

DUNES OF AMELIA ARCHITECTURAL CONTROL CRITERIA

PREPARED JANUARY 2015

INTRODUCTION

This compilation of standards and criteria is intended to serve as architectural guidelines for Dunes of Amelia, a planned residential community in Nassau County, Florida. It contains the necessary information to guide homebuilders and homeowners about the design criteria and requirements of said development and the pertinent governing authorities. This document is prepared specifically for Dunes of Amelia, and it is suggested that it be reviewed thoroughly and plans be prepared accordingly since plan review will be based on its contents.

1. TITLE, INTENT, SCOPE AND SUBMITTAL

1-1 TITLE

This compilation of guidelines shall be known as the Architectural Control Guideline, herein-after referred to as "Guidelines" for Dunes of Amelia, referred to hereinafter as "The Community".

1-2 INTENT

The intent in requiring the approval of all submittals is to promote the general pattern of development of Dunes of Amelia consistent with the planned community envisioned by the Declaration of Covenants, Conditions and Restrictions for the Dunes of Amelia Owners Association, Inc. All improvements will be reviewed and approved by the Arcitectural Review Board, the "ARB". These guidelines, as they are amended and supplemented from time to time, will be used in evaluating the compatibility of any requested construction. Nothing contained in these guidelines, however, shall be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by Owner at Owner's sole cost and expense. No approval rendered by the ARB shall be construed to render any future approvals of any construction anywhere within the Community.

The ARB may impose fees for the review of any plans or submittals required hereunder.

The ARB and/or Association may impose fines and administrative fees for the violation of the Guidelines and rules established by the Guidelines.

The ARB may require construction bonds as a source of funds to cover damage to property, fees or fines imposed for the violation of the Guidelines and rules established by the Guidelines. The owner of the lot is responsible for any and all fees, fines and damage to property (including, without limitation, the actions which may be caused by the owner's contractors and/or agents) with the construction bond, if applicable, solely being a source of readily available cash to draw upon, if necessary. If the construction bond is insufficient to cover all costs and expenses of the Developer and/or ACC, as applicable, the remaining cost shall be personal liability of the owner of the lot. In the event of dispute as to which owner may be liable for the damage and/or violation, the decision of the ARB shall be dispositive.

1-3 SCOPE AND SUBMITTAL

No painting, landscaping, improvement, or structure of any kind, including without limitation, any building, house, fence, wall, patio, pergola, lanai, pool, spa, ornamental statute, flag pole, temporary or permanent basketball goal, trampoline, play structure, satellite dish, solar power panels, well, screen enclosure, sewer, drain, disposal system, landscape device or object, driveway, or other improvement of any kind shall be commenced, erected, placed, or maintained upon any Lot, or upon the Common Area, nor shall any addition, change or alteration therein or thereof be made, unless and until the plans, specifications and location of the same have been submitted to, and approved in writing by the ARB. All plans and specifications shall be evaluated as to visual and acoustical privacy and as to the harmony of external design and location in relation to surrounding structures, topography, existing trees and other natural vegetation and as to specific conformance with Architectural Criteria, as such term is hereafter defined, which may be imposed from time to time by the ARB. All plans and specifications submitted for review shall be evaluated for total effect and may be disapproved by the ARB solely for aesthetic reasons. No approval of plans and specifications for improvements constructed upon any Lot shall be construed to establish precedent or otherwise obligate the ARB to approve applications involving similar designs proposed for other Lots. It shall be the burden of each Owner to supply two (2) sets of completed plans and specifications to the Developer and no plan or specification shall be deemed approved unless a written approval is granted by the ARB to the Owner submitting same. Any change or modification to an approved plan shall not be deemed approved unless a written approval is granted by the ARB to the Owner submitting same.

The ARB shall approve or disapprove plans and specifications properly submitted within thirty (30) days of each submission of a complete architectural application request, including any applicable fee, as well as any additional information requested or required by the ARB. Architectural requests shall be accompanied with a Dunes of Amelia Architectural Application Form, and final As-Built Boundary Survey provided at closing, showing the exact locations of such request, including exact dimensions, type of materials, construction specifications, and renderings, or other pertinent information deemed necessary by the ARB.

All architectural requests will be mailed or delivered (no faxes or emails) to:

Dunes of Amelia Owners Association, Inc.
c/o Floridian Property Management, LLC
414 Old Hard Road, Suite 502
Fleming Island, FL 32003

2. PROCESSING

2-1 PLANS SUBMITTAL REQUIREMENTS

The homebuilder or homeowner will submit comprehensive construction plans and specifications. The homebuilder shall make one (1) submittal for each model to be sold. Plans shall include but not be limited to the items listed below:

1. Architectural construction plans:
 - a. Site plan: Showing the location of the house with all property lines, sidewalks, easements, setbacks and restriction lines, drives, walks, roof plan, pools, fences, walls, patios, A.C. units, etc
 - b. Square footage (first and second floors):
 - i. Air-conditioned space (living area)
 - ii. Other
 - c. Floor plans at 1/8" or 1/4" scale with dimensions, preferably in a 11" x 17" format
 - d. Elevations with finish notations at 1/8" or 1/4" scale with dimensions:
 - i. Showing all exterior materials noting colors and textures
 - ii. Note type, size and material of all openings
 - iii. Roof pitch, type and quality of roof covering material
 - iv. Doors, windows, fences, mechanical equipment
 - e. Typical wall section
 - f. Landscape plan with appropriate scale, dimensions and plant key

2-2 OWNER IMPROVEMENTS

All Owners within the Community shall prepare and submit the plans in accordance with the aforementioned requirements to the ARB for review. A blanket homebuilder approval may be obtained for prototype models. The Owner is responsible for submitting the approved plans to the appropriate governmental authority for review and approval.

The ARB's approval of the Plans shall not be construed to supersede, waive, void or amend any requirements of any applicable governmental zoning or building law, regulation or ordinance, all of which must be complied with by owner's sole cost and expense.

If the ARB disapproves any plans submitted by Owner, the ARB shall so notify Owner in writing stating the specific reason or reasons for denying approval, whereupon Owner shall revise the Plans accordingly and resubmit same, at which time such resubmission will be treated hereunder as an original submission. If deviations from approved final plans become apparent during or after construction of any

improvement, without having been approved previously, then the Owner must remove the deviation at Owner's sole cost and expense.

3. SITE

3-1 ZONING

Existing zoning requirements will be considered as per City of Fernandina Beach Zoning Ordinance.

3-2 SITE CONDITIONS

All lots in the Community have curb and gutter at the front or side of the lots. This paving and drainage design shall not be altered in any way. Homebuilders and homeowners shall refer to site development drawings for any information about these areas.

3-3 PARKING

No parking will be permitted in areas where the subdivision's drainage flow, traffic flow, or construction activity in other areas may be interrupted. Additional driveway for parking purposes is subject to review and approval.

3-4 SETBACK REQUIREMENTS

Single Family Lot setback requirements shall be measured per zoning classification RLM:

- (1) Front – 25 feet
- (2) Side – 10% of lot width
- (3) Rear – 25 feet
- (4) Maximum structure height – 35 feet

4. LANDSCAPING

4-1 LANDSCAPE INTENT

The ARB considers landscaping to be a critical design element to the community and to the individual homes within the community. Landscape design, from its inception, should be integrated into the design of the home. The use and preservation of native and naturalized landscape materials is strongly

encouraged. Planting plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.

4-2 LANDSCAPE REQUIREMENTS

The entire yard for Single Family Lots shall be 100% irrigated, except in areas of xeriscape, which must have the prior written approval of the ARB. All unpaved right of way and all abutting land between the lot line and the water's edge, shall be sodded with St. Augustine/Floritam sod., irrigated and maintained by Builder or the homeowner. Nothing outlined herein shall be construed to be less than or reduce the requirements of the City of Fernandina Beach or Nassau County. Driveways and walks shall be constructed of four inch (4") poured concrete. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials must be submitted and are subject to review and approval. However, asphalt pavement shall not be permitted. Front and side elevations and rear elevations on Lots which front a lake shall incorporate the minimum hedge, shrub and tree requirements. Any plant material which dies or becomes unsightly after installation will be replaced by approved plants by the owner.

4-3 PLANT MATERIAL

Plant material shall be Florida No. 1 grade or better. Yards shall be completely sodded with St. Augustine/Floritam sod. Shrubs and hedges shall be a minimum three-gallon plant, be of a minimum height of twenty four inches immediately after planting provided the screen hedge grows go that it closes all gaps within the first year, (except where 7 gallon is required).

Synthetic plants are not permitted. Trees shall be a minimum height of eight feet when planted. Trunk caliper shall be minimum diameter of three inches. Species whose root systems are known to cause damage to improvements such as roadways, foundations, driveways, and the like, shall not be used within fifteen feet of those improvements. Trees with invasive root systems, however, can be used in large open yards far from any improvements.

4-4 IRRIGATION

The entire yard for all Single Family Lots shall be 100% irrigated and shall be controlled automatically by a time clock. Shallow wells are not permitted the Community.

4-5 LANDSCAPE LIGHTING

Lighting is to be low key and should be used on accent entrances and special features. Overall high levels of light are not desired. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties.

4-6 RECOMMENDED LANDSCAPE MATERIAL

A minimum of two (2) trees, or the minimum required by City of Fernandina Beach Tree Ordinance, whichever is greater, shall be provided by homebuilders. The number of shrubs will be determined by the extent of the exterior elevations on front and both side yards. The lineal dimension of the elevation, divided by eighteen inches (18") (maximum distance between plants) will yield the number of shrubs. These shrubs may be planted in clusters or in a hedge-like fashion. The following criteria should be considered when selecting plants for use within Dunes of Amelia:

1. Native species and evergreens
2. Relatively resistant to insects and diseases
3. Cold hardy material
4. Adaptability to existing soil conditions
5. Long life expectancy

The selection of plant material for development within the project should be given careful consideration. Attention should be given to year round appearance, maintenance requirements and cold resistance. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables, accordingly, all plans must be reviewed and approved by the Developer to ensure that satisfactory plants have been selected for each location.

4-7 PLANT LIST

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

Botanical Name

Common Name

GROUND COVERS

- | | |
|-------------------------|-------------------------------|
| 1. Asparagus Sprengeri | Asparagus Fern |
| 2. Liex Cornuta Rotunda | Dwarf Holly |
| 3. Juniperus | Various Juniper Ground Covers |
| 4. Liriope | Lily Turf |
| 5. Pyracantha Walderii | Walders Dwarf Pyracantha |

EVERGREEN TREES

- | | |
|------------------------|---------|
| 1. Cinnamomum Camphora | Camphor |
|------------------------|---------|

2. Eriobotrya Japonica
3. Ligustrum Japonicum
4. Ligustrum Lucidum
5. Magnolia Grandiflora
6. Magnolia Viginiana
7. Pinu Elliottiif

- Loquat Tree
Wax Leaf Privet
Glossy Privet
Magnolia
Sweet Bay
Slash Pine

PALMS

1. Livistona Chinensis
2. Butia Capitata
3. Chamaerops Humilis
4. Sabal Palmetto
5. Phoenix Robenimum
6. Washingtonia Robusta
7. Cycas Revoluta

- Chinese Fan Palm
Pindo Palm
European Fan Palm
Cabbage Palm

Pigmy Date Palm
Mexican Fan Palm
Sago Palm

SHRUBS

1. Raphiolepis Indica
2. Cocculus Laurifolius
3. Cortaderia Selloana
4. Eleagnus Pungens
5. Llex Burfordii
6. Llex Vomitoria
7. Juniperus Spp.
8. Ligustrum Lucidum
9. Mahonia Bealei
10. Myrica Cerifera
11. Nandina Domestica
12. Nerium Oleander
13. Photinia Glabra
14. Pittosporum Spp.
15. Pyracantha Coccinea
16. Trachelospermum Jasminoides
17. Viburnum Odoratissimum
18. Viburnum Suspensum
19. Rraphiolepis

- Indian Hawthorne
Snailseed
Pampas Grass
Silverthorn
Burford Holly
Yaupon Holly
Various Juniper Shrubs
Glossy Privet
Leatherleaf Mahonia
Wax Myrtle
Heavenly Bamboo
Oleander
Red Photinia
Various Pittosporum
Firethorn
Confederate Jasmine
Sweet Viburnum
Sandankwa Viburnum
Dwarf Tudeau Hawthorne

SHADE TREES

1. Quercus Virginiana
2. Quercus Laurifolia
3. Acer Rubrum
4. Betula Nigra

- Live Oak
Laurel Oak
Red Maple
River Birch

ORNAMENTAL TREES

- | | |
|---------------------|---------------|
| 1. Pyrus Calleryana | Bradford Pear |
| 2. Tree Photinia | Red Tip |

5. STRUCTURES

5-1 INTRODUCTION

The following design guidelines pertain to specific structural items which add individual character to the overall impression of the house and provide consistent design continuity for all the homes within Dunes of Amelia. All homes in Dunes of Amelia shall be erected of frame construction or concrete block (CBS). All block and framing must be covered. The minimum square footage of heated and air conditioned space within the dwellings shall be 1800 Square Feet. The minimum required square footage for dwellings and the set back requirements on land which is subsequently subjected hereto may set forth lesser or greater requirements for heated and air conditioned space within dwellings.

5-2 ROOF, ROOFING, GUTTERS AND DOWNSPOUTS CRITERIA

Roofs are one of the most important elements in the design of a structure. In Dunes of Amelia roof forms must be designed to provide the same character on all elevations and this character shall be carried out through the pitch, material, color and applied features.

- **STRUCTURE:** Roof structures shall be built out of conventional frame construction or pre-manufactured wood trusses.
- **STYLE:** The roof styles envisioned in Dunes of Amelia are gabled, hip and flat with parapets on limited applications. Mansard, Gambrel and Dutch Hip roof styles are not allowed. Conical type of roof may be considered, depending on its application, by the ARB.
- **MATERIALS:** Finish materials for pitched roofs must be consistent throughout the individual neighborhoods of the different housing products at Dunes of Amelia. These can be flat cement tile, standing seam galvanized aluminum, or architectural type fiberglass shingles (dimensional shingles) with year warranty, 30 year architectural life. Copper may be used only on roof features like cupolas, dormers, bay windows, etc. Not allowed are wood shakes, flat shingles or gravel roofs. Other materials not specifically mentioned are subject to review and approval by the Developer.
- **PITCH:** Minimum roof pitches in Dunes of Amelia shall be 6/12 for primary roof elements. For secondary roof elements, the minimum roof pitch should follow the same pitch of the main roof. Secondary roof elements may be used in porches, terraces or other limited applications.

5-3 FEATURES

- CUPOLAS: Cupolas with fixed panes or louvers may be used in houses at Dunes of Amelia. This cupola shall be hip, square or hexagonal. Sizes may vary according to the roof mass.
- DORMERS: Gable and hip dormers are allowed on roofs. Other types may be considered but are subject to review and approval by the ARB.
- CHIMNEYS: All Chimney stacks shall be the same color as the base of the chimney structure and when located at an exterior wall it shall extend to grade and shall be supported by foundation. The material shall be stucco on CBS, stone, brick or incombustible lap siding. Chimney caps are strongly encouraged.

5-4 ACCESSORIES

- VENTS AND PIPES: These types of roof accessories extending through the roof shall be painted to match the color of the roof.
- VALLEYS AND FLASHINGS: These types of roof accessories attached to the roof shall be painted to match the color of the roof.
- DOWNSPOUTS AND GUTTERS: These types of accessories attached to eaves and walls shall be painted to match the color or the surface that they are attached to or the color of the trim of the house.
- EQUIPMENT: All gas tanks, other than propane tanks attached to portable gas grills, must be screened with 7 gallon shrubs or buried in the rear yard.
- LOCATION: A.C. Equipment, irrigation or pool pumps located at ground level shall be shielded on at least 2 sides by landscape [comprised of 7 gallon shrubs] or 42" matching walls.

5-5 EXTERIOR WALLS

Structural Wall: All exterior structural walls shall be constructed of concrete masonry units (CMU), wood or steel framing systems. The following requirements apply to all exterior walls and all kinds of façade applications for all structures. All elements of all elevations shall complete a total and continuous design. All exterior finishes shall be consistent in color schemes, texture, compositions and character throughout Dunes of Amelia. All exterior finishes will be subject to review and approval by the ARB. Exposed concrete block walls are not permitted nor walls with any other type of exposed modular concrete units.

5-6 EXTERIOR WALL COLORS

All color samples and schemes shall be submitted to the ARB for review and approval. Pre-selected color schemes for prototype models may receive blanket approvals. Color selection for exterior finishes that require painting shall be based on compatible colors throughout Dunes of Amelia.

5-7 WINDOWS

All windows shall be insulated glass with standard colors in anodized aluminum or vinyl clad. Painted wood or fiberglass shutters may be used provided that the width of the shutters is no more than $\frac{1}{2}$ the width of the window.

5-8 GARAGES

All Single Family Lots shall have at a minimum a two (2) car garage. Metal or fiberglass covered carports are not allowed. Screening in front or behind garage doors is not allowed.

5-9 DOORS

Entry doors shall be compatible with the design and color and made of either solid wood, fiberglass or insulated metal. Glass inserts may be included. Garage doors shall be compatible with entrance doors and may include glass panes. Screen doors will be considered on a case-by-case basis.

5-10 SCREENED ENCLOSURES

Screened enclosures shall be permitted on the rear patio and /or pool only, subject to review and approval by the ARB. Such enclosures shall have bronze supports and charcoal screening. Pan-type roofing for after-market patio enclosures are prohibited.

5- 11 AWNINGS

Awnings shall be permitted subject to the discretion of the ARB.

5-12 DETACHED STRUCTURES AND FLAG POLES

Any free standing structure contemplated for a property such as, but not limited to, screened enclosure, pavilion, gazebo, platform, playhouse, patio, fire-pit, fireplace, seating wall, fountains, shed or storage room, flag poles, cabana, playground equipment, etc. must be submitted for approval with the required drawings and information to the ARB. Approval will be granted only upon the merit of the structure and desirability for the neighborhood.

With respect to flag poles, the location will be within the building setback area and the pole height cannot exceed twenty feet (20'). Flags are subject to Florida Statute (720.304) and may not exceed four and one half feet by six feet (4.5'x 6') in size. No telescopic flag poles or exterior lighting will be permitted.

5-13 FENCING AND GARDEN WALLS

FENCING

Fencing and garden walls shall be designed as an extension of the architectural mass of the house and shall be detailed to unify the site design with the architecture of the house.

Use of these elements to enclose space and provide for variety in the scale of the interior space is encouraged. All proposed fencing and garden walls shall be shown on the Design Documents.

Design: The fence types authorized for fencing of private lots at Dunes of Amelia are as set forth below.

Type "A" Fencing – Perimeter/Standard Lot Enclosure: 6' Tan tongue and groove vinyl privacy fencing with vinyl "New England" post caps, with no lattice top. All gates to match fence panels. A graphic of Type "A" fencing is shown on Exhibit "A" attached hereto.

Type "B" Fencing – Lake Lots and Transition Lot Enclosures as determined by ARB: 4' Black aluminum two rail fence. A graphic of Type "B" fencing is shown on Exhibit "A" attached hereto. Fencing shall not extend into the lake maintenance easement or any unobstructed drainage easement. Fencing along any lakefront easement, or unobstructed drainage easement, to have gate for owner's access to, and for maintenance of, lakebank and or easement.

Fencing shall commence at least eight feet (8') back from the front wall plane of the porch, house, or garage. Fencing sections with gates may be installed.

On Corner Lots, fencing along the street side property line of corner lots shall be set back a minimum of five (5) feet from the property line. This strip of land shall be planted with a hedge of 7-gallon shrubs, spaced at 24" o.c. The ground shall incorporate mulch around the plants and a strip of groundcover adjacent to any sidewalk. This type of fencing setback shall apply to all models, including courtyard homes.

Pool enclosures related to children's safety or other reasons shall be subject to consideration by the Developer on an individual basis.

5-14 RECREATION STRUCTURES

All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball backboard) shall be constructed on any part of the lot located in front of the rear line of residence constructed hereon and shall be constructed so as to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior approval of the ARB and without limiting any other criteria for approval, the ARB shall review the height of such structures to assure the privacy of neighboring homeowners. No basketball

backboards may be installed adjacent to the street or on any cul-de-sac. Basketball goals shall be permanently installed in concrete. Portable basketball goals are prohibited.

5-15 AIR CONDITIONERS

No window or wall air conditioning units will be permitted. All exterior air conditioner compressors shall be enclosed on at least two sides by a 42" high matching exterior wall or landscaping [comprised of 7 gallon shrubs]. The service opening shall not face the street.

5-16 FIREPLACES AND CHIMNEYS

It is preferred that the chimney tops be designed so that the flue will be covered from the elements. A detail of the chimney top should be shown. If the flue is exposed, then the chimney design and covering must be of a size and material that is architecturally acceptable. Exposed spark arrestors will not be permitted.

5-17 SWIMMING POOLS AND SPORT COURTS

Any swimming pool or sport court to be constructed on any lot shall be subject to review and approval by the ARB. Pool equipment located adjacent to the house shall be enclosed on two sides by a 42" high matching wall or landscaping [comprised of 7 gallon shrubs]. The service opening shall not face the street. On lake lots, the service opening shall be landscaped pursuant to the landscape requirement

5-18 CABLE, SATELITE AND TELEPHONE COMMUNICATION

The ARB requires each new Single Family Dwelling be pre-wired for cable-TV and telephone. All exposed wiring will be enclosed in a 6" x 8" x 3" box.

Antennas & Dishes: Only small satellite dishes, not exceeding 24" in diameter, are allowed in Dunes of Amelia. The location of the same must be in an inconspicuous place shielded from view from the street and adjoining properties to the maximum extent possible. The type of dish and location will be reviewed by the ARB.

Television antennas may not be visible from the exterior of a house, the street or adjoining properties, provided a quality signal can be received from inside a house. If it can be demonstrated that a quality signal is not achievable from inside a house, one (1) television antenna is allowed in an inconspicuous location.

Other types of antennas are not allowed without the written approval of the ARB.

5-19 SIGNAGE

Signs or features related to the overall community of Dunes of Amelia shall be designed and installed by the Developer. All signage requests from Owners must be submitted to and approved by the ARB prior to installation.

Homebuilder Signs: These are the type of signs homebuilders will use to display the name of their company and the availability of the lot. One (1) sign is allowed in each lot and it shall conform to the design, size, height, color and post details specified by the Developer. Homebuilders shall be responsible for the cost and installation of the same.

Real Estate Signage: "For Sale" or "For Rent" and "Yard Sale" signs are allowed in Dunes of Amelia. One (1) sign will be allowed on a single-family lot Front Yard which is available for re-sale or rent.

Other: Except for the types of signs explained in this chapter or otherwise approved by the ARB, no other signs, flags (other than one American Flag per lot), banners or advertising of any kind may be placed on or about any Lot, attached to or part of any house, located in or about windows visible from the street or adjoining lots, located within road right-of ways or common areas, or placed on or about any of the properties within Dunes of Amelia.

5-20 MAILBOXES

Gang mailboxes are located throughout the community. Each Owner will be assigned one mailbox.

5-21 WAIVERS

The architectural planning criteria set forth herein are intended as guidelines to which adherence shall be required by each Owner within Dunes of Amelia; provided, however, the ARB shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

6. CONSTRUCTION ACTIVITY

6-1 MAINTENANCE DURING CONSTRUCTION

During construction, all debris shall be placed in a construction dumpster located on the lot under construction. Sites must be free of trash and cleaned weekly. Upon construction completion, no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the Developer. Failure to comply with the request will cause removal of the debris by action of the Developer and/or Association and all related costs will be charged to the homebuilder or the homeowner.

6-2 HOURS OF CONSTRUCTION ACTIVITY

Construction activity shall be limited to working hours for construction personnel to 7:00 a.m. to 7:00 p.m. (or sunset when earlier) Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays until the first homeowner closes. Thereafter, Construction activity which generate noise shall be limited to working hours for construction personnel to 8:00 a.m. to 7:00 p.m. (or sunset when earlier) Monday through Friday and 8:00 a.m. to 5:00 p.m. on Saturdays. No construction work will be allowed on Sundays or the following holidays: New Year's Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day and Christmas Day. The Developer may allow exceptions to this rule under special circumstances and with prior written authorization.

7. MISCELLANEOUS

7-1 MAINTENANCE

No weeds or underbrush or other unsightly vegetation shall be permitted to grow or remain on any lot within Dunes of Amelia, and no trash, debris, construction waste or materials, concrete wash out, refuse, or refuse pile, or unsightly object(s) shall be allowed to be placed or suffered or remain anywhere on such Lots. The Owner shall maintain the exterior of his Single Family Lot, building and improvements on His Lot in good and workmanlike manner and shall present a neat and clean appearance upon the Lot. In the event that any Owner fails or refuses to keep his Single Family Lot free of weeds, over grown grass, underbrush, trash, refuse, refuse piles, debris, or construction waste, or other unsightly growths or objects, or fails to keep the lot, the Single Family Unit, building, or improvements on his Lot, including mailboxes in a good and workmanlike manner or in a neat and clean appearance, Developer or the Board of Directors of the Association may enter upon the Lot and perform any necessary maintenance at the expense of the Owner and such entry shall not be deemed a trespass.

7-2 SALES AND CONSTRUCTION ACTIVITIES: Notwithstanding any other provisions hereof, the Developer, its agents, successors, assigns and designees may maintain such facilities and undertake such activities as may reasonably be required to sell Lots of Single Family dwelling and to construct improvements thereto and to Dunes of Amelia.

7-3 CLOTHES DRYING AREA: No portion of any Lot shall be used as a drying or hanging area for laundry of any kind.

Exhibit A to Architectural Criteria

Type "A" Fencing



Type "B" Fencing

