

PINE HOLLOW II PROPERTY OWNERS ASSOCIATION, INC.
ARCHITECTURAL STANDARDS MANUAL
FOR
PINE HOLLOW II
(PINE HOLLOW UNITS THREE & FOUR)

WHEREAS, the Declaration of Covenants, Conditions and Restrictions of PINE HOLLOW II as recorded in Official Record Book 4662 at pages 1233 through 1267 . Public Records of St. Lucie County, Florida, provides that PINE HOLLOW 34, LLC, A Florida limited liability company (the “Declarant”) shall form a committee to be known as the Architectural Review Committee;

NOW, THEREFORE, the Declarant has appointed a committee to be known as the Architectural Review Committee (the “ARC”) and in accordance with the duties and obligations imposed upon said committee by the Declaration of Covenants, Conditions and Restrictions for PINE HOLLOW II, the following Architectural Planning Criteria are hereby adopted by the ARC and effective this 1 day of APR , 2023:

1. Intent. It is the plan of the Declarant to develop PINE HOLLOW UNITS THREE & FOUR into a community of quality homes known as “PINE HOLLOW II”. All materials will be considered but must be compatible with the quality approved by the ARC. The ARC shall evaluate the proposed improvements with emphasis upon their harmonious incorporation into the community as a whole and with specific emphasis on external design, location of the improvement, topography and conformity to the restrictive covenants imposed hereunder.

2. Building Type. No building shall be erected, altered, placed or permitted to remain on any lot other than one detached single family dwelling containing not less than 2,200 square feet of livable enclosed floor area, exclusive of open or screen porches, terraces, and/or garages; not to exceed 30 feet in height from the crown of the road and having a private enclosed garage for not less than two (2) and no more than (4) cars with a minimum width of twenty-two (22) feet and a minimum depth of twenty (20) feet. Unless approved by the ARC as to use, location and

architectural design, no garage, tool or storage room may be constructed separate and apart from the residential dwelling, nor can any such structure be constructed prior to construction of the main residential dwelling.

3. Exterior Building Materials. Buildings and structures are permitted to be wrapped with stucco, lap siding, brick, stone, or another masonry product approved by the ARC. On any stucco exterior without accent bands, a minimum 4” stucco trim is required around all windows, doors, and garage doors unless otherwise approved by the ARC. On any stucco elevation that does not have windows or doors, bellybands and or vertical accents may be required. The intention is to encourage contrast and relief and avoid flat, two-dimensional elevations.

4. Plans Submitted. All plans submitted to the ARC must be in quarter inch scale and drawn in a professional manner, and shall include the following:
 - a. A Dedicated Plot Plan, Signed and Sealed, including the following information:
 - i. Site Coverage with Use Calculations
 - ii. Building Locations
 - iii. North Arrow
 - iv. Building Envelope
 - v. Required Setbacks
 - vi. Driveway, Sidewalks, and Hardscapes
 - vii. Identified Parking Areas
 - viii. Utility & Outdoor Equipment Locations
 1. Well & Septic
 2. A/C Units
 3. Water Treatment Systems
 - ix. Structure Locations on Adjacent Lots
 - b. Architectural Plans, Signed and Sealed, including the following information:
 - i. Dimensional Floor Plans
 - ii. All Building Elevations and Heights
 - iii. Roof Plan
 - iv. Foundation Plan
 - c. Landscape Plan, including the following information
 - i. Existing & Post Construction grades/drainage with Gutters
 - ii. Existing & Post Construction Tree Survey

- iii. Landscape Lighting
 - iv. Retaining Walls
 - v. Type, Number, Size, and Location of plants
 - d. Exterior Materials Display Board and/or Catalog Cutout, showing Design and Color Details
 - i. Siding
 - ii. Roofing
 - iii. Garage Doors
 - iv. Trim, Soffit, and Facia
 - v. Accessory Material, i.e. rock
 - vi. Deck & Railing
5. Refundable Construction Deposit. For initial construction of a home, a \$5,000 Refundable Construction Deposit is due before the ARC can approve any plans for new construction. Funds from the Construction Deposit will be used, if necessary, to repair or correct any damages to PINE HOLLOW II Common Areas directly caused by applicant or his/her contractors. The deposit balance will be refunded within forty-five (45) days from permit's final inspection.
6. Layouts. No foundation for a building shall be poured, nor shall construction commence in any manner or respect, until the layout for the building is approved by the ARC. It is the purpose of this approval to assure that no trees are unnecessarily disturbed and that the home is placed on the lot in its most advantageous position. It is the further purpose of this approval to see that any home or out building is positioned on the lot so as to meet the following minimum set back from lot lines:
- a. Front set back- fifty (50) feet.
 - i. Staggering Front Set Backs: the Front Set Back for Primary Structures shall not be directly in line with Primary Structures on adjacent lots. A minimum ten (10) foot difference must be maintained while still meeting the required forty-five (45) foot front set back. This is not applicable if no adjacent structures are existing or have been approved for construction by the ARC.
 - b. Side set back- twenty-five (25) feet.
 - c. Rear set back- sixty-five (65) feet.
 - d. Side set back (road side corner lot)- thirty-five (35) feet.

7. Roofs. There shall be no exposed flat roofs or roof pitches less than four (4) feet in twelve (12) feet except porches, patios, and flared eaves. All roofing materials shall be specifically approved by the ARC.
8. Roof Overhang. There shall be a minimum roof overhang of eighteen (18) inches, unless otherwise approved by the ARC.
9. Driveway Construction. All dwellings shall have an approved and maintained driveway of at least eighteen (18) feet in width at the entrance to the garage. It is the intent of the ARC that said drive shall be of permanent nature and shall be constructed of concrete or Asphalt, or such other material as the ARC may approve.
10. Games and Play Structures. All basketball backboards and any other fixed games and play structures shall be located at the rear of the dwelling, or on the inside portion of corner lots within the setback lines. No platform, doghouse, playhouse or structure of a similar kind or nature shall be constructed on any part of a lot located in front of the rear line of the residence constructed thereon, and any such structure must have prior approval of the ARC.
11. Fences and Walls. The composition, location, and height of any fence and/or wall to be constructed on any lot shall be subject to the approval of the ARC. The ARC shall require the composition of any fence or wall to be consistent with the material used in the surrounding homes and other fences, if any. No chain-link or wire fences permitted.
12. Utility Connections. Building connections for all utilities including, but not limited to, water, electricity, telephone, and television shall be run underground from the proper connecting points to the building structure in such a manner as to be acceptable to the governing utility authority.
13. Builder and Construction Approval. All builders or contractors must be approved by the ARC. Any construction done in PINE HOLLOW II by a builder or contractor, whether or not the builder or contractor has been approved by the ARC which is done in a poor or unworkmanlike manner may be stopped by the ARC, and further work on the job will cease until the work has been corrected to the satisfaction of

the ARC. Each owner or his/her agent by purchasing property in PINE HOLLOW II hereby gives his/her permission to the ARC or its representative to inspect the work being done on his property at such reasonable time and manner so as to assure conformity with these guidelines and restrictions.