

ARCHITECTURAL REVIEW BOARD (ARB)

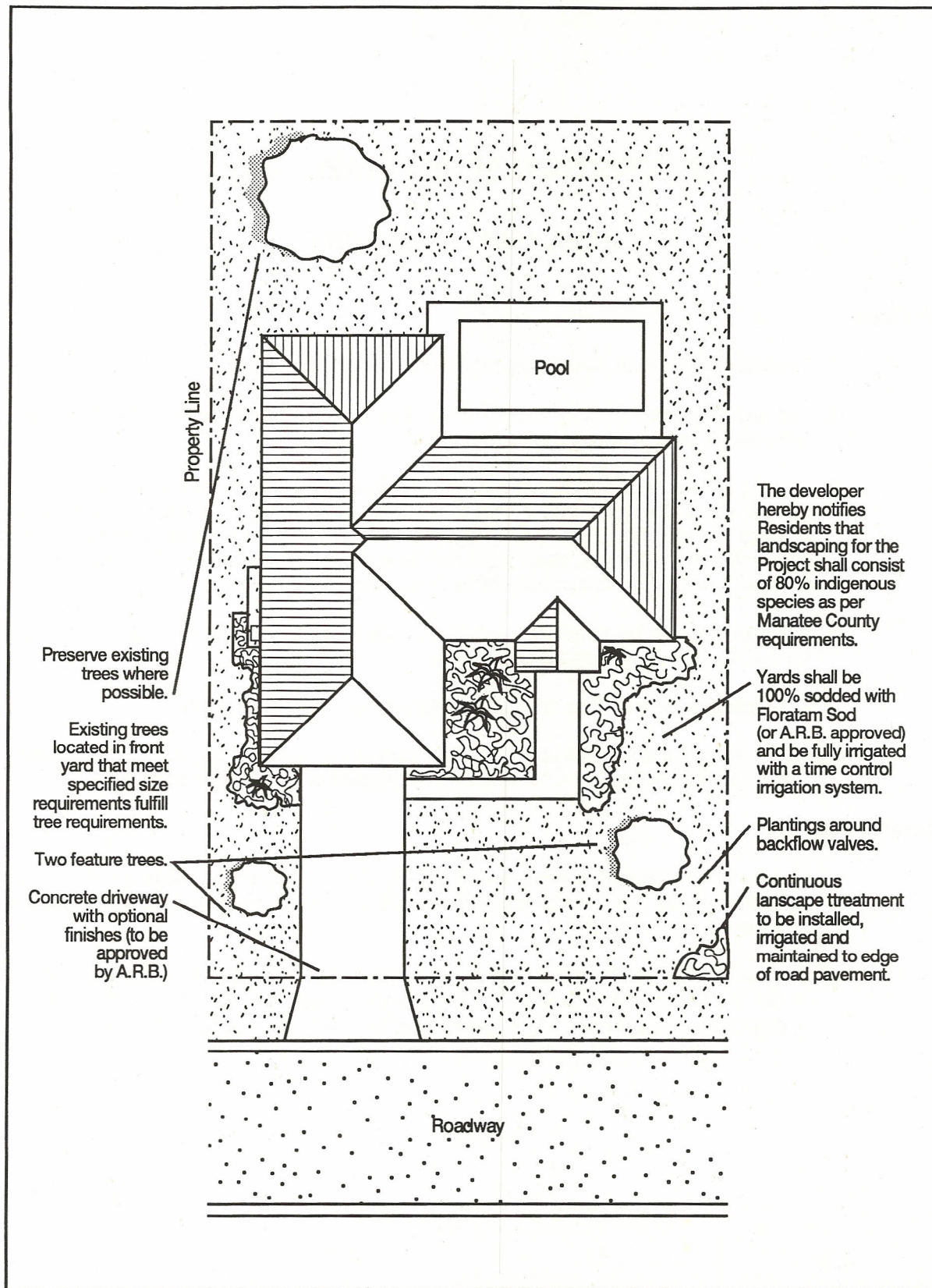
LANDSCAPING GUIDELINES

Required:

1. Landscaping Plan must be submitted and approved prior to planting.
2. The homesite must be fully sodded upon completion. The sod shall be St. Augustine, uncertified Floratam or an approved derivative.
3. Two (2) Feature or Specimen Trees, at least 14' in height with a minimum caliper of 4" at a point 5' above the base, planted close to the front utility easement in such a manner as to enhance the streetscape. The size requirements are based on Oak Trees which are the preferred species, however, other types may be approved by the 'ARB'. This approval may be conditioned upon a size entirely different than that stated above.
4. The homesite shall be completely landscaped in the front yard to a point at least five feet (5') toward the back along the sides of the home.
5. The entire homesite shall be irrigated with an automatic sprinkler system.
6. Plant materials shall consist of at least 60% indigenous species as required by the Manatee County Land Development Code or other such Agency as may have jurisdiction.

Miscellaneous Items:

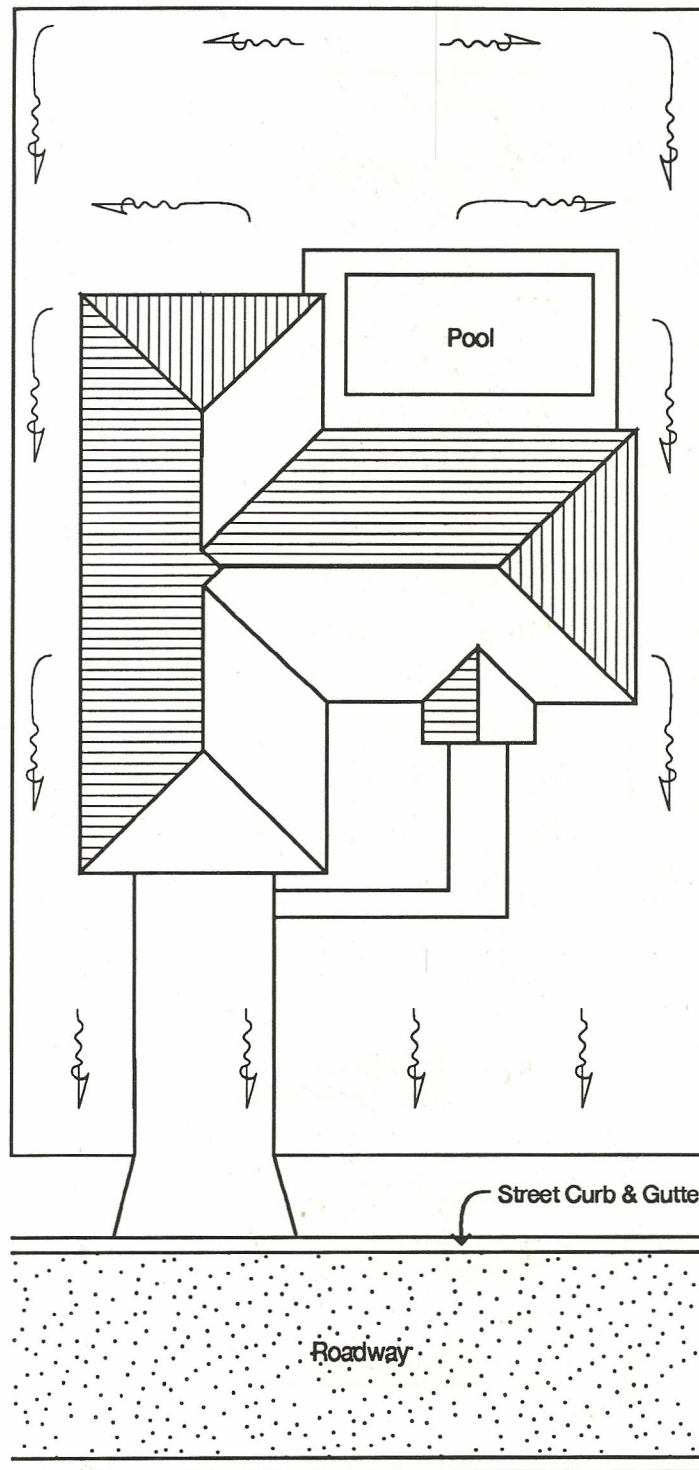
- A. Owners should budget approximately \$2500.00 for landscaping, exclusive of sod and irrigation systems. This is recommended as a guideline for the minimum landscaping likely to be approved by the 'ARB'.
- B. The use of gravel, rocks or stones in planting beds will only be approved where appropriate to the overall architectural theme. One example being; A Mediterranean home with a tropical landscaping theme. "Appropriate" shall be in the sole opinion of the 'ARB'.



Typical Landscaping Standards

NOTE: All landscaping plans must be approved by A.R.B. before installation.

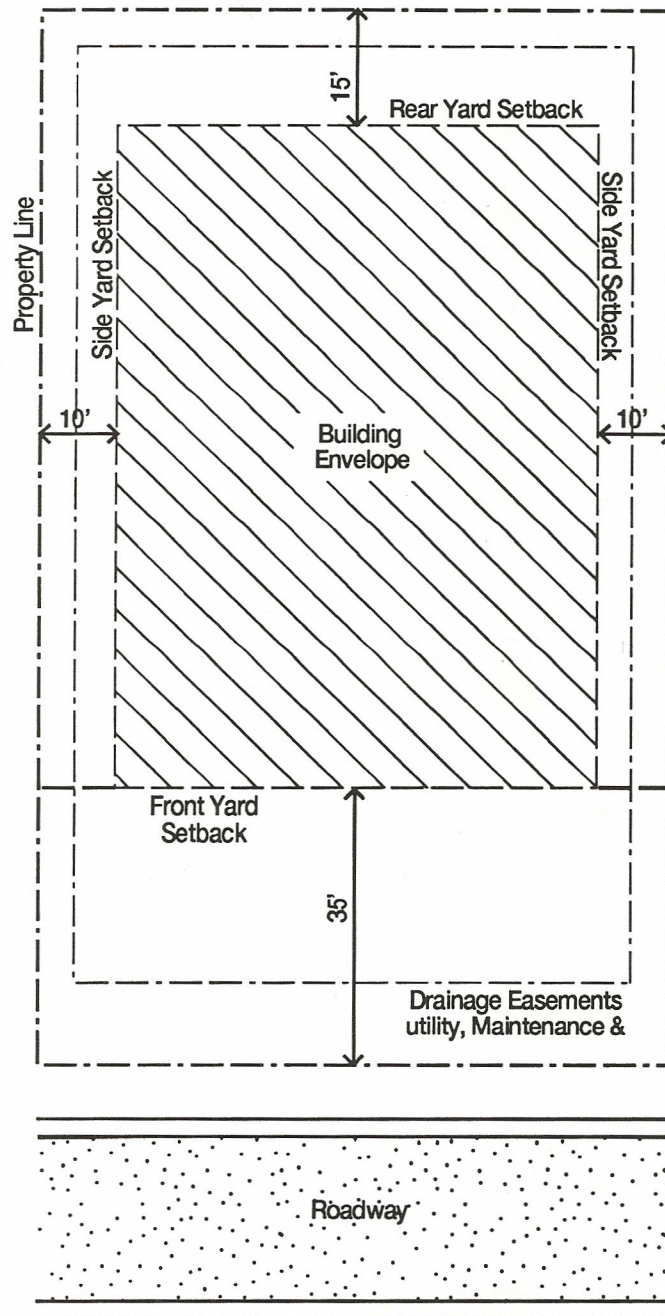
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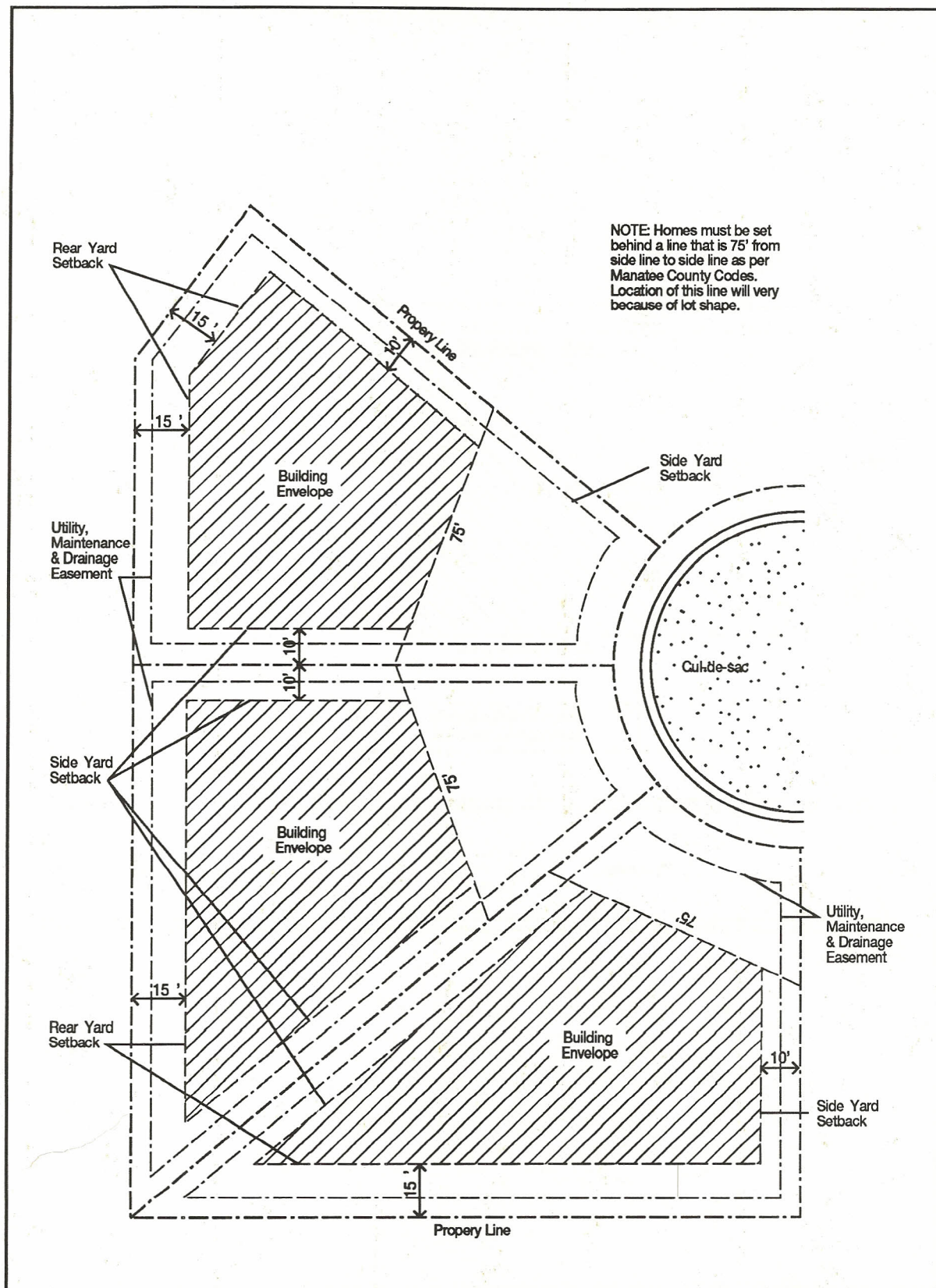
Flow of water shall be directed from rear of property to roadway in such a manner as to not allow runoff to adjacent property.

Grading around structures (building and deck surfaces) shall have a minimum slope of 2% grade.

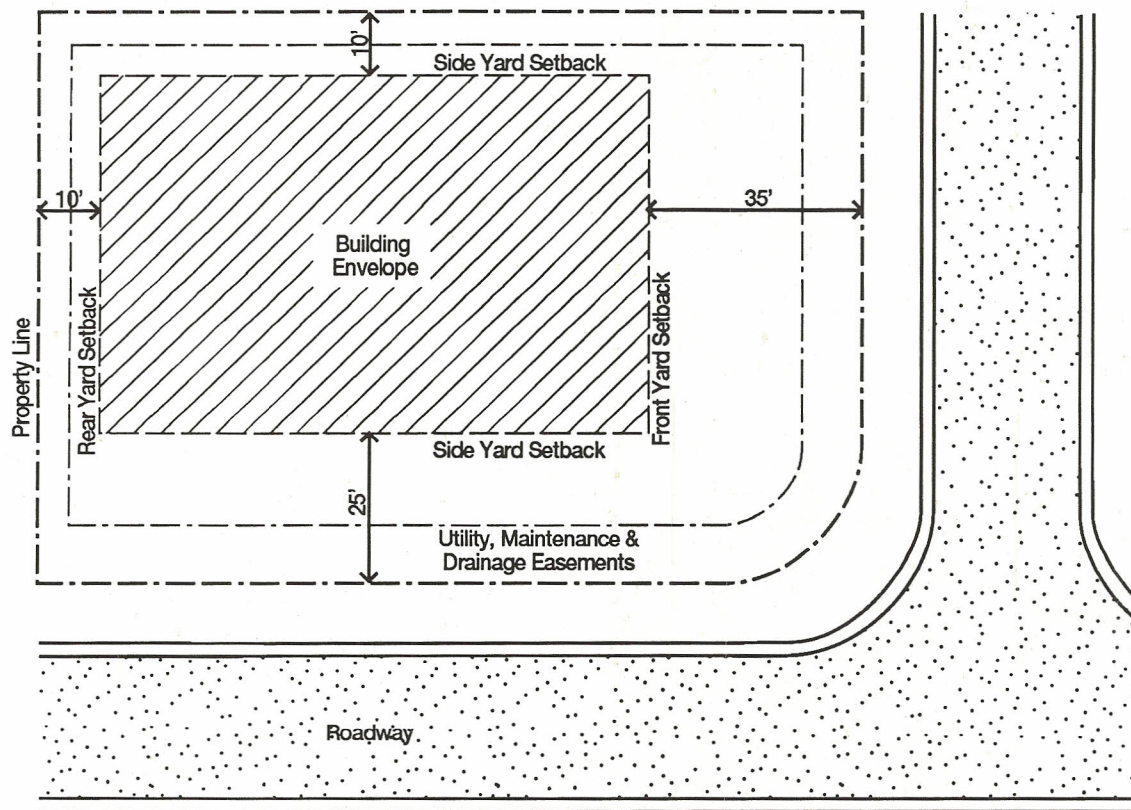
Typical Grading Plan
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Typical Lot
Building Setback Requirements
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Cul-de-Sac Lots
Building Setback Requirements
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Typical Corner Lots
Building Setback Requirements
(Not to scale)