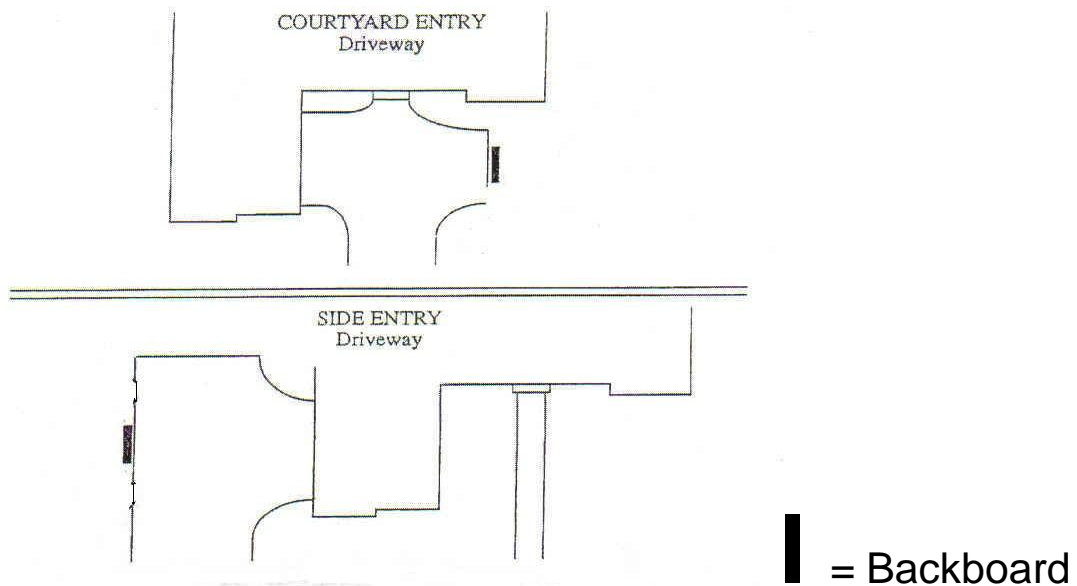


DEERCREEK COUNTRY CLUB OWNERS ASSOCIATION, INC.
Architectural Review Board
Pre-Approved Designs and Guidelines

November 2017

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



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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

Any homeowner may erect a freestanding flagpole no more than 20' high on any portion of the homeowner's property and with the following requirements:

- a. If a 15' high flag pole is installed, the flag needs to be 4-1/2' x 6'.
- b. If the flag pole is 20' high, the flag needs to be 5' x 8'.
- c. Flagpoles are to be either clear anodized aluminum or white.
- d. No lighting is to be attached to the pole.
- e. Poles should be integrated into the home's overall landscape design and must be located at least twenty-five feet from the front property line and at least 5 feet inside a line extended and aligned with the side walls of the dwelling or within five feet of a driveway or walkway (excepting a walkway specifically designed and dedicated to service the flagpole).
- f. If the United States flag is left out overnight, it is to be lit with a low voltage 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" 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.

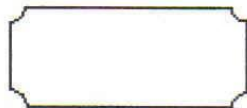
All signs are cast aluminum. Background colors are to be dark green, black or bronze or nickel/chrome. Letters are to be gold, black or white or nickel/chrome contrast with the background color.



YARD SIGN (LARGE 12" X 20")



YARD SIGN (SMALL 8" X 15")



WALL SIGN (7.5" X 15")

5. Pre-Approval for Pine and Palm 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 or palm trees located 20 feet or less from a home as measured from the nearest exterior wall (including 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 Marsh Landing Management Company 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, gray or black 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 Marsh Landing Management Company 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.

7. Pre-Approval for Satellite Dishes

In order to best preserve the beauty, quality and value of the neighborhood, while insuring that homeowners are given the opportunity to receive an acceptable quality signal as provided by OTARD, the ARB has formulated the following prioritized list of placement preferences for the installation of satellite dish antennas on subdivision property. Antennas should be installed in the highest priority placement preference that permits the reception of an acceptable quality signal, does not unreasonably delay or prevent installation and does not unreasonably increase the cost of installation, maintenance, or use. The aim, to the extent possible, is to minimize the visibility of the antenna from the street and from neighbors.

Priority List of Placement Preferences

1. On a short pole in existing landscaping as close as possible to the house and on rear of the home or as far back on side of the home as possible.
2. Under an eave on rear of home or as far back on side of home as possible.
3. Below apex of roof and as hidden from view, especially from the street, as possible, e.g. behind the chimney.

If none of the above locations provides the homeowner with the minimum level of acceptable quality signal, the homeowner and the ARB shall work together to find an acceptable location for the dish antennas. An acceptable quality signal is one that is not substantially degraded.

No dish antenna larger than one meter (39.37") in diameter is permitted, and no more than two dish antennae per residential parcel are permitted without specific review and approval by the ARB. Wherever located, satellite dishes should be screened from public view as much as possible.

8. Pre-Approval for Emergency Generators

Emergency generator installations are pre-approved provided they comply with the following design requirements:

1. Shall be located on the side or back of the home;
2. The generator shall be located close to the home and screened with plants or a wall to match the material and color of the main dwelling and that conceals the entire generator from the street and from the neighbor's view minimizing the transmission of operating noise that shall not exceed 55 decibels when measured at the nearest property line.
3. The timer for testing the equipment on a weekly basis is to be set between 10:00 am and 3:00 pm Monday through Friday.

Installations that fail to meet all these criteria are not approved until modifications are made to comply with these requirements.