

# **Greenleaf Village at Nocatee**

## **Homeowner's Architectural Criteria and Review Procedure**

**February 10, 2015 (Revised)**

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### **Introduction**

The Declaration of Covenants and Restrictions for Greenleaf Village establishes a review and approval procedure for all improvements proposed within the community. **All improvements to be built, placed or installed on a homesite including but not limited to exterior paint and roof color, pools, screen enclosures, walls, fences, landscaping, flagpole, play structure, satellite dish, driveway or any other improvement visible from any road or adjacent lot must first receive written approval from the Developer prior to commencement of construction.**

### **Architectural and Building Criteria**

The following criteria may be changed or modified at the sole discretion of the Developer. Each Homeowner will be provided with written notification of any such changes thirty days prior to its effective date. The Developer retains the right to waive or modify any of the following provisions if in its sole discretion it determines such a change is not a detriment to the community as a whole.

All plans submitted for review shall be evaluated for total effect and may be disapproved by the Developer, in its sole discretion. Each request for approval should contain the required information and be delivered to the offices of the Developer or its designee. Upon receipt of all needed information, the Developer will approve, disapprove or require modifications within 10 working days.

### **Building Setbacks per the Nocatee PUD**

Front	25 feet
Front with front facing garage	25 feet
Side	5 feet
Side (corner lot)	10 feet
Rear – primary structure	10 feet
Rear – garage or accessory structure	5 feet
Rear – adjacent to conservation area	25 feet

### **Building Setback from Conservation Areas**

Homesites that back up to Conservation Areas require a twenty-five (25) foot rear building setback in lieu of the typical rear yard setback. Recorded plats reflect which lots contain this twenty-five (25) foot building setback.

### **Pool Setbacks**

Pool setback (with or without a screen enclosure) is a minimum of five (5) feet from the property line. Setbacks for pool equipment and air conditioning units shall be in accordance with the approved PUD.

### **Garages**

Each house is required to have a two or three car garage with operable doors. Garage doors should remain closed except to allow cars to enter and exit the garage. Garages may not be converted to living space.

### **Exterior Color Plan**

Any changes to the initial color scheme of the exterior of the house including roof, trim, shutters and front door must be submitted to and approved by the Developer. Exterior colors should generally be earth tones, light pastels and other natural colors. No loud or bright colors will be permitted.

### **Roofs**

Roof shingles of at least 30 year Architectural Grade Asphalt shingles are required. Flat roofing is not acceptable except in only minor areas with approval. All connecting roofs, i.e. garage to main structure or freestanding garage, etc. shall have a roof with material similar to that of the main structure.

### **Covered Porches/Screened Enclosures**

All covered porches (i.e. lanais) must be under truss support; no metal patio covers or metal screened-in rooms will be approved. Screened enclosures cannot exceed 13 feet in height. The color for the screen should be Charcoal and Dark Bronze for the frame.

### **Swimming Pools**

All pools shall be required to be enclosed by a screen enclosure or approved pool fence meeting the applicable safety codes of St. Johns County. Pool screen enclosures may not be visible from the street in front of the dwelling unless approved by the Developer.

### **Fences**

The composition, height and location of any fence or wall to be constructed on any homesite shall be subject to Developer approval. Wire or chain link fences are prohibited.

Approved side and rear yard fencing for **Interior** homesites, including back to back homesites, is a white vinyl fence six (6) feet in height. Fencing along the street side of a corner lot must be located inside the ten (10) foot side setback line for a corner lot.

Approved side and rear yard fencing for homesites that back up to **lakes, preserved natural areas or Greenleaf Park**, is aluminum or wrought iron fencing four (4) feet in height. The fence style should be a decorative wrought iron look that will not obscure the view of adjacent homeowners and the fence color should be black. Submit fence type and location for approval.

All fencing should not be closer to the front of the house than the mid-point of the sidewall plane of the house. Fence location, height, composition and color should be submitted to Developer for approval prior to installation.

### **Satellite Dishes**

Satellite dishes may be installed in the rear or side of the homesite out of view from the street. Additional landscaping may be required to properly screen the dish from view of the adjacent house.

### **Landscaping**

The replacement of any dead or diseased trees with the same species tree is allowed without prior approval. Cypress mulch, pine bark or other similar material is acceptable for use as mulch. The use of stone, rocks, gravel or lava rock as mulch in landscaped beds is prohibited.

### **Street Trees**

Upon completion of each residence, the Builder or Developer may have planted a “**street tree**” in accordance with the community’s County approved plans between the edge of the roadway and the front or side lot line of the house defined in the Declaration as “Limited Common Area”. These trees are to be considered part of the landscaping for the home and properly maintained and irrigated by each homeowner.

### **Irrigation**

All landscape beds and sod should be fully irrigated with an automatic irrigation system. Reuse irrigation water as supplied by JEA, shall be the sole source of irrigation water. Individual wells are prohibited.

### **Outside Mechanical Equipment**

Outside mechanical equipment such as LP tanks, water softeners, pool pumps and heaters shall be properly screened from view by either landscape material and/or vinyl or painted wood fence section.

### **Window Coverings**

All windows should have an interior cover of some type of blind, drape or shade. All coverings should be white or beige in color as seen from the outside of the house.

### **Residential Signs**

Residential signs include signs such as “For Sale”, “For Rent” and “Open House” signs placed on the lot by residents and/or their real estate agent. These signs must comply with the attached uniform signage criteria generally known as the “**Nocatee Sign Standard**”. The sign shall not exceed 9” x 12” in size and must be professionally painted in a uniform tan color with green letters. The use of “Bandit” signs is prohibited. All other signs are prohibited without specific written approval from the Developer. At no time should any sign be placed in a

window. Political signs no larger than 3 feet x 4 feet may be installed on a lot no earlier than 10 days prior to the election. Each lot is limited to one political sign at a time and such signs must be removed the day after the election.

### **Play Structures**

Play structures located in the rear yard are allowed provided the structure may neither be higher than 10 feet off the ground nor longer than 20 feet. The structure must not have any loud or bright colors.

### **Basketball Goals**

Basketball goals located along the driveway are allowed. The goals may be either portable or ground mounted. Goals should be kept in neat condition and removed when weathered.

### **Trash Receptacles/Garbage Cans**

Trash receptacles should be placed curbside no earlier than dusk the day prior to the collection day and the emptied receptacle must be removed prior to dusk of the day of collection. Trash receptacles must be hidden from view at all other times.

### **Seasonal Christmas or Holiday Decorative Lights**

Seasonal decorative lights may only be displayed between Thanksgiving and January 15.

# **Greenleaf Village at Nocatee**

## **Plan Submittal Procedure**

Please provide the following information for approval:

1. Completed Submittal Form
2. Applicable site plan, photograph or product specifications
3. Color samples
4. Written description of desired improvements

Submit all plans and information to the Developer located at:

**Greenleaf Village Architectural Review  
c/o BCM Services, Inc.  
920 3<sup>rd</sup> Street, Suite B  
Neptune Beach, FL 32266  
904-242-0666 904-242-0670 fax  
Email: [arc@bcmervices.net](mailto:arc@bcmervices.net)**

# Greenleaf Village at Nocatee

## Architectural Review Submittal Form

Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Phone/Email: \_\_\_\_\_

Lot No. \_\_\_\_\_

Address: \_\_\_\_\_

Description of Improvement:

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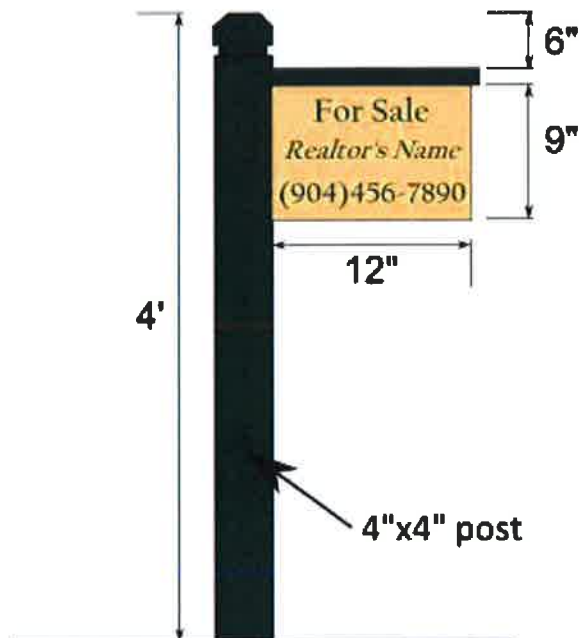
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Approval Date: \_\_\_\_\_ By: \_\_\_\_\_

# Nocatee Sign Standard



- Posts should be green (RAL 6005) with beige (RAL 1015) text