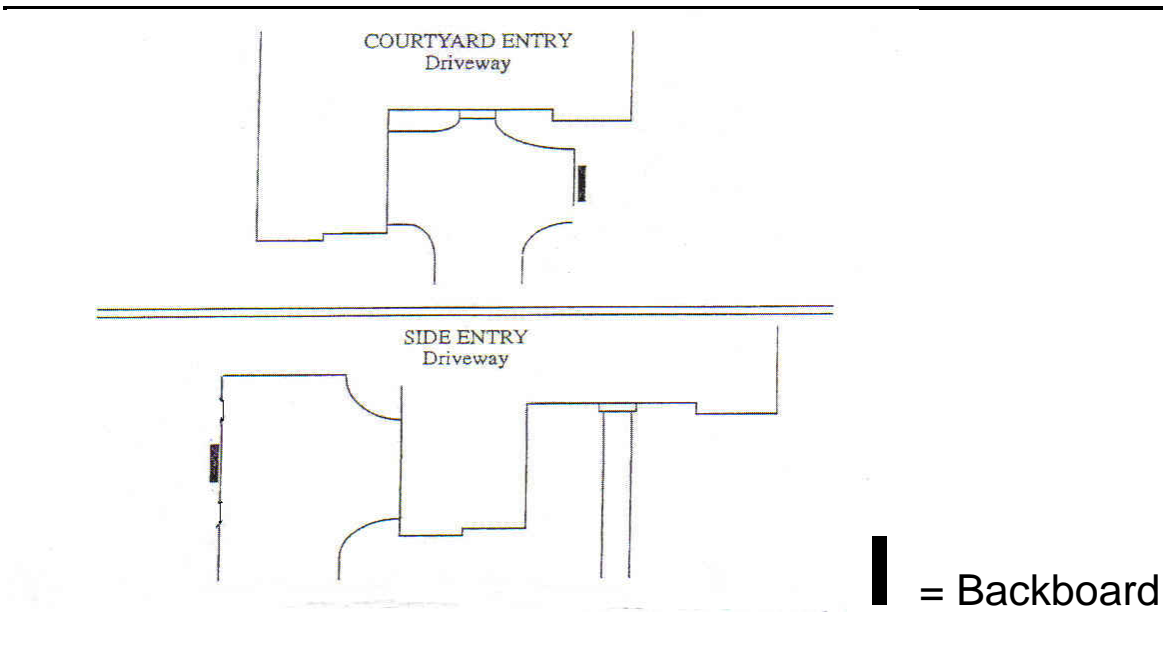


DEERCREEK COUNTRY CLUB OWNERS ASSOCIATION, INC.
Architectural Review Board
Pre-Approved Designs and Guidelines

August 2008

The following architectural and landscape designs are pre-approved by the Architectural Review Board. Homeowners desiring to follow these design guidelines exactly do not need to seek ARB approval. However, any deviation from these design guidelines must be submitted for ARB approval.

1. Pre-Approval for Basketball Hoops
Location, with Landscaping Guidelines



1. Poles must be black or bronze. Backboards must be white or clear and not exceed a maximum width of 48 inches (rectangular shape) or 65 inches (semi-circle shape).
2. Poles are to be placed on the outside edge of the driveway, with the backboard perpendicular to the street (see the above diagrams).
3. All backboards must be positioned behind the front corner of the house except at front facing garages.
4. For corner lots or other locations, ARB review and approval is required.

2. Pre-Approval for Mulch Guidelines

Approved Mulch type used can be two sources, as follows:

- A. Natural Plant Materials
 - 1) Cypress
 - 2) Pine (bark or needles).
- B. Non-Plant Materials:
 - 1) ½" to 1 ½" rock in grays, tans and browns may be used in plant beds in lieu of mulch.
 - 2) Lava rock (red or black) may be used in plant beds in lieu of mulch.
 - 3) Rubber mulch in earth tones (not green or blue) may be used in plant beds in lieu of mulch.
- C. The use of white rock is not allowed.

3. Pre-Approval for Flag Poles

The standards for free standing poles are as follows:

- a. One story homes may have a flagpole 15' in height with a 4' x 6' flag.
- b. Two story homes may have a 20' flagpole with a 5' x 8' flag.
- c. Poles are to be either clear anodized aluminum or white.
- d. Freestanding flagpoles are to be installed in landscape beds approximately 5' in diameter.
- e. If the flag is left out overnight it is to be lit with a 12-volt light. Lighting is to be directed at the pole and is not to impact adjacent homes.

Florida Statutes state that a homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner. On Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day they may also display a flag not larger than 4 ½ feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard.

4. Pre-Approval for Yard and Wall Address Signs

Two styles and sizes are approved for the yard signs: 8" x 15" oval and 12" x 20" rectangle with a half circle at top. Two stakes are required for the larger sign. Yard signs are to be placed in a landscape bed closest to the driveway and street so as to be readily visible from the street.

All signs are cast aluminum. Background colors are to be dark green, black or bronze. Letters are to be gold, black or white to contrast with the background color.



YARD SIGN (LARGE 12" X 20")



YARD SIGN (SMALL 8" X 15")



WALL SIGN (7.5" X 15")

5. Pre-Approval for Pine Tree Removal

Subject to the limitations, standards and requirements set forth in the City of Jacksonville Tree Protection Ordinances Section 626.1202 through 656.1208, pine trees located 20 feet or less from a home as measured from the nearest exterior wall (excluding lanai and screen enclosures) to the nearest edge of the tree at a point 4 feet off the ground, may be removed without further approval.

Homeowner shall notify May Management in writing of intent prior to tree removal including actual measurements taken, and shall maintain photographs or other evidence that tree(s) to be removed fall within these parameters.

6. Pre-Approval for Roof Shingles

Architectural Asphalt Shingles in brown or gray are pre-approved. Homeowner shall color coordinate asphalt shingles with exterior trim and wall paint colors. All other roof shingle colors and materials require submittal to the ARB for approval.

Homeowner shall notify May Management in writing of intent to replace roof shingles and shall provide color brochure and specifications of proposed roof shingles for the record prior to commencing replacement.

Roof Shingle replacements require a Building Permit from the City of Jacksonville Building Inspection Division and compliance with Bulletin G -04-08 Clarification of Roof Replacement Requirements for Single Family Homes.

Other Pre-Approval in Development and Pending

Pre-approvals for the following items are currently being developed and will be posted once ARB approval has occurred. Until approved, these improvements require submittal and review by the ARB per the Covenants.

- a. Energy Conservation Devices including solar collectors
- b. Satellite Dishes
- c. Emergency Generators
- d. Driveway & Patio Pavers
- e. Planting of Trees
- f. Landscape Lighting
- g. Landscape Bed Curbing
- h. Yard Ornaments, Birdbaths, Statues, and Fountains