

BROOKWOOD AT NOCATEE

HOMEOWNER'S ARCHITECTURAL REVIEW CRITERIA AND PROCEDURE MANUAL

February 8, 2018 (Revised)
(Effective April 15, 2018)

Introduction

The Declaration of Covenants and Restrictions for Brookwood at Nocatee establishes a review and approval procedure for all improvements proposed within the community. **All improvements to be built, placed or installed on a home site including but not limited to exterior paint and roof color, pools, screen enclosures, walls, fences, landscaping, flagpole, satellite dish, driveway or any other improvement visible from any road or adjacent lot must first receive written approval from the Brookwood Homeowners Association (Association) prior to commencement of construction or installation.**

Architectural and Building Criteria

The following criteria may be changed or modified at the sole discretion of the Association. Each Homeowner will be provided with written notification of any such changes at least thirty days prior to its effective date. The Association retains the right to waive or modify any of the following provisions if in its sole discretion it determines such a change is not detrimental to the community as a whole.

All plans submitted for review shall be evaluated for total effect and may be disapproved by the Association, in its sole discretion. Each request for approval should contain the required information and be delivered to the offices of the Association or its designee using the Submittal Process and Submittal Form

(Exhibit A). Upon receipt of all needed information, the Association will approve, disapprove or require modifications within 10 working days.

Setbacks

The setback for a pool or pool deck (with or without a screen enclosure) is a minimum of five (5) feet from the property line. Setbacks for pool equipment and air conditioning units shall be in accordance with the approved PUD.

Garages

Garage doors should remain closed except to allow cars to enter and exit the garage. Garages may not be converted to living or storage space. Vehicles should be parked in the garage overnight.

Exterior Color Plan

Any changes to the initial color scheme of the exterior of the house including roof, trim, shutters and front door should be submitted and approved prior to the change and shall conform to the list of approved color combinations attached as Exhibit B.

Covered Porches

All covered porches (i.e. lanais) must be under truss support. No metal patio covers or metal screened-in rooms will be allowed. Screened enclosures cannot exceed 13 feet in height and the color of the screen should be Charcoal and the frame and door(s) dark bronze or black in color.

Swimming Pools

Pools are required to be enclosed by a screen enclosure or approved pool fence meeting the applicable safety codes of the City of Jacksonville. Pool screen enclosures may not be visible from the street in front of the dwelling unless approved otherwise. Screen enclosures and door(s) must be dark bronze or black in color.

Fences

The composition, height and location of any fence or wall to be constructed on any Lot shall be subject to approval. Wire or chain link fences are prohibited.

The following fence types have been approved for the Brookwood community.

1. Four (4) foot high, black aluminum railing fence.
2. Six (6) foot high, wood, shadow box fence.
3. Six (6) foot high vinyl solid panel tongue and groove fence, tan in color.

All lots that back up to a pond should use Fence Type 1. All other lots that back up to preservation areas (woods) may choose between Fence Type 1, 2 and 3, and the use of Fence Type 2 or 3 for side yards and Fence Type 1 for the rear lot line is acceptable. For Lots 7, 8 & 9, the approved fence is Fence Type 3 above only.

Side Yard Fences

Fences in side yards shall not be closer to the front of the house than the mid-point of the sidewall plane of the house.

Satellite Dishes

Satellite dishes may be installed in the rear or side of the home site out of view from the street. Additional landscaping may be required to properly screen the dish from the view of the adjacent house.

Residential Signs

Residential signs include signs such as “For Sale”, “For Rent” and “Open House” signs placed on lots by residents and/or their real estate agent. These signs must comply with the attached uniform signage criteria generally known as the “Nocatee Sign Standard” (see Exhibit C). The sign shall not exceed 9” x 12” in size and must be professionally painted in a uniform tan color with green letters.

The sign should be mounted on a wood post painted a matching tan color. Only one sign per lot is allowed except during a Realtor’s open house, at which time two signs will be allowed during the duration of the open house, provided this is not longer than six hours.

The use of “Bandit” real estate signs is prohibited.

Political signs no larger than 3 feet x 4 feet may be installed on a lot no earlier than 10 days prior to the election. Each lot is limited to one political sign at a time and such sign should be removed the day after the election.

All pest control, landscaping, fencing installation, pool/spa installation signs and any other advertisement or business signage should be removed from the lawn within 48 hours of placement.

All other signs are prohibited without specific written approval from the Association. At no time should any sign be placed in a window.

Permanent Play Structures and Basketball Goals

Permanent play structures and basketball goals are prohibited in front yards. Portable basketball goals are allowed provided they are located on the driveway and not within 30 feet of the roadway. Installation of any permanent play structure in the rear yard must receive approval prior to installation.

Outside Mechanical Equipment

Outside mechanical equipment such as LP tanks, water softeners, pool pumps and heaters shall be properly screened from view by either landscaping material and/or vinyl fence panels designed for this purpose.

Landscaping

The replacement of any dead or diseased trees with the same species tree is allowed without prior approval. Cypress mulch, pine bark or similar material is acceptable for use as mulch. The use of stones, rocks, gravel or lava rock as mulch in landscaped beds must be approved.

Street Trees

Upon completion of each residence, the Builder or Developer may have planted a “street tree” in accordance with the community’s approved plans between the edge of the roadway and the front or side lot line defined in the Declaration as “Limited Common Area”. These trees are to be considered part of the landscaping of the home, must be properly maintained and irrigated by each homeowner, and must be

replaced at the expense of the Owner if the tree dies or is removed. Approved species of replacement street trees are listed on Exhibit D.

Irrigation

All landscape beds and sod should be fully irrigated with an automatic irrigation system. Reuse irrigation water as supplied by JEA shall be the sole source of irrigation water. Individual wells are prohibited.

Window Coverings

All windows should have an interior cover consisting of some type of blind, drape or shade. All coverings should be white or beige in color as seen from the outside of the house.

Trash Receptacles/Garbage Cans

Trash receptacles should be placed curbside no earlier than dusk the day prior to collection day and the emptied receptacle must be removed prior to dusk the day of collection. Trash receptacles must be hidden from view at all other times.

Seasonal Christmas or Holiday Decorative Lights

Seasonal decorative lights may only be displayed between Thanksgiving and January 15.

Mailboxes

Replacement mailboxes must conform to the design and specifications of those originally provided by the Brookwood builders (See Exhibit E). All other mailboxes are prohibited.