

## EXHIBIT "A"

### **SPRINGS LANDING ARCHITECTURAL CONTROL COMMITTEE PLANNING CRITERIA**

This 2018 Springs Landing Architectural Control Committee (ACC) Planning Criteria ("Planning Criteria") has been approved and adopted by the Springs Landing Homeowners Association, Inc., a corporation not for profit organized and existing under the laws of the State of Florida (the "Association") as an exhibit to the 1997 Springs Landing Declaration of Covenants and Restrictions (the "Declaration"). All defined terms not otherwise defined herein shall have the meaning set forth in the Declaration.

Pursuant to the Declaration and this Planning Criteria, which is attached to the Declaration as Exhibit "A" and incorporated therein by reference, the Association has established certain covenants, restrictions, easements, charges and liens to preserve the values and amenities of that certain residential community known as "Springs Landing" and defined in the Declaration as The Property. The Property and the Additions to The Property shall be subject to the restriction, reservations and conditions set forth in this Planning Criteria and the Declaration, which shall be binding upon each and every Owner who shall acquire a Lot located within The Property or Additions to The Property and shall be binding upon their respective heirs, personal representatives, successors and assigns.

The Architectural Control Committee, which is responsible for the oversight and enforcement of the Planning Criteria, has the authority to notify homeowners of a violation of the Planning Criteria and recommend the imposition of a suspension of the right of a homeowner to use common areas of the Springs Landing Homeowners' Association or the assessment of fines in accordance with Section 720.305, Florida Statutes (2014), as amended from time to time. Homeowners in violation of the Planning Criteria will be sent via U.S. Mail, electronic mail or hand delivery a Notice of Violation informing the homeowner of the nature of the violation and providing for a reasonable time, normally not to exceed ten (10) days, for which the homeowner must come into compliance with the Planning Criteria. If corrective action is not taken, a notice shall be sent to advise the Homeowners that a hearing will be conducted, at a stated date, time, and location, before a Review Committee, consisting of at least three homeowners appointed by the Board of Directors, consistent with Section 720.305, Florida Statutes (2014), as amended from time to time. The Review Committee, by majority vote, shall approve or disapprove of the imposition of a proposed fine or suspension. Thereafter, a fine may be assessed at \$50 per day per violation until the homeowner complies with the Planning Criteria or until a maximum fine of \$2,500 is reached per violation.

Invalidation of any one of the covenants or restrictions in this Planning Criteria by judgment or court order shall in no way affect any of the other provisions herein which shall remain in full force and effect.

## **ARTICLE I**

### **CONSTRUCTION AND MODIFICATIONS**

Section 1. Approval Requirements. No building, fence, driveway, patio, paved area (other than platted streets), wall or other structure shall be commenced, erected or maintained upon any Lot located with The Property or Additions to The Property nor shall any exterior addition to or change or alteration be made to any previous improvements on a Lot, until the plans and specifications have been approved by the ACC. The ACC approval process is described in detail in Article VII of the Declaration. In the event the ACC fails to approve or disapprove such design and location within thirty (30) days after plans and specifications have been submitted to it, approval will not be required and this subsection will be deemed to have been fully complied with.

Section 2. Location of Houses. In order to ensure that the location of houses will be staggered where practical and appropriate, so that the maximum amount of view, privacy and breeze will be available to each house and that the structures will be located with regard to the topography of each individual Lot, taking into consideration the location of large trees and similar consideration, the ACC shall have the right, subject to review by the Board of Directors, to decide the precise site and location of any dwelling or other structure upon The Property and the Additions to The Property; provided however, that such location shall be determined only after reasonable opportunity is afforded the Owner to recommend a specific site.

Section 3. Removal of Trees and other Vegetation. In reviewing the building plans, the ACC shall take into account the natural landscaping and shall encourage the Owner to incorporate them in his/her landscaping plan. Consistent with the general restriction regarding removing trees set forth in Article II, no tree or vegetation may be cut or removed without prior written approval of the ACC, which approval may be given when such removal is necessary for the construction of a residence. Non-construction modifications are referred to in Article II Section 7.

Section 4. Building Type. Except as permitted by the ACC, no building shall be erected, altered, placed or permitted or remain on any Lot other than one detached single-family dwelling not to exceed thirty-five (35) feet in height, with an attached garage for no less than two nor more than four cars and a storage room or tool room attached to the ground floor of such garage. Unless approved by the ACC as to use, location and architectural design, no garage, guest suite, as described more fully below, or cabana may be constructed separate and apart from the dwelling nor may any of the aforementioned structures be constructed prior to the main residence. No barn or tool shed shall be placed on any Lot at any time either temporarily or permanently. In evaluating the plans submitted for such separate structure, the ACC will consider not only whether the separate structure blends with the natural surroundings, but also whether the separate structure conforms in style and in building materials to the main dwelling. The requirements for maintenance of the main dwelling apply with full force and effect to any

separate structures that may be approved by the ACC.

No structure except bridge piers, drainage retention areas or recreational walks or facilities approved by Seminole County shall be located in the defined flood prone areas as of June 23, 1980, which is the date of the original Springs Landing Declaration of Covenants and Restrictions.

Section 5. Land Use: Occupancy Requirements. No owner may subdivide a Lot. No Lot shall be used except for residential purposes. No garage, basement or structure of a temporary character, such as a trailer (including, but not limited to construction trailers), tent, shack or other outbuilding, shall be used on any Lot at any time as a residence either temporarily or permanently. There shall be no occupancy of a residence until completion of construction. Each Lot shall have space for parking of two motor vehicles prior to occupancy.

Section 6. Building Location.

(a) Front yards shall not be less than twenty-five (25) feet in depth measured from the front Lot line to the front of any building structure.

(b) Rear yards shall not be less than twenty (20) feet in depth measured from the rear Lot line to the rear of any building structure, exclusive of pool or patio.

(c) Side yards shall be provided on each side of every dwelling structure of no less than ten (10) feet from side Lot lines.

(d) All residential structures shall be set back at least two hundred (200) feet from the mean high water line of the Little Wekiva River. Swimming pools, separate guest suites, as described below, and separate structures approved by the ACC, if any, shall be set back a distance of at least one hundred fifty (150) feet from the mean high water line.

Section 7. Dwelling Size. All residences shall have a minimum of 2,000 square feet of living area.

Section 8. Dwelling Quality. The ACC shall have final approval of all exterior building materials. Exposed concrete block shall not be permitted on the exterior of any residence or detached structure above grade. The ACC requires the use of materials such as brick, stone, wood, stucco, or a combination of the foregoing on all exterior sides of the structure .

Section 9. Roofs. Flat roofs shall not be permitted unless approved by the ACC. Such areas where flat roofs may be permitted are Florida rooms, porches and patios. There shall be no flat roofs on the entire main body of a residence. The ACC shall have discretion to approve such roofs on part of the main body of a residence, particularly if modern or contemporary in design. No built-up roofs shall be permitted, except on approved flat surfaces. Standard asphalt or fiberglass shingles shall not be permitted as roofing material. Roofing materials to be used shall be dimensional shingles (minimum weight 260 lbs.) wood shakes or tile or other material as may be approved by the ACC.

Section 10. Garages. All garages must have a minimum width of twenty-two (22) feet for a two car garage, thirty-three (33) feet for a three car garage, or forty-four (44) feet for a four car garage, measured from inside walls of the garage. All garages must have either a single overhead door with a minimum door width of sixteen (16) feet for a two car garage or two (2) sixteen (16) foot doors for a four car garage, or two (2), three (3) or four (4) individual overhead doors, each a minimum of eight (8) feet in width, and a separate service door, if feasible, facing to either the side or the rear of the Lot. No carports will be permitted. Garage door openings should not be visible from the street in front of the residence. All garage doors must be maintained in usable condition. Window coverings on garage windows are required.

Section 11. Driveway Construction. All residences shall have a paved drive of stable and permanent construction of at least sixteen (16) feet in width at the entrance to the garage. The ACC may consider various types of pervious or impervious materials excluding any type of asphalt or loose material.

Section 12. Sidewalks. Each Owner shall construct and maintain a concrete sidewalk along all street rights of way adjacent to the Lot. The sidewalk shall be 2500 p.s.i. concrete, four (4) feet wide and four (4) inches thick except at driveways where it shall be six (6) inches thick.

Section 13. Mailboxes. No mailbox or paper box or other receptacle of any kind or use in the delivery of mail or newspapers or magazines or similar material shall be erected on any lot unless and until the size, location, design and type of material for said boxes or receptacles shall have been approved by the ACC.

Section 14. Fences and Walls. The following standards shall apply for all fences and walls, including the repair or replacement of a portion of any present fence or wall where 15% or more of the total lineal footage is being repair or replaced:

1. No chain link or wire, or mesh type fence of any nature shall be allowed.
2. At a minimum, all fences and walls must comply with the current Seminole County Table of Zoning District Regulations; the Seminole County Land Development Code, including but not limited to the provisions contained in Sec. 30.1349. - Fence Requirements; and the minimum zoning set-back requirements as provided for single family residences in the Springs Landing Subdivision; however, if any of said Seminole County fence/wall requirements are inconsistent with these ACC Planning Criteria, the more stringent standards shall apply to limit and minimize the placement and installation of the fence or wall. Prior to commencing construction Homeowner shall be required to furnish a copy of the Building Permit to the Architectural Control Committee Director.
3. All ACC Applications requesting approval for fence or wall work and materials shall be accompanied by a current survey of the lot and the proposed fence or wall must be accurately depicted as to its location, including noting setback distances consistent with the Seminole County Building Code and Zoning Regulations.

4. The “finished” side of all fences and walls must face to the outside of the Lot so as to be visible as viewed from the property surrounding the Lot upon which the fence or wall is being constructed or repaired.
5. No fence or wall shall exceed six (6) feet six (6) inches in height, measured from the ground to the top of the tallest board or slat for wooden or plastic type fences, or the top of the highest brick or skim coat of any stucco covered wall. An exception to this six (6) foot six (6) inch height shall be made for any fence or wall erected or maintained as a privacy fence to enclose a bathroom window or door; provided, however, no such privacy enclosure shall be of a height greater than six (6) inches below the lowest point of the fascia of the roof immediately above the enclosure. Any other exceptions to fence height, such as special considerations for sloping yards, shall be presented to the ACC for special consideration as a waiver to these requirements.
7. All fences and walls must be painted or stained white, or the same color as the side elevations or trim color of the residence, or a color consistent with an exterior color of any portion of the residence when viewed from the street(s) the residence is on. Fences that are wrought iron in appearance may be painted or remain black.
8. Where a portion of the fence or wall is viewable from outside the enclosed area, any segment of the fence or wall which ties into the side or back of a residence must be 90 degrees perpendicular to the side or back of the residence and set back at least six (6) feet from the corner of the residence structure closest to the front of the residence and at the point of meeting the residence structure.
9. All new and/or replacement fencing must be approved by Seminole County and the ACC

Section 15. Service Yard. Each Lot must have a fence, shrubbery or wall which shields and hides from view a small service yard which may be used to store garbage containers and other storage receptacles. Plans for such enclosure delineating the size, design, texture, appearance and location must be approved by the ACC prior to construction.

Section 16. Guest Suites. A guest suite or like facility may be include as part of the main dwelling or, if approved by the ACC, as an attached building, but such suite may not be rented or leased except as part of the entire premises including the main dwelling.

Section 17. Swimming Pools and Tennis Courts. Any swimming pool or tennis court to be constructed on any Lot shall be subject to the requirements of the ACC, which include, but are not limited to the following:

- (a) Composition to be of material thoroughly tested and accepted by the industry for such construction.
- (b) No screening of pool area may stand beyond a line extended and aligned with the side walls of the residence unless approved by the ACC.
- (c) Location and construction of tennis court to be approved by the ACC.

Section 18. Storage Receptacles. Fuel tanks and similar storage receptacles may not be exposed to view and may be installed only above ground within the service yard described above or buried underground on the Lot.

Section 19. Storage of Construction Materials. No lumber, brick, stone, cinder block, concrete or any other building materials, scaffolding, mechanical devices used for building purposes shall be stored on any Lot except for purposes of construction. All materials and equipment shall be removed when construction is finished.

Section 20. Completion of Construction. The exterior of all houses and other structures must be completed within one (1) year after the construction of same shall have commenced, except where such completion is impossible or would result in great hardship to the Owner or builder due to strikes, fires, and national emergency or natural calamities.

## **ARTICLE II** **GENERAL RESTRICTIONS**

Section 1. Condition of Building and Grounds. It shall be the responsibility of each Owner to prevent the development of any unclean, unsightly or unkempt conditions of buildings or grounds on the Lot.

Section 2. Insect and Fire Control: Trash Removal. In order to implement effective insect, reptile and woods fire control, the Association shall, with homeowner approval, enter upon any Lot, such entry to be made by contractor personnel with tractors or other suitable equipment, for the purpose of mowing, removing, clearing, cutting or pruning underbrush, weeds or other unsightly growth. The Association and its agents may likewise enter upon such land, with homeowner approval, to remove any trash which has collected on such Lot. The provisions in this paragraph shall not be construed as an obligation on the part of the Association to mow, clear, cut or prune any Lot nor to provide garbage or trash removal services. Homeowner will be billed for work done.

Section 3. Signs. Springs Landing For Sale signs must be used in conjunction with required realtor signage. These signs may be rented or purchased from the HOA. A political sign will be permitted on a Lot three weeks prior to an election to one day following the election. Sports signs are permitted on game day only. Contractor signs are only allowed on a Lot while work is being performed.

Section 4. Parking; Vehicle Repair. Each Lot shall maintain space for parking of at least two (2) motor vehicles off the street. No motor vehicle shall be parked on the right of way or on the grass of any Lot at any time. Repairs, alterations or modifications to any motor vehicle must be made out of the line of site from the street or in an enclosed garage.

Section 5. Trailers and Boats. No house trailer, travel trailer, recreational vehicle, camper, boat or equipment shall be placed on any Lot unless it is garaged or fenced in a manner totally concealing it from view from any other Lot. The ACC may allow parking of same for no longer than forty-eight (48) hours. Commercial or contractor vehicles are permitted only during periods where same are being used to perform work on or make deliveries to Lots.

Section 6. Trees. No healthy living tree measuring six (6) inches or more in diameter at ground level may be removed without the prior written approval of the ACC unless located within ten (10) feet of the main dwelling. Dead or diseased trees must be removed. Once the tree has been removed, the homeowner shall plant a replacement tree in a location approved by the ACC. Replacement trees shall be a size three (3) inches at DBH (diameter at breast height) but no greater than five (5) inches and shall be planted within 60 days following the approved removal of any tree(s). One tree shall be planted for each tree removed. The following is a list of approved tree species for installation as replacement trees.

American Holly	Bald Cypress	Bracken's Brown Beauty
Cathedral Oak	Chickasaw Plum	Chinese Elm
DD Blanchard Magnolia	Devilwood	Drake Elm
East Palatka Holly	Florida Basswood	Fringe Tree
Highrise Oak	Live Oak	Loblolly Bay (wet areas only)
Palms (3 = 1 tree)	Pink Trumpet	Red Bay
Red Bud	Red Maple	Schumard Oak (Red Oak)
Southern Magnolia	Swamp Bay (wet)	SweetGum
Sweet Viburnum	Sycamore	Water Oak

The ACC may also accept requests to use other Florida-Friendly Landscaping species for replacement. Except as provided in Article I, no living trees may be removed which significantly alter the appearance of any Lot from the street or any other Lot. New construction or modifications to Lots shall be consistent with Article I Section 3.

Section 7. Motorized Vehicles. Licensed motorized vehicles may not be operated except on the streets.

Section 8. Landscaping. The front and side yards and right of way of all Lots must be planted with grass, shrubs, trees or mulched. All right-of-way between the sidewalk and the street must be planted with grass unless alternate coverage is approved by the ACC. Appropriate shrubs must be placed in the front and on each side of the residence. Wood mulch, nuggets, leaves, pine straw, rocks or decorative stones must be used in areas around shrubs and trees unless the area up to the base of the shrub or tree is sodded.

Section 9. Game and Play Structures. Basketball backboards shall be located at the side or rear of the residence. Tree houses or platforms of a like kind as well as game and play

structures may only be located in the rear of the residence subject to ACC approval.

Section 10. Outside Installations. No radio or television signals or any other form of electromagnetic radiation shall be permitted to originate from any Lot which interferes with the reception of television or radio received upon any other Lot. No outside antenna for radio or television shall be constructed, erected or maintained at any time on any Lot. A satellite dish no larger than 18 inches may be installed on any Lot provided it is installed as inconspicuously as possible and approved by the ACC prior to installation. No free-standing flagpoles are permitted without ACC approval.

Section 11. Refuse and Trash Disposal. No Lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in refuse containers with lids. Owners shall use a functioning Bear Resistant Residential Refuse Container or ensure all containers are kept in the house, garage, or other secured structures at all times except during pickup. Refuse containers must be removed from the curb the same day as pickup.

There shall be no burning of trash or any other waste material at any time.

Section 12. Temporary Structures. Except upon the express written approval of the ACC, no structure of a temporary nature shall be placed upon The Property or Additions to The Property.

Section 13. Clotheslines. No clotheslines shall be placed on any Lot at any time.

Section 14. Window Air Conditioning Units. No window or wall air conditioning units shall be permitted which are visible from the street or any other Lot.

Section 15. Inoperative Vehicles. No inoperative cars, truck, trailers or other types of vehicles shall be allowed to remain either on or adjacent to any Lot for a period in excess of 48 hours; provide however, this provision shall not apply to any such vehicle being kept in an enclosed garage. All vehicles shall have current license plates.

Section 16. Household Pets. No Lot or residence shall be used for keeping or breeding of livestock animals or poultry of any kind, except that household pets may be kept provided they are not kept for breeding or maintained for any commercial purpose. All domestic animals shall either be kept on a leash or kept within an enclosed area.

Section 17. Sidewalk Maintenance. The concrete sidewalk on each Lot shall be maintained in good structural condition by the Owner unless maintenance is formally accepted by Seminole County or the Springs Landing Homeowners Association. Regardless of whether such maintenance is formally accepted by others, the Owner of each Lot shall have sole responsibility for keeping the sidewalk clear of all vegetation, including shrubs and overhanging tree limbs, and free of debris and mold.

Section 18. Screening. All screening used in the construction of a residence shall be



bronze anodized screening materials.

**ARTICLE III**  
**SPECIAL RESTRICTIONS RELATED TO THE**  
**COMMON PROPERTY AND GREEN BELT AREAS**

Section 1. Fencing and Hedges. Except as permitted by the ACC, no Owner shall fence any portion of the green belt areas or Common Property or place a hedge thereon or fence or hedge that portion of their property which faces or abuts the green belt areas or Common Property or cause the same to become obstructed in any manner whatsoever.

Section 2. Wildlife. The safety to both our homeowners and the area wildlife is paramount to the Association. All Owners must comply with the following. Violators will be subject to fines as discussed on Page 1:

- (a) Refuse is to be placed at the curb no earlier than 5:00 AM on pick-up days;
- (b) Refuse containers with lids must be used to prevent rummaging by bears and smaller animals, such as raccoons.
- (c) Garage doors should remain closed at all times unless residents are in/out of the garage area;
- (d) The placement of bird feeders as well as spreading feed for birds on the ground or on window sills is prohibited;
- (e) No food should be left on patios; grills must be cleaned after use and stored inside an enclosure.
- (f) Recyclable materials shall be stored in a secured structure until scheduled collection day, and must be sufficiently free from residue of food and other materials so that they are not an attractant to bears or smaller animals.

Section 3. Trash. No dumping of trash, garbage, sewage, sawdust or any unsightly or offensive material shall be permitted upon the green belt areas or Common Property except as is temporary and incidental to the bona fide improvement of the area in a manner consistent with its classification as green belt areas or Common Property.

**ARTICLE IV**  
**GENERAL PROVISIONS**

Section 1. Any member may submit a complaint to the ACC regarding alleged violations of these Criteria by other owners. Any such complaint is encouraged to be in writing, signed and dated by the owner filing the complaint and sent to the ACC Director or HPOA President. The ACC will address or to respond to anonymous complaints.

Section 2. In the event of a conflict between the ACC Planning Criteria and the Declaration, the Declaration will control.

Section 3. Any and all plans or projects submitted to the ACC for approval must be commenced within ninety (90) days of ACC approval or be resubmitted for re-approval, unless the ACC specifically authorizes in writing a longer time. Applicants must submit a project schedule of completion prior to starting construction subject to the approval by the ACC.