



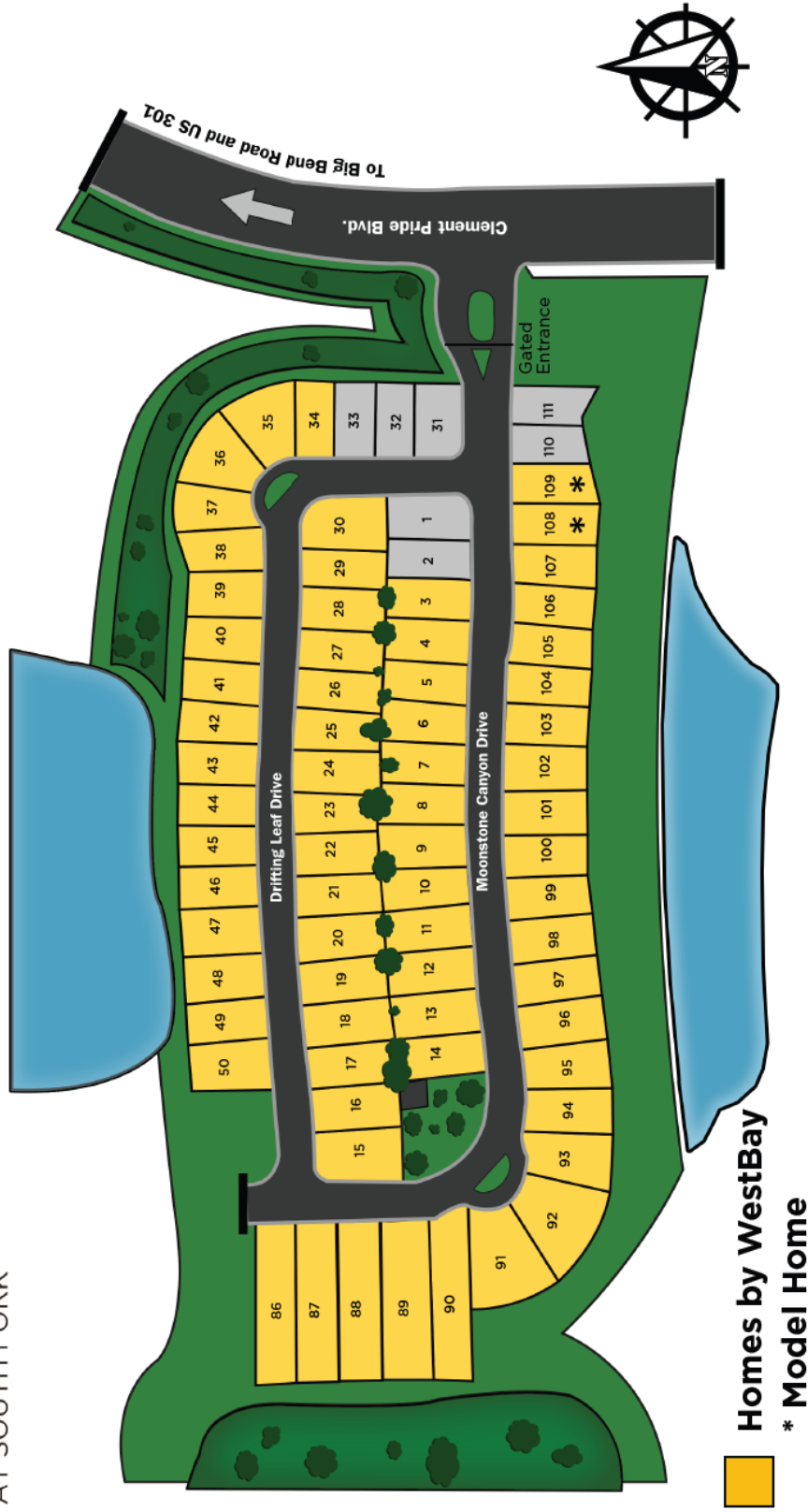
# **The Reserve at South Fork Architectural Design Guidelines**

**~Developer~  
HBWB Development Services, LLC**



## TABLE OF CONTENTS

<b>INTRODUCTION</b>	<b>PAGE</b>
Community Map	3
Design Guidelines Overview	4
Design Review Committee	4
Functions of the Committee	4-5
 <b>SECTION ONE: REVIEW PROCESS</b>	
Design Review Submittal Requirements	5
Modifications	6
Ordinance and Standard Compliance	7
 <b>SECTION TWO: DESIGN CRITERIA</b>	
Site Standards	7
Tree Preservation	7
Monotony Controls	7
Front Elevations and Color Schemes	7
Gutters and Downspouts	8
Side Elevations	8
Garage and Parking	8
Deck/Patio Installation Specifications	8-9
Accessory Buildings	9
Screening and Buffering	9
Landscape	10
Irrigation	10
Landscaping Maintenance	11
Recreational Items	11
Mailboxes and House Numbers	11
Antennas and Satellite Dishes	12
Sidewalks	12
Lighting	12
Flags	12
Garbage Containers	12
Clotheslines	12
Signs	13
Soliciting	13
Garage Sales	13
Play Structures and Swingsets	13
Pools, Spas and Enclosures	14
Tennis Courts	14
Walls and Fencing	15



## **INTRODUCTION**

### **DESIGN GUIDELINES OVERVIEW**

All Homes proposed for construction in The Reserve at South Fork are subject to the review and approval of the Architectural Review Committee (ARC). The committee will review and approve all aspects of new construction (and later modifications) of the homes including landscaping, patios and decks, swimming pools, shutters, awnings, fences, accessory buildings, play structures, painting or other alterations of a dwelling including doors, windows and roof, and other exterior construction or outdoor ornamentation.

Design guidelines are established to ensure and implement consistent and high quality design standards. They will serve as a framework for design concepts, and provide performance and quality standards that will guide the design and construction of houses in The Reserve at South Fork.

No exterior home improvement may be started without the ARC's final approval of the building plans and specifications. The plans and specifications must meet the minimum Design Review Submittal Requirements outlined on page 5.

The Master Developer reserves the right to revise and update the design criteria as well as the performance and quality standards at any time in order to respond to future community requirements as well as to new product development and innovations within the home building industry.

### **ARCHITECTURAL REVIEW COMMITTEE**

The Architectural Review Committee (ARC) shall consist of the Master Developer until all new homes within the project have been completed or the Master Developer elects to assign its ARC responsibilities to others.

### **FUNCTIONS OF THE COMMITTEE**

1. The ARC will evaluate each of the housing units or improvements/modifications proposed for construction to assure conformity with the design criteria, performance and quality standards set forth in the Design Guidelines as well as compatibility with the adjoining sites and common spaces.
2. If conflicts arise between the submitted application and the Design Guidelines, the ARC shall have the sole discretion to interpret the Standards and render a decision.

3. The ARC has the right to grant variances from the Design Guidelines in accordance with the Declaration of Covenants, Conditions and Restrictions (HOA).
4. The ARC has the right to monitor and oversee the design and construction process in order to ensure conformance with the approved plans and the standards set forth in the Design Guidelines.
5. The ARC shall review and respond to each submittal within thirty (30) days. All approvals will be in writing.

## **SECTION ONE: REVIEW PROCESS**

### **DESIGN REVIEW SUBMITTAL REQUIREMENTS**

A complete design submittal to the Design Review Committee shall include the following:

1. Two copies of a scalable survey of the lot at a minimum scale of 1" = 20'. Base data pertaining to lot lines, topography, easements, existing significant vegetation etc., including all existing trees over 4 inches in diameter are to be shown on the survey.
2. Two copies of a Final Site Plan indicating exact locations of structures, driveways, swimming pools, walls, mailboxes, air-conditioning units, walks, patios, decks and existing trees to remain or to be removed. Site Plans will include lot dimensions, location of lot corners, proposed grades, etc.
3. Building plans, sections and all elevations at a scale not less than 1/8"=1'.
4. Exterior building materials and color scheme including any exterior stone, brick or siding type and color; roof type and color; front door, trim color and accent colors.
5. Two copies of a landscape plan showing landscape concept, decks, patios, walkway and lighting. Irrigation System plans are required on all lots in The Reserve at South Fork. Landscape plan must show all new planting and any existing trees. The quantities and sizes of plant materials must be noted. Common names of all plant material must be indicated on the plans.
6. An initial submission shall be reviewed by the ARC at no cost, however, should an initial design be rejected by the ARC because of failure to meet the Guidelines' minimum standards and a subsequent review is required, the ARC reserves the right to charge a \$200.00 Design Review Fee payable to The Reserve at South Fork Homeowners Association, Inc. for the subsequent submission and an additional \$200.00 fee for each subsequent submission thereafter.

The appropriate page(s) of the “Architectural Review Committee Submittal Form” must accompany all submissions. (Sample form found in EXHIBIT A). The committee reserves the right to take as many as thirty (30) days to approve or disapprove any submissions.

## **SECTION ONE: REVIEW PROCESS**

### **MODIFICATIONS**

The Architectural Review Committee (ARC) shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing structures in accordance with the ARC’s and Master Design Guidelines. All modification requests must be submitted using the “Design Review Committee Submittal Form” found in EXHIBIT A.

### **ORDINANCE AND STANDARD COMPLIANCE**

Architectural Review Committee approval does not substitute for, or ensure, compliance with the requirements of all public agencies having jurisdiction over the project, including but not limited to Hillsborough County. Each builder and homeowner must comply with all zoning regulations, agreements and ordinances established by Hillsborough County and applicable governmental agencies at the time of purchase and development.

Any charges required to comply with applicable municipal codes that are subsequent to the ARC’s final approval must be resubmitted to the ARC for its approval. The committee may request a meeting to discuss modifications of the drawings of the specifications.

## **SECTION TWO: DESIGN CRITERIA**

### **SITE STANDARDS**

The Developer has provided a neighborhood-grading plan in addition to other planning and implementation guidelines and procedures, in an effort to minimize alteration to the land and impact to the ecosystems. Care shall be taken to minimize alteration to the land and impact to the ecosystems. Care shall be taken to preserve vegetation, topography and the natural grades and drainage systems. This philosophy must be followed at all level of development.

All lot grading and top of foundation elevations must be planned and constructed in accordance with the South Fork master grading plan and the Hillsborough County lot grading ordinances. Any deviations from the master grading plans, for any lot, must be approved in writing, in advance

Prior to commencing clearing and construction, a silt fence must be installed on any lot that abuts a park, or any lake, wetland, conservation area or common area.

### **TREE PRESERVATION**

No trees may be removed without the express written approval of the ARC. Locations, sizes, and species of all existing trees must be shown on lot surveys and building site plans submitted for design review. Hillsborough County's tree preservation ordinance must also be followed.

### **MONOTONY CONTROLS**

The monotony controls exist to prevent duplicate houses from being built in close proximity to each other. They are not designed to preclude all similarities between Properties.

Housing units shall be sited and oriented to best take advantage of views and open space. View of orientation towards other units shall be avoided wherever possible.

Staggering building setbacks from road R.O.W.'s should be utilized to provide variety and eliminate a regimented and monotonous streetscape. Staggering portions of the facades of individual units is also encourages to achieve a similar effect.

### **FRONT ELEVATIONS AND COLOR SCHEMES**

In order to encourage diversity and add visual interest to the streetscape, houses shall be required to have sufficient differences in both front elevation and color schemes which, in the opinion of the ARC make them different from each other.

Approval color variations shall be within a family or range of aesthetically complementary and compatible colors. The ARC shall also evaluate the proposed building trim colors and their relationship to the main field color.

## **GUTTERS AND DOWNSPOUTS**

Gutters and downspouts must match the soffit and fascia.

## **SIDE ELEVATIONS**

The side elevations of houses on corner lots and lots adjoining parks, common areas, right-of-ways and open space may have additional landscaping as an ARC requirement.

## **GARAGE AND PARKING**

Exterior parking pads constructed of any material, whether in front yards, side yards or rear yards are strictly prohibited throughout The Reserve at South Fork.

Garage doors may be equipped with automatic garage door openers. All garage doors may be required to be paneled and/or provide window relief. No boats, trailers, or recreational vehicles of any kind are allowed to be stored outside the residence.

All driveway surfaces may be broom finished concrete, interlocking brick pavers, or stamped concrete. No mulch or blacktop asphalt driveways will be allowed. Flares at curb are suggested for ease of driver when entering driveway. Edge of driveway pavement shall be no closer than five (5) feet to property line.

Driveway width shall be no more than width of garage door plus two (2) feet or twenty-one (21) feet whichever is less. Driveway width shall be measured on house side of sidewalk. Flares at curb shall be kept to a minimum and at no time closer than five (5) feet to the property line.

Homes constructed with three-car garages shall have driveway widths no more than the width of the garage doors plus two (2) feet (one foot maximum on each side) as measured at the house. The intent of this provision is to provide a “tapered” edge leading to the three-car garage to minimize driveway pavement adjacent to the sidewalk.

## **DECK/PATIO INSTALLATION SPECIFICATIONS**

All proposed deck/patio installation must be submitted to and approved by the ARC prior to installation. (Sample form found in EXHIBIT A).

The following information must be included with each submittal:

1. Two copies of a final survey with the house footprint indicating the exact location, size and distance from side and rear property lines of the proposed deck/patio.
2. The complete dimensioned construction details of the deck/patio including: size, type and dimensions of lumber and other materials, finish, style, height from ground to base-board, and vertical elevation details of all railings, seats, privacy walls and stairs.



**MATERIAL REQUIREMENTS:** Approved deck materials are pressure-treated pine and Ultra-violet Resistant PVC. Deck skirting must be of 1" thick lattice or Ultra-violet Resistant PVC lattice. Patios must be of concrete, brick or unilock brick materials.

**COLOR REQUIREMENTS:** Wooden decks must be left natural or stained in clear or wood tone colors only. Painted decks must match the color of the house's siding or be painted white. Submit a color sample for PVC decks. All wooden deck screening and privacy screens must be finished to match the deck. Deck screening of PVC material should match the PVC deck or be white if screening a wooden deck. Patio concrete or brick material colors should complement the house's siding color.

No deck/patio construction can extend into a screen planting easement or required side setback. No deck shall be constructed within five (5) feet of a rear lot line. Decks more than 18" above grade must have lattice screening under the deck. Requirements of Hillsborough County or State of Florida regulatory agencies may be more restrictive than above. The more restrictive condition shall be enforced.

## **ACCESSORY BUILDINGS**

Greenhouses, playhouses and other freestanding structures must be approved in writing by the ARC prior to construction. No storage sheds are permitted.

The following items must be supplied for submittal to the ARC:

1. Two copies of a final survey indicating the location of the house with the proposed accessory building in relationship to the existing house and all adjacent property lines. The survey must be drawn to scale and be fully dimensioned.
2. A color photo, brochure or scaled drawing showing what the new facility will look like.
3. A description of the exterior of the building specifying roofing, siding and trim materials and colors.
4. Two copies of a landscaping plan indicating the specific landscape screening including plant materials and sizes.

## **SCREENING AND BUFFERING**

Water softeners, sprinkler controls, trash containers and other similar utilitarian devices must be fully screened from view and not visible from roadways, adjoining property and common areas. Screening or buffering may be accomplished through the use of walls and/or landscape materials providing 100% opacity.

Air conditioning units may be required to be shielded and hidden so that they are not readily visible from the common areas or adjacent parcels. No window or through-wall air conditioning units shall be installed in any residential unit except as approved by the ARC.

## **LANDSCAPE**

Landscape Architecture of each home site is extremely important for the maintenance of a visually attractive community and investment protection of the homeowners. To ensure the overall beauty of the community, the ARC has the authority to approve or disapprove landscape plans for the home sites.

### **Guidelines**

A landscape plan must be prepared at the minimum scale of 1"=20'. The plan will be based upon the final site plan and architectural elevations of the residence and shall be submitted to the ARC with Final Plans.

The ARC reserves the right to review all landscape plans, unit prices and quantities to verify compliance with the intent of this provision.

A minimum of fifty percent of all trees and shrubs must be native to Central Florida. Trees shall be nursery grown and not field collected. Winter-dug, balled and burlap wrapped trees or containerized trees will be acceptable. No grow bag or bare root trees will be accepted. All trees and shrubs must be Florida grade No. 1 and be selected from those shown on EXHIBIT B.

## **IRRIGATION**

All residential home site lots shall install and maintain an underground, fully automatic, 100% overlap coverage irrigation system. An irrigation plan must be submitted to the ARC for review and approval. The irrigation plans shall be designed and installed according to the "Florida Irrigation Society" standards.

## **LANDSCAPING MAINTENANCE**

It shall be the responsibility of the homeowner to properly maintain all trees including street trees, groundcovers, turf and irrigation. In the event that any tree, shrub, groundcover or turf area exhibits signs of decline or pest infestation, the homeowner shall take immediate action to remedy the problem. If the trees, plant materials, or turf dies, then the homeowner may propose a substitute to the ARC for the material being replaced. The irrigation system shall be monitored to apply the correct amount of water for trees, shrubs groundcovers and turf areas. The irrigation system will be run and water applied according to local governing requirements. No over spray of walks, streets or adjacent properties allowed.

## RECREATIONAL ITEMS

Play equipment shall be allowed but is restricted to rear yards. All play equipment must be submitted and be approved by the ARC prior to installation. The play area must be screened from adjacent property or from street by an approved fence or landscaping to a height of six feet above finished grade. Play sets and equipment must fit within a 12-foot by 12-foot area located on the Final Site Plan and screening must be indicated on the Landscape Plan.

### **Basketball Standard Installation Specifications**

~~All proposed basketball standard installation must be submitted to and approved by the ARC prior to installation (See submittal form in EXHIBIT A).~~

~~The only type of basketball standard approval for The Reserve at South Fork includes a backboard made of clear acrylic in a rectangular or fan shape. Backboards may not contain team or advertising logos, bright colors or any type of advertising, other than the manufacturer's company identification logo. Only black metal poles are allowed and must be installed in a location based on the following: 1) at a minimum of 15 feet from the lot side of the public sidewalk and along the outside edge of your driveway or 2) rear yard installations may be approved on a case-by basis.~~

~~Note: Clear backboards and black poles tend to blend into their surroundings and are less noticeable, providing a neat, uniform appearance throughout the entire community.~~

### **Information Needed with Submittal**

- ~~1. Two copies of a final survey must be submitted with your house footprint indication the exact location of the proposed basketball standard on your lot. Also identify any nearby flowers or bushes on neighboring lots which could be impacted by you installation and identify how you will protect them.~~
- ~~2. Submit the complete details of your proposed basketball standard including photographs or catalog cut sheets of the exact make and model you propose to install. Please use submittal form found in EXHIBIT A.~~

## MAILBOXES AND HOUSE NUMBERS

Only one style, shape, and color of mailbox is permitted in The Reserve at South Fork. A drawing detailing the required mailbox is located in EXHIBIT C, along with a recommended vendor. If the homeowner desires to purchase the mailbox from a different vendor, the specifications of the mailbox in the exhibit must be followed exactly.

The address number will be placed on the mailboxes as show in EXHIBIT C. Also, a house number will be located on each home as directed by Hillsborough County.

## **ANTENNAS AND SATELLITE DISHES**

All exterior antennas and all satellite dishes in excess of one meter in diameter are prohibited in The Reserve at South Fork. For satellite dishes less than one meter in diameter, prior to installation, homeowners shall submit detailed plans to the ARC for all propped installations, properly scaled and dimensioned, for review and approval. The ARC approval shall be consistent with FCC rules implementing Section 207 of the Telecommunications Act.

## **SIDEWALKS**

Entry walks to home must commence at the driveway and terminate at the front door/porch and not terminate at a public sidewalk. It shall be the responsibility of the homeowner to properly maintain sidewalks located within the property lines.

## **LIGHTING**

Any exterior house lighting for aesthetic purposes shall be kept close to the exterior wall of the house. Lighting fixtures shall be carefully oriented to avoid directing light towards adjacent property and the street. No light trespass will be permitted onto adjacent properties. No color light sources shall be allowed unless seasonal or temporary in nature.

## **FLAGS**

Freestanding flagpoles are not allowed. Only the American flag may be displayed on poles mounted on the fronts of houses. Flags may not exceed 3 feet by 5 feet in size and there shall be no more than one flag on any house.

## **GARBAGE CONTAINERS**

Storage of all garbage containers shall be in the garage or shall be fully screened from view, and are only permitted in the front yard on collection day. Garbage containers shall be compliant with county regulations.

## **CLOTHESLINES**

The installation of clothesline and clothes poles for outdoor drying of clothes within any lot is prohibited.

## **SIGNS**

No sign shall be placed upon any LOT or other portion of the SUBJECT PROPERTY, and no signs shall be placed in or upon any UNIT which are visible from the exterior of the UNIT, without the prior written consent of the ARC. In particular, no for sale, for rent, or open house signs, balloons, or the like are permitted. In the event any sign is installed on any LOT or on the exterior of any UNIT which violates this Paragraph, the ARC shall have the right to remove such sign without notice to the OWNER, and the removal shall not be deemed a trespass and the ARC shall not be liable to the OWNER for the removal or for any damage or loss to the sign.

## **SOLICITING**

The distribution of any and all handbills, flyers or doorknob hangers, for the purpose of soliciting business or any other agenda is strictly prohibited at The Reserve at South Fork.

## **GARAGE SALES**

The Reserve at South Fork residents may not advertise or hold garage sales anywhere in the community. This ensures the community it's privacy from outside sources. However, community-wide garage sales may be held with prior approval of the board.

## **PLAY STRUCTURES AND SWINGSETS**

All play structures and swing sets must be placed in the rear yard and out of the view from the street for all standard rectangle shaped lots. Structures should be less than 10' in height and should not create a nuisance to adjoining neighbors.

Structures must be properly maintained and in good appearance at all times.

Play structures must be screened from the roadway view with approved natural Hedging or approved fence material.

## **POOLS, SPAS AND ENCLOSURES**

Pools and spas shall be located with respect to the main structure and relationship to the sun in both summer and winter. Features such as existing trees, noise from pool equipment and views from adjacent properties can seriously impact the usage and enjoyment of pools and spas and shall be carefully considered before final placement is selected.

Swimming pools shall not be above ground. Swimming pools shall be designed to connect visually from the street in the front of the residence.

Pools shall be enclosed by a screened enclosure with uniform color and material that will be determined by the ARC. Mill-finish aluminum is not permitted. The pool may be fenced with PVC or aluminum fencing and must meet local ordinances. No aluminum roofing or sheet metal panels will be permitted.

Landscaping must be incorporated to help modulate and soften the overall appearance of the screened enclosure.

All pool and spa equipment may be required to be screened to that it is not visible from any street, common area (lake) or adjacent property. Screening or buffering may be accomplished by the use of walls and/or landscape materials providing 100% opacity.

Pool enclosures cannot exceed one story without prior ARC approval.

## **TENNIS COURTS**

Tennis courts are not allowed.

## WALLS AND FENCING

Retaining walls will be faced with the same material as the structure it is in contact with or shall be made of compatible materials if it is a freestanding retaining wall.

All proposed fence installations must be submitted to and approved by the ARC prior to installation. (Sample forms found in EXHIBIT A).

No fences or walls will be permitted in the front yard.

A few general guidelines will apply to all fences:

1. Fencing will be under scrutiny of the ARC to comply with design compatibility and shall be in keeping with the architectural style and materials used in the neighborhood.
2. Fence locations shall be submitted along with the Site Plan.
3. Side walls attached to the house and integrated into the landscape plan will be subject to ARC approval.
4. Side yard fences will not be permitted within ten (10) feet of the front of the house and must be at least 5 (five) feet from the side lot lines for corner lots where fence runs along the street. The ten (10) feet shall be measured from the front horizontal boundary of the structure, not including the garage.
5. Forty-eight inch (48") high ~~black powder coated aluminum~~ fencing will be the only fencing permitted as rear yard fencing along pond and wetland conservation lots 31 - 111. Seventy-two inch (72") high white PVC fencing will be the only fencing permitted as rear yard fencing on lots 1 - 30. If the fence is visible to other The Reserve at South Fork home sites or common areas, landscaping buffering will likely be required per ARC guidelines.
6. Fences cannot be placed on landscape easements. Fences may extend into utility easements at the owner's risk.
7. Fence locations on corner lots may be further restricted due to side yard visibility constraints, side yard setback restriction, and location of homes on adjoining property. Corner lots will be handled on a case-by-case basis. You may request specific information on your corner lot setback prior to submittal of a plan.
8. Fences must be placed so the outside face of the fence is inside the property line. All fencing must be installed with the horizontal railings on the interior, lot side of the fence.
9. Fence requirements in The Reserve at South Fork may vary from those contained in Hillsborough County's fence ordinance. The Reserve at South Fork fencing design guidelines will control where those criteria are more restrictive than county ordinances. Refer to EXHIBIT D for Fence Specifications.

**EXHIBIT A**  
**ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL FORM**  
**THE RESERVE AT SOUTH FORK HOMEOWNERS ASSOCIATION, INC.**

**Directions:**

1. Fill in requested information

2. Sign forms

3. Mail with proper postage to:

PMI Tampa

15310 Amberly Drive, Ste 250

Tampa, FL 33647

or email to:

info@pmitampa.com

Homeowner Name(s): \_\_\_\_\_

Address/Lot: \_\_\_\_\_

Phone/Home: \_\_\_\_\_ Work: \_\_\_\_\_

If you have any questions about this form, or what is required for your project, please contact the Agent for the Association.

A. Brief Description: In the space below or on an attached page, give a description of the alteration, improvement, addition, or other change you would like to make to the exterior of your home (to avoid delays be as clear as possible). Please include such details as the dimension, materials, color, design, location and other pertinent data..

---

---

---

---

B. Please attach to this document the following items:

- Survey/Lot plan showing the location of the improvement
- Landscaping modifications should indicate location and type of plants.
- Plans elevation or detailed sketch
- Paint color chip for changes of exterior colors.
- Copy of building permit. Association approval shall be in place prior to permitting process

Other: \_\_\_\_\_

---



**EXHIBIT A-2**  
**HOMEOWNERS AFFIDAVIT**

I have read and agree to abide by the Covenants and Restrictions of the Association. I understand and, in return for approval, I agree to be responsible for the following:

- For all losses caused to others, including common areas, as a result of this undertaking, whether caused by me or others.
- To comply with all state and local building codes.
- For any encroachment(s)
- To comply with conditions of acceptance, if any, and
- To complete the project according to approved plans. If modification is not completed as approved, said approval can be revoked and the modification shall be removed at the owner's expense.
- Applicant further acknowledges that drainage swales have been designed and established between homes (side yard) to carry storm water off the lot and to maintain positive drainage away from the home. The Association or Developer shall not be responsible for any effect proposed landscaping installation may have on this drainage. The applicant shall be responsible.
- Access for all approved work shall be from the owner's property and not from common areas or neighbor's property.

I also understand that the ARC does not review and assumes no responsibility for the structural adequacy, capacity, or safety features of the proposed construction, alteration, or addition; for soil erosion of uncompactable or unstable soil conditions, for mechanical, electrical or any other technical design requirements for the proposed construction, alteration or addition; or for the performance, workmanship or quality of work of any contractor or of the completed alteration or description.

I agree to abide by the decision of the ARC or the Board of Directors. If the modification is not approved or does not comply, I may be subject to court action by the Association. In such event, I shall be responsible for all reasonable attorneys' fee.

\_\_\_\_\_  
Date of Request

\_\_\_\_\_  
Homeowner's Signature

**DO NOT WRITE BELOW THIS LINE**

\*\*\*\*\*

\_\_\_\_\_  
Approved by ARC

\_\_\_\_\_  
Approved subject to the following conditions:

\_\_\_\_\_  
Pending, insufficient information. Resubmit requested information.

Be sure to include the following: \_\_\_\_\_

\_\_\_\_\_  
Denial – not approved for the following reasons:

By: \_\_\_\_\_  
Signature of ARC Member or Agent

\_\_\_\_\_  
Date

## EXHIBIT B

### THE RESERVE AT SOUTH FORK PLANT MATERIAL PALETTE

#### CANOPY TREES

##### **Botanical Name**

Acer rubrum  
Betula nigra  
Cercis Canadensis  
Cinnamomum camphora  
Juniperus silicicola  
Liquidambar styraciflua  
Magnolia grandiflora  
Plantanus occidentalis  
Quercus laurifolia  
Quercus shumardii  
Quercus virginiana  
Salix babylonica  
Taxodium distichum  
Ulmus alata  
Ulmus parvifolia "Drake"

##### **Common Name**

Red Maple  
River Birch  
Ester Redbud  
Camphor Tree  
Southern Red Cedar  
Sweet Gum  
Southern Magnolia  
Sycamore  
Laurel Oak  
Shumard's Red Oak  
Live Oak  
Babylon Weeping Willow  
Bald Cypress  
Winged Elm  
Drake Elm

#### UNDERSTORY TREES

##### **Botanical Name**

Cupressocyparis leylandii  
Eriobotrya japonica  
Gordonia lasianthus  
Ilex cassine  
Ilex x attenuate "E. Palatka  
Ilex x attenuate "Savannah"  
Lagerstroemia indica  
Ligustrum japonicum  
Ligustrum lucidum  
Myrica cerifera  
Parkinsonia aculeate  
Photinia x fraserii  
Prunus angustifolia  
Pyrus calleryan "Bradfordii"

##### **Common Name**

Leyland Cypress  
Japanese Loquat  
Loblolly Bay  
Dahoon Holly  
East Palatka Holly  
Savannah Holly  
Crape Myrtle  
Wax Privet  
Glossy Privet  
Wax Myrtle  
Jerusalem Thorn  
Photinia Tree Standard  
Chicksaw Plum  
Brandford Pear

## THE RESERVE AT SOUTH FORK PLANT MATERIAL PALETTE

### PALM TREE ACCENTS

Note: It is the intent of the ARC to limit the planting of palm trees within Forrest Glen. A maximum of three (3) palms, each measuring 14" minimum DBH and eight feet clear trunk height will count towards one (1) canopy tree. It is recommended that palms only be used as accents to supplement the plantings of trees and to give appropriate scale to vertical structures.

#### **Botanical Name**

Acoelorrhaphe wrightii  
Butia capitata  
Chamerops humilis  
Livistona chinensis  
Phoenix canariensis  
Phoenix dactylifera  
Phoenix reclinata  
Phoenix roebelinii  
Phoenix sylvestris  
Rhapis excelsa  
Sabal Palmetto  
Syagrus romanzoffianum  
Washington robusta

#### **Common Name**

Paurotis Palm  
Pindo Palm  
European Fan  
Chinese Fan Palm  
Canary Island Date  
Medjool Date Palm  
Senegal Date Palm  
Pygmy Date Palm  
India Date Palm  
Lady Palm  
Cabbage Palm  
Queen Palm  
Washingtonia Palm

### PROHIBITED PLANT MATERIAL

#### **Botanical Name**

Casuarina equisetifolia  
Melaleuca leucadendron  
Schinus terebinthifolius  
Melida azedarach  
Dalbergia sissoo

#### **Common Name**

Australian Pine  
Punk Tree  
Brazilian Pepper  
Chinaberry  
Rosewood

**Other prohibited species:** Any exotic flowering tree or exotic palm that is not cold tolerant. Such species may be allowed if it is placed in a portable container to be transported indoors by the homeowner during inclement weather.

## THE RESERVE AT SOUTH FORK PLANT MATERIAL PALETTE

### SHRUBS AND GROUNDCOVERS

#### **Botanical Name**

Alpinia species  
Arisida crenata  
Aspidistra elatior  
Azalea "Aaron White"  
Azalea "Due De Rohan"  
Azalea "Formosa"  
Azalea "G.G. Gerbing"  
Azalea "George L. Tabor"  
Azalea "Red Ruffle"  
Azalea "Southern Charm"  
Bougainvillea species  
Callistemon rigidus  
Camellia japonica  
Camellia sasanqua  
Cortaderia selloana  
Crinum americanum  
Crinum asiaticum  
Cuphea hyssopifolia  
Cupressus sempervierens  
Cycas revolute  
Cyrtomium falcatum  
Dietes bicolor  
Dietes vegeta  
Elaeagnus pungens  
Eugenia uniflora  
Evolvulus glomerata  
Feijoa sellowiana  
Galphemia gracilis  
Gardenia jasminoides  
Gardenia radicans  
Gelsemium sempervierens

#### **Common Name**

Ginger  
Coralberry  
Cash Iron Plant  
Aaron White Azalea  
Due de Rohan Azalea  
Formosa Azalea  
Gerbing Azalea  
George L. Tabor Azalea  
Red Ruffle Azalea  
Southern Charm Azalea  
Bougainvillea  
Stiff Bottlebrush  
Common Camellia  
Sasanqua Camellia  
Papas Grass  
Sting Lily  
Giant Crinum Lily  
Mexican Heather  
Italian Cypress  
King Sago  
Holly Fern  
Yellow Iris  
White African Iris  
Silverthorn  
Surinam Cherry  
Blue Daze  
Pineapple Guava  
Thryallis  
Grafted Gardenia  
Dwarf Gardenia  
Yellow Jessamine

## THE RESERVE AT SOUTH FORK PLANT MATERIAL PALETTE

### SHRUBS AND GROUNDCOVERS(continued)

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
Hedera Colchica	Algerian Ivy
Hedera helix	English Ivy
Helianthus debilis	Dune Sunflower
Heliconia species	Heliconia
Hemerocallis speceies	Daylily
Hibiscus species	Hibiscus
Hymenocallis latifolia	Spider Lily
Ilex x attenuate "Foseri"	Foster's Holly
Ilex cornuta "Bufordii"	Dwarf Holly
Ilex cornuta "Rotunda"	Globe Holly
Ilex crenata	Japanese Holly
Ilex "Nellie R. Stevens"	Stevens Holly
Ilex vomitoria	Yaupon Holly
"Schellings Dwarf	Schellings Holly
Illicium floridanum	Anise
Illicium parviflorum	Yellow Anise
Ipomoea pes-Capra	Railroad Vince
Jasminum mesnyi	Primrose Jasmine
Jasminum nitidum	Downy Jasmine
Jasminum volubile	Shining Jasmine
Juniperus species	Wax Jasmine
Lantana species	Junipers
Leucophyllum frutescens	Lantana
Ligustrum japonicum	Wax Privet
Ligustrum lucidum	Glossy Privet
Ligustrum sinense	Chinese Privet
Liriope muscari varieties	Liriope
Lobelia cardinalis	Cardinal Flower
Mandevilla species	Mandevilla
Muhlenbergia capillaries	Hairgrass
Musa species	Banana
Myrcianthes fragrans	Simpson's Stopper
Myrica cerifera	Wax Myrtle

## THE RESERVE AT SOUTH FORK PLANT MATERIAL PALETTE

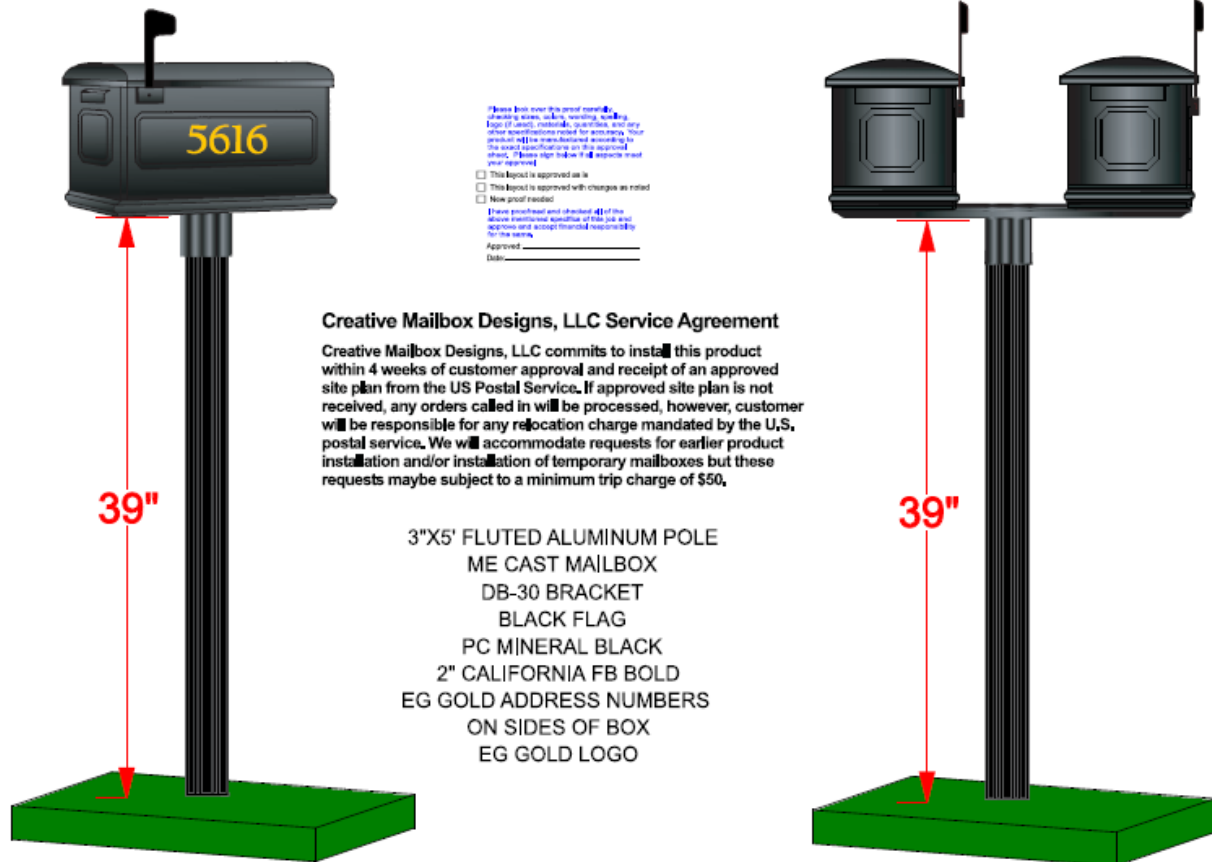
### SHRUBS AND GROUNDCOVERS(continued)

<b><u>Botanical Name</u></b>	<b><u>Common Name</u></b>
Nandina domestica	Heavenly Bamboo
Nephrolepis species	Swordfern
Nerium oleander	Oleander
Ophiopogon japonicus	Mondo Grass
Osmantus fragrans	Tea Olive
Osmunda regalis	Royal Fern
Pennisetum setaceum	Fountain Grass
Pentas lanceolata	Egyptian Star
Philodendron selloum	Split-Leaf Selloum
Photinia x fraseri	Copper-Tip Photinia
Pittosporum tobira	Pittosporum
Plumbago auriculata	Leadwort
Podocarpus macrophyllus	Yew Podocarpus
Polypodium scolopendria	Wart Fern
Portulaca grandiflora	Rose Moss
Purslane	Purslane
Pyracantha coccinea	Ppyracantha
Pyrostegia ensusta	Flame Vine
Rhaphiolepis umbellata	Yedda Hawthorn
Rumohra adiantiformis	Leatherleaf Fern
Sagittaria lancifolia	Arrowhead
Sansevieria trifasciata	Snake Plant
Serenoa repens	Saw Palmetto
Setcreasea purpurea	Purple Queen
Spartina speceies	Cordgrass
Strelitzia nicholai	White Bird
Strelitzia reginae	Bird of Paradise
Tibouchina species	Purple Glory Bush
Trachospermum asiaticum	Minima Jasmine
Trachospermum jasminoides	Confederate Jasmine
Tripsacum dactyloides	Sesame Grass
Tripsacum floridanum	Florida Grama Grass
Tulbhagia violacea	Society Garlic
Viburnum obovatum	Walters Viburnum
Viburnum odoratissimum	Sweet Viburnum
Viburnum suspensum	Sandankwa
Zamia furfuracea	Cardboard Plant
Zamia pumil	Coontie

Note: The ARC make no written or implied guarantees regarding use of the above Plant Palette materials for specific sites within The Reserve at South Fork.

## EXHIBIT C

### MAILBOXES AND HOUSE NUMBERS



## **EXHIBIT D**

### **FENCE SPECIFICATIONS**

72" high PVC Privacy Fence on lots 1 thru 30

48" high Black Avalon 3-Rail Fence on pond and water conservation lots 31-50 and 86-111



**Lakeland White PVC Privacy**



**Hollingsworth White PVC Privacy**





**Avalon 3 Rail Black Powder Coated Aluminum**