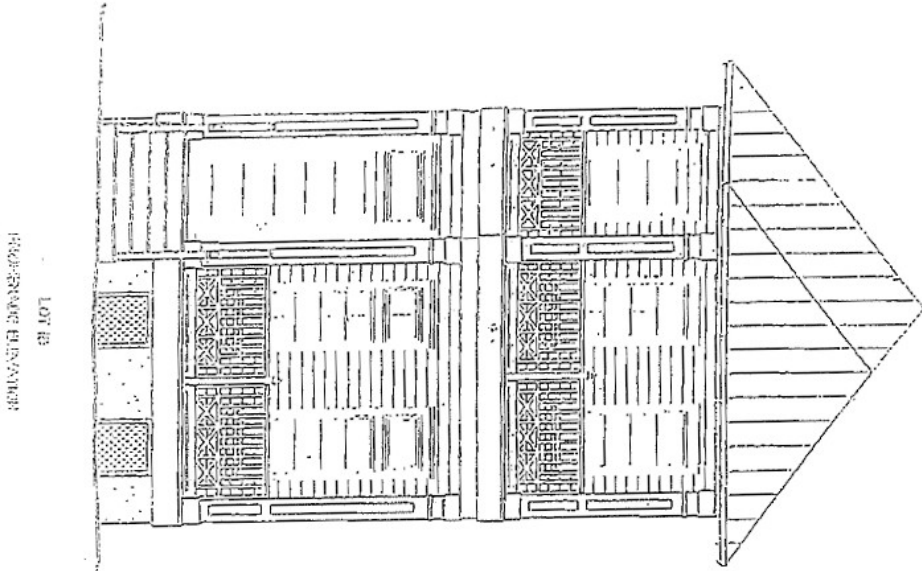


LOT 17

PARKSHORE ELEVATION

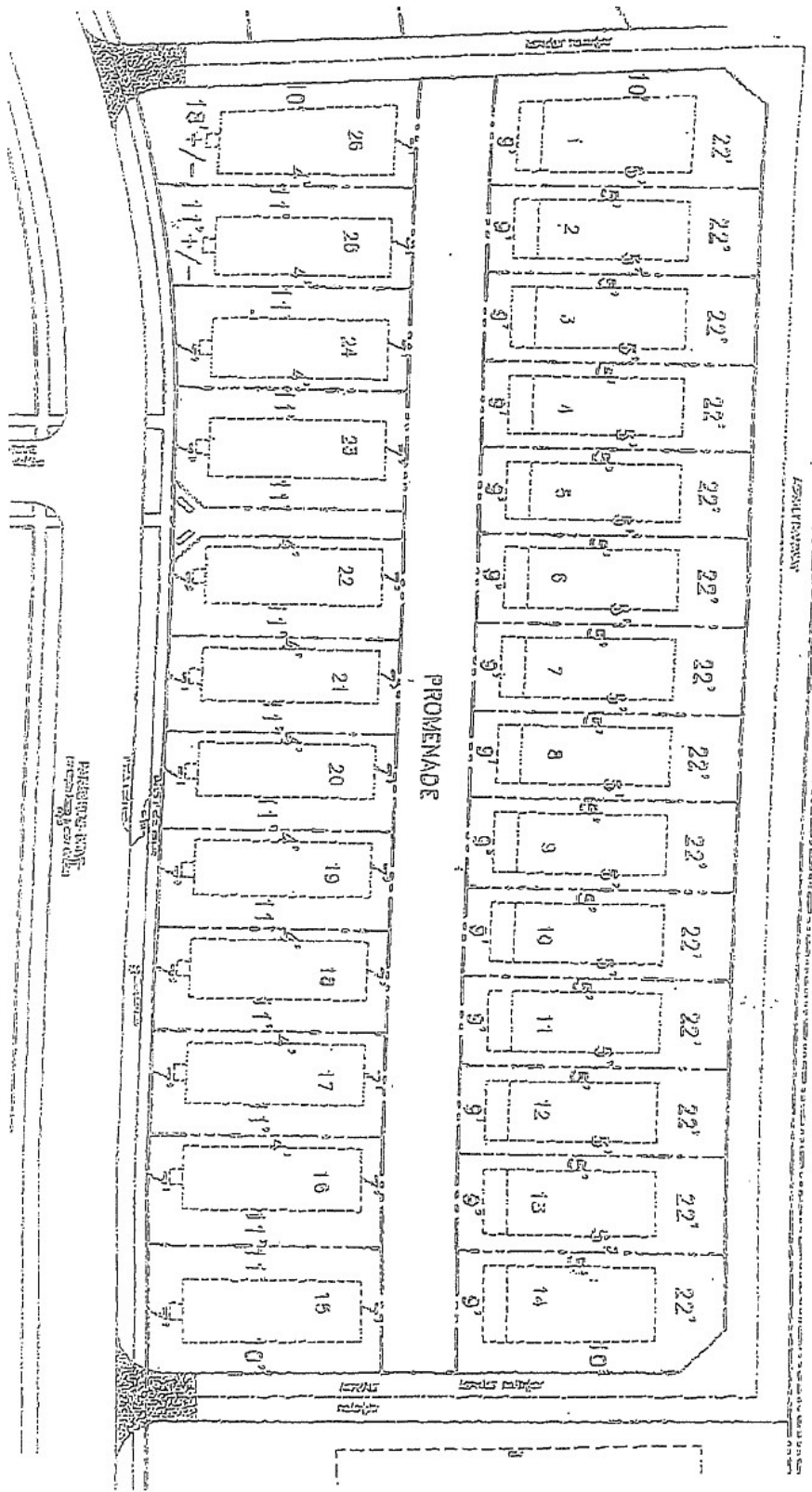
*The  
Lambert  
Plan C*

Exhibit G-7



*The  
Palmetto  
Plan 2*

# Exhibit G-8



## **Exhibit H. Architect's Site Inspection Form**

Architect's Inspection Form can be downloaded from the Carillon Design Review tab at [www.carillonbeach.com](http://www.carillonbeach.com)

## **Exhibit I. Construction Agreement**

Construction Agreement form can be downloaded from the Carillon Design Review tab at [www.carillonbeach.com](http://www.carillonbeach.com)

## **Exhibit J. Design Review Fees**

Design Review Fees form can be downloaded from the Carillon Design Review tab at [www.carillonbeach.com](http://www.carillonbeach.com)

## Exhibit K. Community/Design Compliance Enforcement Fines

Exterior spray painting	Shut down site immediately
Unauthorized removal of trees/vegetation in common areas or adjoining property; or, failure to protect natural vegetation outside approved clearing areas for any construction	\$2,500
Required building permits not posted when work begins	\$500 to \$1,000
Site debris on adjacent property, common area, easement, sidewalk or street	\$500 to \$1,000
Unauthorized burning	\$1,000
Fire extinguisher missing from job site (only for new construction or major modifications requiring one)	\$1,000
Failure to prepare for hurricane or tropical storm	\$1,000
Failure to cease work upon receipt of a Stop Work Order	\$1,000
No dumpster cover when workers not present (nights and weekends)	\$1,000
Parking violations by contractor or subcontractor	\$1,000
Dumpster missing (where required)	\$500
Dumpster not on building lot or located in site manager approved area	\$500
No port-a-john (only required for new construction)	\$500
Port-a-john must face toward construction site	\$500
Construction document box damaged or missing (new construction)	\$500

Unauthorized sign	\$500
Unauthorized exterior finishes (i.e., paint stain, roofing materials or design)	\$500
Sand fence missing or damaged (only new construction or major modifications require one)	\$500
Change order not presented for approval when required	\$500
Failure to notify/obtain approval from DRB before applying for Certificate of Occupancy (CO) (new construction and remodels)	\$500

\_\_\_\_\_  
Town Planner

\_\_\_\_\_  
Date

\_\_\_\_\_  
Contractor

\_\_\_\_\_  
Date

\_\_\_\_\_  
HOA Manager

\_\_\_\_\_  
Date

## **Exhibit L. Recommended Licensed Florida Architects, Licensed Florida Contractors and Landscape Architects**

- **Licensed Florida Architects**

Recommended Licensed Florida Architects list can be downloaded from the Carillon Design Review tab at [www.carillonbeach.com](http://www.carillonbeach.com)

- **Licensed Florida Contractors**

Recommended Licensed Florida Contractors list can be downloaded from the Carillon Design Review tab at [www.carillonbeach.com](http://www.carillonbeach.com)

- **Landscape Architects**

Recommended Landscape Architects list can be downloaded from the Carillon Design Review tab at [www.carillonbeach.com](http://www.carillonbeach.com)

## **Exhibit M. Demolition**

Demolition of any main building or other structure shall be subject to Carillon Design Review approval.

### **1. Demolition Defined**

Demolition as used herein shall include the partial and/or complete removal or destruction of any main building or structure or any component thereof on any Lot, regardless of whether the main building or structure will be re-constructed in the same or similar manner.

### **2. Review Process**

All Demolition shall be subject to all aspects of the Review Process set forth in Par III of this Code, unless otherwise waived by Carillon Design Review.

### **3. Basis for Decision**

In addition to compliance with the Carillon Beach Design Code, Carillon Design Review shall also consider all proposed safeguards to nearby persons and property, the experience of the contractors performing the work I the area of demolition, adequacy of insurance for those performing the Demolition, and any and all potential impacts on neighboring Lots and the Commons. For any complete Demolition of a main building, Carillon Design Review may condition its approval on an appropriate plan to restore the Lot to a neat and orderly condition pending any further construction. For any partial Demolition, a proposal to restore the main building or structure to an acceptable condition shall also be a condition of approval.

### **4. Approved Contractors**

All Demolition must be performed by a Florida Licensed General Contractor approved in advance by Carillon Design Review. An Owner may not act as its own contractor to perform any Demolition.

## **Exhibit N. Windows**

The Design Code previously limited the approved products to wood windows and aluminum-clad wood windows, but advancements in materials and construction have allowed the development of “hybrid” window products that meet the strict aesthetic requirements of Carillon Beach while offering a cost-saving option to owners. The following high end “hybrid” windows are approved and are examples of high end hybrid windows that are approved. These hybrid products include, but are not limited to, vinyl composites (i.e.. Andersen A-series) and Fiberglass Hybrids (i.e.. Marvin Elevate Collection, Kolbe Forgent Series, Sierra Pacific H3). *All windows must be submitted to Carillon Design Review for approval prior to purchase.*