

WORLD GOLF VILLAGE
TURNBERRY COMMUNITY

ARCHITECTURAL STANDARDS AND GUIDELINES



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Turnberry Community Architectural Standards and Guidelines

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Turnberry Community Architectural Standards and Guidelines

Part I: Introduction and Definitions

1.0 General Purpose

- a. The Turnberry Community Architectural Standards and Guidelines have been assembled in order to assist our homeowners with planning for exterior projects on their homes and landscapes in order to ensure a consistent quality, appearance and character throughout our community. The goals of these Architectural Standards and Guidelines are to make clear what the requirements are and to enable homeowners to understand and follow the architectural review process so that they may become active and involved participants in upholding the quality of the community of Turnberry.
- b. In recognition that no document is all encompassing and that housing trends, materials and technology changes, the Turnberry Board of Directors and the Turnberry Architectural Review Board (ARB) has the right, from time to time, to revise, change, update and otherwise amend these Standards and Guidelines.
- c. The ARB shall consist of a maximum of five homeowners of Turnberry as appointed by the Turnberry Homeowners Association Board of Directors. One resident will perform the role of ARB Chairperson coordinating ARB activities in accordance with the defined ARB Process and Procedures.
- d. ARB applications not submitted and approved prior to work starting and/or completion may result in an immediate \$100 fine per occurrence to the homeowner. In addition, if the ARB application request has not been fully submitted and completed as approved, you may be subject to the loss of your deposit and fines of \$100 per day up to \$1000 as detailed in the Compliance Policy (ARB Non-Conformance).

2.0 General Overview of Review Process and the ARB

- a. Most, but not all, exterior projects you may wish to undertake will require approval from the Turnberry ARB. The completed application including homeowner contact information, site plan, copy of contractor proposal, paint color sample, etc. is to be submitted to May Management. If you have questions, by all means ask.
- b. Submitted applications are assigned to ARB members by the Chairperson for review. Upon review of the application with the homeowner, the ARB member makes a recommendation based on the Turnberry Community Architectural Standards and Guidelines to all ARB members. Following their collective assessment, a letter of approval or disapproval is sent by May Management.
- c. Final inspections are performed to confirm compliance with the Turnberry Community Architectural Standards and Guidelines.
- d. Compliance with all applicable building codes and communication with St. Johns County Building Services, is the responsibility of the general contractor and the homeowner and not that of the Turnberry ARB.

3.0 Projects that REQUIRE ARB approval (Established Minimum Requirements)

- a. The Turnberry Community Architectural Standards and Guidelines consist of established minimum requirements which will be used to regulate land development at World Golf Village (WGV) to ensure a level of high quality and maintain consistency with the primary objectives of

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both the Master Development Plan in general, and the community of Turnberry specifically. All developers, contractors, architects, engineers, and property owners must adhere to the Design Standards in conjunction with all applicable St. Johns County Codes, the Americans with Disabilities Act, the terms and conditions of the St. Johns Development Order (DO), Development of Regional Impact (DRI), Planned Unit Development (PUD), Master Development Plan (MDP), Neighborhood Grading Plan (NGP), Covenants and Restrictions, and all contractual requirements as well as the Rules and Regulations Governing Construction in the Project provided by the Master Developer prior to home and lot purchase.

- b. Projects that require ARB approval are confined to EXTERIOR modifications or additions; INTERIOR modifications are not under the purview of the ARB and do not require ARB approval, unless the modification subsequently affects the home's exterior (e.g., room additions, etc.). Such items requiring ARB approval include, but are not limited to, the following: house painting, doors, window trim, garage doors, gutters and faceplates, driveways/sidewalks, roofing, fencing, screen enclosures, play/athletic equipment, satellite equipment, flag poles, gazebos and garden structures, generators, mailboxes, site and landscape lighting, swimming pools, temporary special event structures, and trash/garbage/yard waste.
- c. The Turnberry Community Architectural Standards and Guidelines are used throughout the development process as criteria for objectively reviewing all applications. In other words, your project proposal is compared to these Standards and Guidelines to ensure conformance, and approval/disapproval is based on such conformance. Please note that during the review process for all applications and the implementation of the intent of these Standards and Guidelines, in no instance shall it be relevant that an existing violation be used to establish any precedent to enable another similar violation of the Standards and Guidelines.

4.0 Performance Deposit

- a. The ARB requires performance deposits similar to security deposits for projects that have a high risk of causing damage to community property, including driveway modification projects and roof replacement. The homeowner will be refunded the Performance Deposit on satisfactory completion of the project and after final review approval by the ARB. Please see Appendix 2.0 for a current list of projects that require performance deposits.

5.0 Setback Definitions

- a. The following Table of Setbacks for the Turnberry Community applies to subsequently described projects within this document and is to be relied on for project development:

Type	Side	Rear	Lakefront
Fence	2' or property line*	1'	7'
Pool	5'	7.5'	7.5'
Screen Enclosure (No Pool)	5'	15'	15'
Screen Enclosure (with Pool)	5'	7.5'	7.5'

* Requires notarized authorization from property owner(s) sharing common property line(s).

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Part II: Minimum Exterior Architectural Requirements

1.0 Exterior house painting and required paint schemes

- a. Turnberry has established the following ARB Guidelines for Residential Home Color guidelines for homeowners wishing to change the paint color of their home.
 - 1.) Exterior home colors will conform to “earth tones.” The colors in an “earth tone” palette, as defined for this purpose, are muted and flat in emulation of the natural colors of the earth. Approved colors are within the families including (but not necessarily limited to) the following: antique white, eggshell, parchment, blonde, vanilla, sand, beige, tan, and selected tones of gray. Only pale to light medium shades of “earth tone” colors shall be used.
 - 2.) Blues, greens, reds, bright whites and black are not a part of the “earth tone” palette, as herein described, and can only be used when and if approved by the ARB for specific accent elements, for example front doors. Paint palette accent colors are just that, accents, and not the main house color. Additionally, darker shades within the “earth tones” palette may be used only for accents, not for large expanses like walls and garage doors.
 - 3.) Harmony within the neighborhood shall always be a key determinant in approval of colors and their locations on exterior structures.
 - 4.) For the purposes of color application, accents are considered to be such architectural elements as doors, garage doors, trim work, cupolas, shutters, door and shutter hardware, eave trim, banding features, caps, wainscoting, dormers, pediments, columns, lintels, sills, mullions, muntin’s, fascias, soffits, gables and brackets and other architectural embellishments that are integral to the architectural theme and style of the home.
 - 5.) The Turnberry Palette “earth tones” color samples have been assembled using commonly available Sherwin-Williams exterior colors. The samples are provided as a guide and visual tool only; there is no requirement to use this specific product. Color designations, numbers and trade names are acceptable from any other paint manufacturers, given that they match and/or are equal to those shown in the Turnberry “earth tones” group. Both exterior latex, exterior oil-based and exterior ceramic-based paints are acceptable for use.
 - 6.) When selecting a paint scheme, remember it is recommended (but not required) that your house be a different paint/color scheme than the immediately adjacent houses.
 - 7.) If you choose a scheme other than the one in which your house is currently painted, you must submit an ARB Application Form and color sample(s). Note: Even if you see a color or color combination in the neighborhood that you like, it may not be approved. Be sure to submit, and receive approval for, your request before painting in order to avoid being required to repaint if the color is not in the approved paint palette.
 - 8.) If you paint your home the SAME color (body and trim), you still require ARB approval to proceed.
 - 9.) All wall mounted electrical service boxes and conduit must be painted the color of the body of the house.
 - 10.) The metal chimney caps must be painted the color of the body of the chimney.
 - 11.) All roof penetration, vents and vent stacks must be painted to the color of the roof.

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- 12.) All shutters must be a minimum 3/4 width of the window to be covered, preferably full width.
- 13.) To further assist you in your painting project, please refer to Part IV of this document, section 5.0 Painting hints and tips. Please note that there is an official Turnberry Color Palette sample booklet that is available to Turnberry homeowners that is kept at the May Management office. The samples may only be checked out for a maximum period of two days so that all homeowners may have access without an unreasonable wait.

2.0 Rain gutters

- a. Rain gutters must be white or match the soffit or trim color of the house.
- b. Downspouts must be white or match the color of the body of the house.
- c. Downspouts must include flexible drain pipe to direct runoff away from the foundation and out to yard drains or drainage swales. When installing yard drains, with a system of interconnected drain pipes, the pipe end must have a positive outflow. The pipe end can be extended to Conservation Areas, common lakes or to the street curb. Drain pipes cannot be extended to common landscaped areas. When extending pipes to a street curb, a pressure-relief ABS plastic valve that will allow drain water to be released into the curb gutter must be installed. All drain pipes extending beyond four (4') feet must be subterranean, staying on the resident's property and any exposed pipe must be painted in an earth tone (see Part II, Section 1.0 a. 1 concerning the accepted definition of earth tone), to match its surroundings.
- d. In certain side yard adjacencies or other close interfaces, rain gutters and downspouts will be a requirement of construction as opposed to an option.
- e. Requests for installation of gutters (new or replacement) must be submitted for review and approval.
- f. Many Turnberry homes do not have gutters. Gutters are required on all four sides of all newly constructed homes to provide proper side yard drainage with existing homes. Gutters to be placed / replaced on existing homes will require that all sides have gutters.

3.0 Driveway/Sidewalks (including painting)

- a. All Builders/Buyers/Homeowners are responsible for coordinating their driveway locations with the existing trees, street lights, curb drains, utility cabinets, street signage and common area irrigation.
- b. All Builders/Buyers/Homeowners are required to use the driveway location and curb cut as their primary site access during construction.
- c. Driveways can be no wider than sixteen (16') feet at the right of way line, unless specific site plan review approval is obtained based on "hardship" or other unique site issues.
- d. New driveway construction, as well as changes to existing driveways, requires ARB application and approval. A design plan must be submitted for approval for adding to or removal of driveways.
- e. ARB approval is required for use of custom materials and patterns for use on the driveway, including stamped concrete products intended for use on driveways and walkways. In general, the use of custom materials and patterns are not allowed, as doing so would not be in harmony with the community as a whole (e.g., yours would be the only one). A design plan and pictorial samples must be submitted to clarify intent.

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- f. Non-Cement Driveways: Non-cement driveways are acceptable with restrictions. ARB approval is also required for replacement of existing driveways from concrete to non-cement driveways, which includes such products as concrete-unit pavers, stamped concrete products and bricks. NOTE THAT THERE IS A REQUIRED PERFORMANCE DEPOSIT. PERFORMANCE DEPOSIT IS REFUNDED ONCE THE ARB PROVIDES FINAL APPROVAL THAT THE REQUIREMENTS HAVE BEEN MET. Failure to maintain EXACT conformance will require the homeowner to immediately correct (defined as within 30 days) any deviations from the approved plans to what the official design detailed. The Performance Deposit will not be refunded until all requirements are met. In general, replacement driveways are considered an acceptable upgrade to the home and the community, and if done correctly add to the attractiveness of the community. However, there are specific requirements of the homeowner before approval can be granted.
- 1.) The homeowner must provide an official design plan and plot plan or property survey as well as an actual sample of the non-cement material is also required with the submission (as pictures do not always allow for an understanding of true color of the material). This official design plan MUST be submitted from the licensed and bonded contractor the homeowner is employing to perform the job, and include specific information concerning base material and thickness, thickness of non-cement material to be used, and design pattern proposed.
 - 2.) The replacement driveway must remain within the same footprint as the existing driveway unless otherwise designed, depicted, detailed and approved. If any changes to the existing footprint are proposed – specific comparative plans must be submitted to demonstrate any and all footprint changes. Color Palettes must be in the ivory, beige, tan, brown and warm grey family. Reds, burgundies, pinks, rose, terra-cotta and orange colors are not acceptable unless demonstrated with actual material samples to be compatible and complimentary to the home’s color palette.
 - 3.) For those driveways that are bisected by an existing neighborhood sidewalk, the sidewalk must remain continuous through and across the driveway in both material, color and pattern and score joint spacing and not be replaced by non-cement materials. In most instances, at the homeowner’s expense, the neighborhood sidewalk will require replacement with matching concrete material of the same color as the original sidewalk. The Performance Deposit will not be refunded until all requirements are met. Note: No materials which are either a result of demolition of the existing driveway or newly delivered for construction of the replacement driveway are allowed to be stored or placed, even temporarily, in the street right-of-way, the street itself, or on common areas or neighboring lots.
- g. Painting of driveways is permitted with ARB approval, with the same requirements for submission as are stipulated for exterior house painting (e.g., follow the guidelines for exterior house painting). Again, a design plan and pictorial samples must be submitted to clarify intent. If you wish to paint your driveway, the painting must be from the house to the curb. NOTE THAT THERE IS A REQUIRED PERFORMANCE DEPOSIT. PERFORMANCE DEPOSIT IS REFUNDED ONCE THE ARB PROVIDES FINAL APPROVAL THAT THE REQUIREMENTS HAVE BEEN MET.
- h. If a five-foot (5’) neighborhood sidewalk exists, it must remain continuous through/across the driveway in material and pattern, including score joints and construction joints. Saw cutting of concrete to create a score pattern is not allowed.
- i. The homeowner is responsible for maintaining their driveway and is encouraged to inform the Turnberry Board of Directors if they observe a problem with their sidewalks. The homeowner is responsible for periodic power washing of their driveway out to the street and includes the concrete street curbing. The homeowner is responsible for periodic power washing of the sidewalk.

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- j. Power washing of driveways and sidewalks DOES NOT require ARB approval.

4.0 Roofing

- a. You are required to obtain ARB approval prior to installing a new roof. All roofing material or color changes must be reviewed and approved PRIOR TO installation. Approved roofing materials include asphalt shingles and fiberglass shingles only. Wood shingles, metal, cement tile, clay tile and slate (natural or manufactured) are prohibited. Asphalt and fiberglass shingles should have a weight consistent with the manufacturer's minimum 40-year bond (50 year preferred) and should be of sufficient thickness to be "architectural shingles." All roofing penetrations and metal eave drips shall match the color of the adjacent roofing system. NOTE THAT THERE IS A REQUIRED PERFORMANCE DEPOSIT. PERFORMANCE DEPOSIT IS REFUNDED ONCE THE ARB PROVIDES FINAL APPROVAL THAT THE REQUIREMENTS HAVE BEEN MET.
- b. Patching: If you choose to patch the existing roof, the singles used must be the same in manufacturer and most importantly in COLOR. The patched singles must blend seamlessly with the existing roof. Please submit a picture of the new singles next to the existing roof with your application for review by the Architectural Review Board
- c. Power washing of roofs is controversial and can reduce the life expectancy of the roofing material. If your roof has a mildew build-up, there are less abrasive ways to effectively clean the roof. You DO NOT need ARB approval to clean your roof. Along the same lines, you do NOT need ARB approval to power wash your house.

5.0 Fencing

- a. The Turnberry community has specific guidelines for fences again with the sole goal to maintain harmony throughout the community. All fences require application and approval from the Turnberry ARB
- b. All fences must be four (4') feet in height with a horizontal top rail and no finials atop posts.
- c. All fences must be aluminum picket style; Jerith fence products, Elite fence products, Ideal style, or an approved equal. The fence design must have vertical pickets with a 3/16" spacing with a horizontal tip and bottom rail and no finials atop posts.
- d. All fences must be black.
- e. All fences must be complemented with additional shrub planting to screen sections from street views; to soften sections from lake views and to modulate sections adjacent to neighbors.
- f. Fences may be installed on the common side lot lines ONLY with a signed and notarized Letter of Agreement from adjacent neighbors which submitted to accept placement of fence on common lot lines. Please refer to Authorization Form for fence to be installed on Common Property Line (see Appendix 3.0), which must be completed and submitted with the application. In all situations, when such approval is granted, it enables the adjacent yard, should it ever be fenced, to do so by attaching to the previous, existing fence.
- g. In some instances, it may be required that one or all of the property lines be staked by a registered surveyor as part of the application review and approval process. In these instances, the stakes must remain in the ground until after the final inspection.
- h. In all instances, the fence line must be staked before ARB approval and remain in the ground until after the final inspection.
- i. Please refer to the Table of Setback Definitions on Page 4.

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- j. All fences must be set back from front yards and must be at a minimum no closer to the front than the mid-point of the side of the house.
- k. The fence must join the house at a 90-degree relationship to create a standard corner type fence to wall joint.
- l. A pool without a screen enclosure regardless of orientation of house (lake or conservation side) must have a fence around the yard. The fence, at the water's side, must also be complemented with native grasses and shrub plantings to soften the appearance of the fence from other homeowners. The fence must match the design standards, if necessary, must be installed with "stepped" panels near the lake and the layout/design must receive ARB approval prior to installation.
- m. All fences must be installed level with a horizontal top rail; with no sloping top rails. Panel tops can stagger to make up grade but cannot slope with grade. Fence must be stopped down a slope. Any incorrect installation must be corrected by the fence contractor.
- n. Fences are not permitted in yards facing streets.
- o. All corner lots are subject to specific review and determinations based on existing conditions, exposures, and landscapes.
- p. When the fence has been installed, the owner must make notice that it is ready for inspection. An inspection will be made by ARB within 7 days of the notification of installation of the fence.

6.0 Minimum pool and enclosure requirements

- a. Please refer to the Table of Setback Definitions on Page 4 concerning screen enclosures with or without a pool.
- b. All screen enclosures must have a black or dark anodized bronze framework.
- c. All screen material on the sides of the enclosure must be dark charcoal in color.
- d. All roof forms must coordinate and complement the roof lines of the house; be mansard in style or other ARB approved design. Screened roofs must be dark charcoal or in certain ARB approved applications a laminated white screen. Mainly "non-pool" related enclosures.
- e. Kickplate must be black or color of the body of house.
- f. All pool and spa equipment must be screened with a four (4 ') foot opaque wall which matches the color and material of the house siding.
- g. Actual landscaping will be determined at review and will be based on existing situations.
- h. All pools and enclosures must be submitted, in plan and elevation, and must receive Turnberry ARB approval prior to installation.
- i. Screened-in lanais require Turnberry ARB approval prior to installation.
- j. Screened lanais and pool enclosures require periodic cleaning, and you are encouraged to maintain your screens and enclosures. However, you DO NOT need ARB approval to power wash your screened lanais or pool enclosures.

7.0 Play/Athletic equipment

- a. Children play structures and swing sets require ARB approval prior to placement upon any lot. These type structures are only allowed in the rear yard of a home.
- b. Play equipment shall be natural wood or painted natural tones of brown, grey and/or green. Plastic play equipment attachments and vinyl roofing products shall be natural colors similar to equipment's wood structure.

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- c. Play equipment height shall be limited to 8' 0" above grade. This means that the play equipment must not be taller than 8 feet off the ground.
- d. Play equipment shall be located in the rear yard in the center two thirds of the property width. Landscaping shall be provided to adequately screen play equipment from neighbors and rear of property except on lots facing natural areas.
- e. Trampolines are restricted. Approval, on a case-by-case basis, must be obtained. Approvals are based on lot orientation, size of structure, visibility to lakes, neighboring homes, common areas, screening, etc.
- f. Permanently installed play equipment requires an application and must be reviewed and approved prior to placement on lot. Approvals are based on lot orientation, size of structure, visibility to lakes, neighboring homes, common areas, screening, etc.
- g. Large, inflatable structures are prohibited from permanent installation (see Temporary Special Events Structures, Part II, 15.0).
- h. Pole mounted basketball backboards installed in concrete will not be approved. The community has a basketball court available for use by homeowners. Removable basketball backboards that tilt and are able to be stored in the garage are acceptable and should be stored in the garage when the equipment will not be used for periods of two weeks or longer. Also, basketball backboards cannot be attached to the building walls or be used in the street.
- i. Batting cages and similar "netted" and enclosed training apparatus are not allowed in locations readily visible from lakes, common areas and adjacent neighbors; however, in rear yards which are buffered and screened from all common area and adjacent lot views, consideration for their use can be reviewed through formal ARB application.
- j. Putting surfaces and pitch/chip mats are permissible and are regulated in the same manner as batting cages and other similar training apparatus.
- k. Badminton, Volleyball, Bocce, Lawn Bowling, Horseshoes, and other courts, if intended as permanent, must be reviewed and formally approved.

8.0 Satellite equipment

- a. Every attempt must be made to conceal satellite dishes from all common area, lake, and street views. It is preferred that roof mounted equipment not be easily seen from all common area, lake and street views, and do not need ARB approval prior to installation. Finally, note that satellite dishes must be no larger than eighteen (18") inches in diameter.

9.0 Flag poles

- a. Flags may be hung on structures mounted to the residence with a flag no greater than 26" x 48". If your flag and pole attachment conform to these guidelines, then you do not need ARB approval.
- b. Stand-alone flagpoles that are visible to the public are governed by Florida statute 720.304, and require application & ARB approval. Requests for flagpoles must include a pictorial sample and site plan of the home showing requested location of flagpole. Only one (1) flagpole per home is allowed.
- c. Stand-alone flagpoles should be either black (preferable), bronze or aluminum in color. Telescopic poles are preferred over a one-piece pole. Flagpoles are not to be painted and must withstand winds (with a flag) of at least 60 miles per hour.
- d. Telescopic poles should be lowered to its minimum height and flags not flown (on any type flagpole) when winds are to exceed 35mph.

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10.0 Gazebos, Garden Structures and Firepits

- a. Gazebos and other open-air, yet roofed, garden structures must be reviewed and approved, regarding style, color, material, scale, size, location, building setbacks, placement, required complimentary landscape and consideration of views towards and away from the structure.
- b. Firepits, including outdoor fireplaces, shall be consistent with all applicable governmental codes, including, without limitation, the regulations of St. Johns County and the Florida Fire Prevention Code. Installation of all fire features must be approved by the ARB.
- c. The firepit or outdoor fireplace must be installed and used in accordance with applicable governmental codes and/or St. Johns County regulations. For example, prohibited use of a fire during high winds.
- d. Firepits, including outdoor fireplaces, shall be located in the rear yard or rear patio areas and shall be designed in material and color compatible with the architecture and finish of the house.
- e. A firepit should be 10 to 25 feet away from other structures, trees, etc.
- f. Only dry, untreated firewood should be utilized to avoid excessive smoke. There is to be no burning of prohibited materials like garbage, plastics, or rubber. Use of firepits, including outdoor fireplaces, is to be under constant supervision. This activity requires adult supervision.

11.0 Generators, Mechanical Equipment and Irrigation Wells

- a. Generators
 - 1.) Whole-house, storm-recovery or back-up generators must be installed on a concrete pad (poured in place or modular pavers) and screened with a 4' opaque screen wall in a color and material matches the body of the house.
 - 2.) The wall must enclose the entire generator from all orientations visible to common areas and adjacent homes and should be either "L" shaped or C/U" shaped.
 - 3.) "C/U" refers to a screen wall around your HVAC, pool equipment or generator that hides it from view. So, if your house is on a lake the unit would be screened from the rear (being the lake), the front and the side, with a gap to access the equipment from the side. This is so that no adjacent property has to look at the equipment. In the case of a home that is on the conservation side, it can be the "L" shape (that is screened from the front and the side).
 - 4.) All electrical boxes and conduits associated with the generator must be painted the color of the body of the house.
 - 5.) Requests for installation of a generator must be submitted for review and approval of location and orientation of screen wall.
 - 6.) The automatic monthly maintenance cycle must be set to function only during the hours between 9:00 am and 5:00 pm, Monday through Friday.
- b. Mechanical Equipment
 - 1.) All equipment including A/C units, pool and spa systems, water softener devices, solar water heater devices, side yard satellite dishes, irrigation controls, irrigation wells and trash containers must be enclosed with an opaque screen wall to match the color and materials of the body of the house.
 - 2.) The screen wall must be a minimum of 4' 0" in height & be surrounded with shrub plantings.
 - 3.) The enclosure must screen the equipment including all pipes from all orientations

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visible to common areas and adjacent homes and should be either “L” shaped or “C/U” shaped. At a minimum, screen walls must be “L” shaped for woodland lots and “C/U” shaped for lakefront lots.

- 4.) In cases where the equipment is located in rear yards, and the rear yard is a “private” yard due to orientation onto Conservation Areas, the enclosure should screen from side yard and from the porch/lanai areas in a “twin-wall” layout.
 - 5.) If your mechanical equipment is screened in this fashion, then you do not need specific ARB approval. However, if your mechanical equipment does not conform to these Guidelines, then you will be required to submit an ARB application to demonstrate how in a timely fashion (no greater than six months) you will conform to these guidelines.
- c. Irrigation Wells
- 1.) Irrigation wells must include a de-ionizing apparatus to eliminate rust staining & must be enclosed within a 2’x2’x4’ “Rubbermaid” type storage bin or must be behind a 4’ tall opaque screen wall. Bin must be shielded from view with appropriate plantings.
 - 2.) Any extraction of mud in order to drill the well must be pumped onto the homeowner’s own property and disposed of properly. Under no circumstances, can it be pumped onto common areas, conservation areas, lake banks, private property, or street rights of way. Failure to comply with this requirement may result in daily fines being imposed and any and all damage as a result must be fully remediated at the homeowner’s/well driller’s expense.
 - 3.) Irrigation wells require an application for review and approval. Note too that irrigation wells require applicable permits from St. Johns County.

12.0 Mailboxes

- a. Mailboxes and their posts must be kept in good working order and painted gloss black according to Turnberry ARB standards. Some homeowners opt to plant flowers or ground cover around their mailbox, which is quite acceptable. However, if you wish to do such a planting, make sure that the neighbor who shares your mailbox post also agrees. No ARB approval is required.
- b. Installation, replacement and maintenance of a mailbox and post is the responsibility of the homeowner. If it is a shared mailbox, the responsibility is shared between the two homeowners.
- c. See Exhibit “A”, Appendix 7.0 for Turnberry mailbox standard.

13.0 Site and Landscape Lighting

- a. Homeowners must make application for any type of landscape lighting.
- b. Illumination must be limited to the owner’s lot and must not cause glare or visual disturbance to adjacent properties.
- c. Building and landscape lighting must be white or incandescent (pale yellow) in color.
- d. Temporary seasonal/holiday lighting and/or other holiday displays do not require ARB approval. However outdoor holiday event items can only be left in place a maximum of 2 weeks following the date of the holiday.
- e. Yard, building, driveway, motor-court, landscape lighting and building or landscape flood lighting must be submitted for review and approval.

14.0 Swimming Pools and Above Ground Spa/Hydro-therapy/Hot Tub

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- a. Approval for swimming pool construction requires Turnberry ARB application because of the multiple issues of construction, landscaping and fencing involved. Therefore, extra time to coordinate all approvals may be required. The Turnberry Community Architectural Standards and Guidelines described herein will focus on those aspects of construction germane to its involvement, and review of plans submitted will focus on these aspects of your project. Approval is required before the project can begin.
- b. Please refer to the Table of Setback Definitions on page 4 concerning necessary pool setbacks.
- c. A Landscape Plan must be submitted to the Turnberry ARB in addition to the pool application submitted to the ARB. Both aspects (landscape and pool) will be part of your one application. The Landscape Plan must depict the pool, screen enclosure and/or fence and include existing and proposed landscape. Landscape Plans and designated construction staging areas, together with landscape remediation provisions must be detailed and made a part of the pool application in order to clarify what (if any) existing landscape must be removed and replaced and to demonstrate that all construction activities are to be staged on the owner's lot. Specifically, see Part III, 3.0. A screened lanai and/or yard fence will be required for a pool. See applicable sections for requirements
- d. Baby barrier fences are not approved as perimeter fencing for pools, only as an additional safety feature. All baby barrier fences must be black and must be depicted on the pool plan.
- e. All pool equipment must be enclosed with a 4'0" tall opaque screen wall. The enclosure must screen the equipment including all pipes from all orientations visible to common areas and adjacent homes and should be either "L" shaped or "C/U" shaped. At a minimum screen walls must be "L" shaped for woodland lots and "C/U" shaped for lakefront lots.
- f. Draining of water from the pool, during construction, which is directed to a lake or curb drain must be clean filtered water only. Any staining or rust discoloration on the curbs, gutters, sidewalks or streets that is the result of such draining during construction, must be fully cleaned and removed by the pool contractor.
- g. Above ground swimming pools are prohibited at World Golf Village.
- h. Above ground spa/hydro-therapy/hot tubs are only permitted under a roofed patio or within a screen enclosure attached to the rear of the home.
- i. If your above ground spa/hydro-therapy/hot tub conforms to these guidelines, then you do not require ARB approval.
- j. Pools are not allowed in front or side yards.
- k. After completion of the pool, the owner must make notice that the pool is ready for ARB inspection. The final inspection will be made within 7 days of the notification of completion of the pool. If all the requirements of the approval have been met as documented in the review letter, the Turnberry ARB will sign off on your project as having fulfilled your obligations.

15.0 Temporary Special Events Structures

- a. In the event that temporary structures, such as tents and inflatable play structures are to be used, owners may erect in the rear yard only (no front or side yard usage allowed) without ARB approval.
- b. Temporary event structures can only be in place for a maximum of 72 hours.
- c. Outdoor holiday event items can only be left in place a maximum of 2 weeks following the date of the holiday.
- d. No ARB approval is required to erect temporary Holiday event items.

Turnberry Community Architectural Standards and Guidelines

- e. Other items unrelated to holiday celebration that are of a temporary nature require ARB approval, and will be time limited to thirty days from the approved date of installation.

16.0 Trash/Garbage/Yard Waste

- a. If stored outside, all trash containers must be enclosed with an opaque screen wall to match the color and materials of the body of the house.
- b. The screen wall must be a minimum 4'0" in height and be surrounded with shrub plantings.
- c. The enclosure must screen the trash container from all orientations visible to common areas and adjacent homes and should be either "L" shaped or "C/U" shaped. At a minimum, screen walls must be "L" shaped for woodland lots and "C/U" shaped for lakefront lots.
- d. To avoid these issues, it is recommended that you keep your trash containers in your garage.

17.0 Hurricane Shutters

The installation of hurricane coverings requires the submission of an approved ARB application; the following conditions apply:

- a. Covering can be made of metal or fabric
- b. Color of the covering must compliment the house, trim color or white (no metal coloring)
- c. Covering can be installed 7 days prior to a hurricane threat and must be taken down 7 days after the threat of a hurricane has passed. *(this is added to the compliance policy in order to enforce)

18.0 Windows

- a. All windows regardless of size facing the street must contain Muntins. Windows on the side and in the rear of the home can be without Muntins. The standard muntin pattern is one using a 3 over 3 per window sash. Number of muntins may vary for larger size windows. ARB application must contain an illustration of the muntin pattern, per window.

Part III: Minimum Landscape Requirements

1.0 Landscape Theme

- a. The Turnberry Community conforms to the Neighborhoods at World Golf Village Landscape Planting Theme. The plant material theme for The Neighborhoods at World Golf Village reinforces the natural site attributes of the property by emphasizing species which are locally indigenous and which are proven performers in the region. In other words, it is strongly recommended that installed plants be in harmony with our north Florida climate. The landscape theme features native Live Oak trees, together with evergreen, ornamental and flowering trees, which readily adapt to the site's particular soil conditions and local climatic and humidity characteristics.
- b. The planting theme is also evocative of the landscape architecture which distinguishes the unique collection of golf courses at the World Golf Village. It is a theme that will gracefully grow and evolve into a stately, shady, mature landscape, ultimately enduring through time.

Turnberry Community Architectural Standards and Guidelines

- c. Please be advised that the particular microclimatic conditions surrounding the World Golf Village are quite different than the coastal strand, i.e., cold fronts have a much stronger effect here than at the beach. Additionally, please be advised that sudden cold snaps have been known to freeze plants as much as 20 degrees above their normal freezing points. The commercial landscape industry has had some success promoting palms and other tropical exotics. Through times of mild winters, homeowners tend to enjoy their "tropical" exotics, only to lose them during severe cold fronts and unusually cold winters. There are numerous other tropical and tropical-like plants which can be planted with some success, if in a sheltered, wind and frost protected area, but they are susceptible to loss due to cold.

2.0 Palms and Tropical Species

- a. In order to acknowledge the desires of homeowners who want to plant palms, the Turnberry ARB regulates the use, arrangement and location of exotic palms and Sabal Palms. The Turnberry ARB must review and approve the use of palms and other exotic species prior to their installation. The ARB will approve the use of many of the native and naturalized, low growing, shrub height palm species, particularly in association with pool and courtyard spaces. Planting such exotics without ARB review and approval may lead to a situation where you are required to remove the plant at your expense. Thus, it pays to do your homework ahead of time and ask questions. Some of these plants just do not do well in our particular micro-climate, and may not be worth the effort.

3.0 Pool Landscape

- a. When installing a pool and/or screen enclosure on new or existing construction, the landscape plan must be adjusted to accommodate the minimum perimeter foundation planting and include a side wall double-staggered row of shrubs which wrap and extend around the corners of the enclosure or corner of the deck, extending a minimum of twelve (12') feet in each direction from the corners. Specific requirements for landscape will be documented at time of review.
- b. Pools and screen enclosures need to be visually screened and buffered (for noise and privacy purposes) from adjacent homes. The side yard and rear yard adjacencies may require continuous evergreen shrub plantings to create adequate buffering; the extent of which will be determined at the time of review.

4.0 Shrubs, Ground Cover and Garden Accents

- a. Minor changes to shrubs and ground cover do not require ARB review or approval, provided that the plantings conform to these Standards and Guidelines (see c thru h below and list of plants on pages 26 & 27). Major changes, such as adding, replacing, or removing an entire row or section of shrubs do require ARB review and approval.
- b. In general, garden accents such as small statues, fountains, bird feeders and bird baths, also do not require ARB review or approval.
- c. It is recommended that all shrubs and ground cover beds must have sufficient depth, vary in width (minimum double staggered rows) and must wrap around sides of buildings a minimum of twelve (12') feet. The termination point of side yard shrub beds must be coordinated with

Turnberry Community Architectural Standards and Guidelines

architectural features, such as windows, doors, offsets or other elements; as opposed to just a random termination point.

- d. Additional shrub and ground cover beds must be located away from the building to provide extra depth and interest within the lawn areas.
- e. Additional shrubs and ground covers must be planted continuously along exposed side walls on all corner lots.
- f. Additional shrubs and ground covers may also be required along driveways, motor courts and entrance walks.
- g. Additional shrub and/or ground cover planting must accompany pools, screen enclosures and fences.
- h. Opaque screen wall enclosures must also be planted with a double staggered row of shrubs.

5.0 Sod

- a. All lawn areas have to have sod or acceptable ground cover, as opposed to bare earth. If you plan to use other than St. Augustine (Floritam) grass for re-sodding purposes you will need ARB approval to re-sod your yard. Recommended and approved types of sod for Turnberry include St. Augustine grass (Floritam).
- b. In all cases, grass and irrigation improvements must extend to the street curb, the Conservation Area line in the back and/or side yard, the Normal Water Line (NWL) at the lake edge; to similar landscape improvements in an adjacent landscape easement, common area or limited common area, and/or to the line of natural, existing conditions in order to create a seamless transition and continuity of landscape between the home and surrounding grounds, streetscape and/or common areas.

6.0 Irrigation

- a. All irrigation must extend to the street curb, the Conservation Area line in the back and/or side yard; to the Normal Water Line (NWL) at lake edge; to similar landscape improvements in an adjacent landscape easement, common area or limited common area; and/or to the line of natural existing conditions.
- b. Individual lot irrigation can be provided by potable water or by the installation of a deep well outfitted with a de-ionizing apparatus to eliminate rust staining.
- c. Please note that St. Johns County Utility Department advises that potable water should not be used for irrigation. An "Ag-Meter" is NOT available in St. Johns County to separate irrigation water from water/sewer meter; therefore, potable water used for irrigation is billed at the standard county rate for water and sewer, making it a fairly expensive source for yard irrigation.
- d. Irrigation pumps must be enclosed within a 2'x2'x4' Rubbermaid type storage bin with an integral lid or must be screened behind a 4' tall opaque screen wall.
- e. All riser pipes associated with the installation of a well that extend above the ground must be painted black and screened with evergreen shrubs.
- f. Pop-up heads shall be used within all lawn and pedestrian areas.
- g. Quick coupler valves shall be provided for hand watering. Controller and other irrigation equipment/devices shall be enclosed with an opaque screen wall and perimeter shrub planting.
- h. Irrigation systems must be controlled with an automatic clock timer and must include an automatic moisture control sensor to enable conservation of water during rain/ high moisture periods.

Turnberry Community Architectural Standards and Guidelines

7.0 Important Information

- a. Most minor landscaping changes do not require ARB approval. Planting flowers, resodding your yard, or adding/removing mulch from existing bed areas are some projects that do NOT require ARB approval. Making major changes to the look of the yard by, for example: significantly enlarging an existing flower/shrub bed; filling in an existing bed with sod; or adding trees or shrubs where none were before are some projects that WILL require ARB approval. Additionally, removing large living trees greater than 6 inches in diameter (e.g., across) requires approval.
- b. During initial home construction in the Turnberry neighborhood, each individual yard had a minimum tree requirement of seven (7) trees, two of which must be hardwood canopy trees. Homeowners are encouraged to maintain the aesthetic appearance of the Turnberry Community Landscape by replacing damaged or diseased trees and shrubs.
- c. Removal of existing oak trees or other canopy trees will require ARB approval and, in most cases, will only be approved if the tree is causing physical damage to the house or if the tree is diseased. If the tree needs to be removed because of causing property damage, owners will need to submit written documentation from a certified structural engineer that the applicable tree is causing on-going physical damage to the home and/or driveway. Likewise, if the tree needs to be removed due to disease, owners need to submit documentation from a certified arborist. Removal of a tree because of lawn/shade damage is not in most cases a valid reason and owners are encouraged to try alternative plantings other than grass.
- d. If a tree is removed, the stump will need to be removed from the property or ground down to at least 12 inches below the surface.
- e. A copy of the complete WGV Plant Palette is contained in the Appendix 5.0

Part IV: Application Review Process

1.0 Overview

- a. A well-organized and complete application can be reviewed efficiently, while an incomplete application may result in delays and requests for additional information and documentation. Each application for consideration must include all required homeowner contact information, plans, documentation, information and fees (if applicable). Pictures and drawings are most helpful in order to fully understand your project.
- b. Once you have approval, your project MUST be FULLY completed within 3 months for minor change requests, 6 months for new pool construction and within 1 year for new construction or home additions. If the request has not been fully completed as submitted and approved, you may be subject to the loss of your deposit and fines as detailed in the Compliance Policy.
- c. Applications for Turnberry ARB may be picked up at MAY Management Services, 475 West Town Place, Suite 112, St. Augustine, FL., or through our community website at www.turnberrywgv.com. Some ARB projects require a refundable Performance Deposit. Know your project and secure your approvals.
- d. Concerning the specifics of completing your application, more information is better than less information. See the section below concerning supplements to the application using site and landscape plans and/or architectural plans. Applicants are responsible for ensuring compliance with all standards and procedures within these Standards and Guidelines.

Turnberry Community Architectural Standards and Guidelines

- e. Applicants are also governed by the requirements and restrictions set forth in the Declaration of Covenants and Restrictions, any applicable supplemental Declaration, and any other applicable architectural and landscape Guidelines.
- f. Compliance with all applicable building codes and communication with St. Johns County Building Services, is the responsibility of the general contractor and the homeowner and not that of the Turnberry ARB.

2.0 Disclaimer

- a. While the Turnberry Community Architectural Standards and Guidelines are intended to provide a framework, the Guidelines are not all-inclusive. In the review process, the ARB may consider the quality of workmanship and design, harmony of external design with existing structures, neighborhood and location in relation to surrounding structures, topography, and finished grade elevation, among other things. Opinions with regard to aesthetics are necessarily subjective and therefore may vary. Individual interpretations of these Guidelines and the Declaration may also vary. In every case, an application must be submitted and reviewed in order to consider specific implications of location and impact on surroundings. Each application is reviewed on an individual basis. There are no "automatic" approvals.
- b. The ARB and the Board of Directors is authorized, but is under no obligation to grant variances. Variances may be granted only when extenuating circumstances are a factor. The decision to grant a variance may be based upon things such as topography, natural obstructions, hardship or environmental considerations. The ARB shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation. No variance shall be effective unless in writing and signed by the ARB.

3.0 Site and Landscape Plan

- a. Provide accurate lot dimension, north arrow and scale (1"=10' or 1"=20' or 1/8" = 1' architectural scale). All plans must be submitted using an accurate, true measurable scale.
- b. Accurate street frontage information showing street, curb, curb inlets, sidewalk and any existing common area improvements such as street trees, street lights, street signs and utility cabinets.
- c. Accurate lake frontage information (as applicable) showing top of bank, normal water line and lake maintenance easements.
- d. Accurate woodland frontage information (as applicable) showing Conservation Area boundary line and Conservation Area buffer line (both as indicated on survey).
- e. Location of four (4') foot opaque screen wall around both HVAC equipment and pool/spa equipment and irrigation well/pump.
- f. Property lines, easement lines, setback lines, driveways, decks, pools, pool equipment, HVAC Units and Screen Walls, fences, etc.
- g. In some instances, a survey may be required to legally depict the actual platted lot lines, top of bank lines, and conservation easement lines as well as utility and drainage easement lines.

4.0 Architectural Plan

- a. Provide accurate lot dimension, north arrow and scale (1"=10' or 1"=20' or 1/8" = 1' architectural scale). All plans must be submitted using an accurate, true measurable scale.

Turnberry Community Architectural Standards and Guidelines

- b. Colors and materials: Provide samples of body, trim and accent color on paint chips, including color names. Submission of color pictorial samples of shingles are required. Provide sufficient information to determine that your roofing shingle choice is consistent with the manufacturer’s minimum 40-year bond (50 year preferred) and is of sufficient thickness to be “architectural shingles.”

5.0 Painting hints and tips

- a. To assist in making your color selection, it is recommended that you discuss your project with ARB committee members. Additionally, you may check out the official Turnberry Color Palette samples from the May Management office. The samples may only be checked out for a maximum period of two days so that all homeowners may have access without an unreasonable wait.
- b. If you have a digital camera and computer, you might want to take a digital photo of your house showing the neighbors' houses and, using any paint program, color your house to visualize it with its new color scheme. You can also buy inexpensive software, such as Benjamin Moore's [Personal Color Viewer](#) that will let you load in photos of your house and "paint" them with their paint palettes.
- c. Before painting, the ARB highly recommends that you paint at least a two-foot square piece of poster board with the colors you are thinking about using. Place this board on different sides of your house to see if you still like it in each exposure. Tiny color swatches can be deceiving, especially neutrals and yellows.
- d. If you submit a color for approval that is not on the Turnberry Color Palette, the ARB will ask you to submit a two-foot square painted board with your application so they can adequately judge the color for acceptability.
- e. Homes being re-painted the same color need to apply for formal ARB approval even if the home was “grandfathered in” with a color scheme that is not currently on the approved Turnberry Color Palette.

6.0 Contractor Restrictions

The Turnberry C & R’ s expressly restrict contractors from working on projects within the community on Sundays or nationally recognized Federal holidays. If you have contractors employed to complete your project, please remind them that they cannot work on your project on these days. Our security firm is instructed to stop any contractor observed working a job site within the community on a Sunday or recognized holiday. This restriction does not mean that you, the homeowner, are restricted from working on your residence. Outside contractors that do lawn cutting, power washing, pool maintenance, sprinkler maintenance and other non-emergency services for homeowners are also subject to these workdays and hours. Contractors are permitted only to work during the following hours:

Time of Year	Monday - Friday	Saturday	Sunday & Holidays
Daylight Savings Time	7:00 a.m. to 7:00 p.m.	8:00 a.m. to 3:00 p.m.	None Allowed
Eastern Standard Time	7:00 a.m. to 6:00 p.m.	8:00 a.m. to 3:00 p.m.	None Allowed

Restricted Holidays include New Years Day, Easter Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day and other Federal nationally recognized holidays.

Turnberry Community Architectural Standards and Guidelines

7.0 Projects requiring Architectural Review Board Approval

Projects	Turnberry ARB
Screened in Lanai	X (a)
Screened Pool Cage	X (a)
Landscape (major)	X (a)
Landscape (minor) (*)	X (a)
Room Addition	X (a)
Fencing	X (a)
Pool Enclosure	X (a)
Swimming pool	X (a)
Exterior house paint including, doors, trim, accents	X (a)
Rain gutters	X (a)
Driveway/Sidewalks (including painting)	X (a)
Play/Athletic Equipment	X (a)
Satellite Equipment (*)	X
Flagpoles (*)	X
Gazebos, Garden Structures, Firepits	X (a)
Generators/Mechanical Equipment/Wells	X (a)
Roofing	X (a)
Re-sod Lawn (*)	X
Hurricane Shutters	X (a)

(*) Asterisk denotes that ARB approval may NOT be required. Please consult these Guidelines to ensure conformance.

(a) This project requires a performance deposit; refer to the application for correct amount.

8.0 ARB Meeting Dates and ARB contact information

- a. Please note that both our Turnberry Board of Directors and the Turnberry Architectural Review Board encourage the homeowner to get in touch with an ARB committee member to assist with the application process in order to help make your project successful. Also, if you are interested in serving as a committee member on the ARB, by all means contact one of the current committee members. There are many ways to serve, and committee membership is one excellent way to give back to your community. Your participation is most welcomed.

Turnberry Community Architectural Standards and Guidelines

WORLD GOLF VILLAGE TURNBERRY COMMUNITY ARCHITECTURAL STANDARDS AND GUIDELINES

Part V: APPENDIX

- 1.0 Turnberry Architectural Review Board (ARB) Application – Renovations
- 2.0 Turnberry Architectural Review Board (ARB) Application – Renovation Fees
- 3.0 Authorization Form for fence to be installed on Common Property Line
- 4.0 WGV/Turnberry Project Requirements
- 5.0 WGV Plant Palette
- 6.0 WGV Sign Requirements
- 7.0 Mailbox Exhibit “A”

Turnberry Community Architectural Standards and Guidelines

Appendix 1.0

Turnberry Architectural Review Board (ARB) Application – Renovations

Current ARB Application is not in this Manual. Please use the one on the Turnberry website under “ARB Application.

Turnberry Community Architectural Standards and Guidelines

Appendix 2.0

Turnberry HOA Fees

Effective May 2024

Refundable Performance Deposit

Exterior Painting	\$500
Pavers / Special Driveway / Firepit	\$500
Roofing	\$500
Screened inside Lanai	\$1000
Fence	\$1000
Gazebos and Garden Structures	\$1000
Pool	\$2000
Add screen enclosure / Sunroom	\$2000
Room Addition	\$2000

All checks should be made payable to “Turnberry Homeowners Association”. Performance Deposit. Performance Deposit will be refunded in full when the project, including all site improvements and landscaping, is completed and approved.

Please contact May Management when you have completed your project. You may email Kelly Frick, ARC Coordinator, at kfrick@mayngt.com

Turnberry Community Architectural Standards and Guidelines

Appendix 3.0

PROJECT REQUIREMENTS World Golf Village Turnberry Community

*Homeowners remain responsible for adherence to the complete Architectural Standards and Guidelines

General

1. Responsible for maintaining a clean and orderly construction site, as well as cleaning any debris, dirt, concrete or other construction spillage (as a result of your construction) from the neighborhood streets.
2. Responsible for coordinating your driveway location with the existing tree, streetlight, curb drain, utility cabinet locations and street signage.
3. Responsible for the protection and/or replacement (in the event of damages) of all street and right-of-way enhancements which front your lot including irrigation, lawn, street trees, street lighting, sidewalks, curbs, curb inlets, signs, pavement and underground utilities/services.
4. Responsible for ensuring no disruption to the street irrigation system as a result of your site access.
5. Required to use the driveway location and curb cut as your primary site access during construction.
6. All lot sales, home sales and model home signs must adhere to the Standards and Guidelines. Individual contractor/trade signs are prohibited. See Appendix 5.0 for further details.

Landscape

1. No site clearing shall occur prior to approval of site and landscape plans.
2. Homes in Turnberry must maintain the aesthetic appearance of the landscape in the community.
3. All hardwood canopy trees must be a minimum of 3 ½ - 4" caliper with a minimum height of fourteen (14') feet at time of planting.
4. All other ornamental, flowering and evergreen trees must be a minimum of 2 ½ to 3-½" caliper with minimum height of ten (10') feet at time of planting.
5. Foundation shrubs should be planted in double staggered rows and wrap at least twelve (12') feet around building corners.
6. Irrigation can be provided with individual wells or use potable water. All wells must have a de-ionizing apparatus to eliminate rust staining, plus must be fully automatic with clock controls and moisture sensors.

Lot Layout Amenities, Equipment and Enclosures

1. Siting of buildings and driveway must take into account adjacent development to ensure privacy between buildings and variety in garage and driveway alignments.
2. Driveway - special paving materials (stone, brick, concrete unit pavers, colored & stamped concrete) must stop at the sidewalk. The driveway between sidewalk and curb must be concrete. Sidewalk concrete paving shall continue across driveways to create continuity of the sidewalk. In certain situations, with review and approval, special driveway paving materials can be installed between the sidewalk and curb, but in all cases, the concrete sidewalk shall continue, uninterrupted through the driveway in both material and pattern.
3. Equipment - all equipment including AC units, pool and spa systems, irrigation wells and trash containers must be enclosed with an opaque screen wall to match color and materials of buildings. The screen wall must be a minimum 4' 0" in height, enclose from both front & side yard, and be complimented with shrub plantings.

Turnberry Community Architectural Standards and Guidelines

4. Pool screen enclosures - must be black or dark bronze framed and use dark charcoal colored screening.
5. Mailboxes - all mailboxes must adhere to the Standards and Guidelines.

Setbacks

1. Setbacks shall be measured either from the right-of-way line, rear property line, top of lake bank, a conservation or landscape easement or side property line, whichever is most restrictive.
2. Setbacks are measured from the exterior building wall, not from the overhanging eave.

Architectural

1. All metal eave drips and all roof penetrations must be painted the color of the roof.
2. All shutters must be a minimum $\frac{3}{4}$ width of window; preferably full width.
3. A row of window lights must be added to the top of all garage doors. Architectural detailing and hardware can suffice in lieu of windows with review and approval.
4. All four (4) elevations of a home must be architecturally treated and detailed to compliment the building style and character. Exterior wall finishes may be stucco, coquina, natural shell, brick, stone, wood siding, or manufactured siding that is cut and nailed to simulate wood siding. The use of aluminum or vinyl siding is prohibited. Fascias, soffits and other house trim material should comply with siding requirements.
5. Exterior wall finishes may be stucco, coquina, natural shell, brick, stone, wood siding, or manufactured siding that is cut and nailed to simulate wood siding. The use of aluminum or vinyl siding is prohibited. Fascias, soffits and other house trim material should comply with siding requirements.

Lakefront

1. No docks, bulkheads, or other structures shall be constructed on lake embankments.
2. No gas or diesel driven boats shall be operated on any lake.
3. All lake front yards shall have either full sod or native grasses or a combination, installed down to the normal water line.

Site Hardscape and Amenities

1. All plans and proposals for play equipment, screen walls, built-in planters, site lighting, site walls, fences, driveways (including designs for circular drives), fixed lawn ornaments (including fountains) and other site amenities must be submitted for review and approval.

Turnberry Community Architectural Standards and Guidelines

Appendix 4.0

Turnberry Architectural Review Board (ARB)

Authorization Form for fence to be installed on Common Property Line

We/I _____ of _____

Full Name/s

Address

Give our/my permission to

_____ of _____

Full Name/s

Address

to install a fence on the common lot line between

_____ and _____

Lot #/Address

Lot #/Address

Dated: _____

Signed: _____

Property Owner giving authorization

Property Owner giving authorization

Notarized: _____

Turnberry Community Architectural Standards and Guidelines

Appendix 5.0

WGV PLANT PALETTE

PALMS AND TROPICAL SPECIES

In order to acknowledge the desires of homeowners who want to plant palms and other exotic species; their use, arrangement and location is regulated through review and approval prior to their installation. The use of many of the native and naturalized, low growing, shrub height palm species, particularly in association with pool and courtyard areas is also subject to review and approval.

WGV Prohibited Palms

- | | |
|---------------------------|----------------------------------|
| • Sabal Palm/Cabbage Palm | Sabal Palmetto |
| • Queen Palm | Arecastrum romanzoffianum |
| • Zaheedi Palms | Phoenix dactylifera, va. Zaheedi |
| • Chinese Fan Palms | Livistonia chinensis |

WGV Acceptable Palms

- | | |
|----------------------------|-----------------------|
| • Pindo Palm or Butia Palm | Butia Capitata |
| • Sago Palm | Cycas revolute |
| • Windmill Palm | Trachycarpus fortunei |
| • Pygmy Date Palm | Phoenix roebelenii |
| • Needle Palm | Rhapidophyllum hystix |

WGV Regulated Palms (must obtain pre-approval for specific use and location)

- | | |
|--|-----------------------------|
| <input type="checkbox"/> Mexican Fan Palms | Washingtonia robusta |
| <input type="checkbox"/> Canary Island Date Palm | Phoenix canariensis |
| <input type="checkbox"/> Medjool Date Palm | Phoenix dactylifera Medjool |
| <input type="checkbox"/> “Silver” Date Palm (Sylvester Palm) | Phoenix sylvestris |

CITRUS /FRUIT TREE SPECIES

Trees of this variety must be approved “by request” by the ARB. These type trees are typically limited to the back yards of a residence and are not allowed in the front or side yards, unless a special exemption is made.

Turnberry Community Architectural Standards and Guidelines

Appendix 5.0

WGV PLANT PALETTE

PALMS AND TROPICAL SPECIES

In order to acknowledge the desires of homeowners who want to plant palms and other exotic species; their use, arrangement and location is regulated through review and approval prior to their installation. The use of many of the native and naturalized, low growing, shrub height palm species, particularly in association with pool and courtyard areas is also subject to review and approval.

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- | | |
|---------------------------|----------------------------------|
| • Sabal Palm/Cabbage Palm | Sabal Palmetto |
| • Queen Palm | Arecastrum romanzoffianum |
| • Zaheedi Palms | Phoenix dactylifera, va. Zaheedi |
| • Chinese Fan Palms | Livistonia chinensis |

WGV Acceptable Palms

- | | |
|----------------------------|-----------------------|
| • Pindo Palm or Butia Palm | Butia Capitata |
| • Sago Palm | Cycas revolute |
| • Windmill Palm | Trachycarpus fortunei |
| • Pygmy Date Palm | Phoenix roebelenii |
| • Needle Palm | Rhapidophyllum hystix |

WGV Regulated Palms (must obtain pre-approval for specific use and location)

- | | |
|--|-----------------------------|
| <input type="checkbox"/> Mexican Fan Palms | Washingtonia robusta |
| <input type="checkbox"/> Canary Island Date Palm | Phoenix canariensis |
| <input type="checkbox"/> Medjool Date Palm | Phoenix dactylifera Medjool |
| <input type="checkbox"/> “Silver” Date Palm (Sylvester Palm) | Phoenix sylvestris |

CITRUS /FRUIT TREE SPECIES

Trees of this variety must be approved “by request” by the ARB. These type trees are typically limited to the back yards of a residence and are not allowed in the front or side yards, unless a special exemption is made.

Turnberry Community Architectural Standards and Guidelines

Appendix 5.0

COMMON NAME TREES

Bald Cypress
Black Gum
Lilac Chaste Tree
Crape Myrtle
Dahoon Holly
Drake Elm
Golden Rain Tree
Hollies (E. Palatka/Savannah/Foster's)
Laurel Oak
Leyland Cypress
Live Oak
Loblolly Bay
Loblolly Pine
Loquat
"Patio" Ligustrum
Redbud
Red Maple
River Birch
Shumard Oak
Slash Pine
Southern Magnolia
Sweet Gum
Weeping Willow
Yaupon Holly

BOTANICAL NAME

Taxodium distichum
Nyssa sylvatica
Vitex agnus-castus
Lagerstroemia indica
Ilex cassine
Ulmus parvifolia 'Drake'
Kouleuteria paniculata
Ilex opaca / varieties
Quercus laurifolia
Cupressocyparis leylandii
Quercus virginiana
Gordonia lasianthus
Pinus taeda
Eriobotrya japonica
Ligustrum (tree-form)
Cercis Canadensis
Acer rubrum
Betula nigra
Quercus shumardii
Pinus ellotii
Magnolia grandiflora/varieties
Liquidambar styraciflua
Salix babylonica
Ilex vomitoria

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WGV PLANT PALETTE

SHRUBS

Azalea	Rhododendron sp.
Camellia	Camellia japonica
Cape Jasmine	Gardenia jasminoides
Cassia	Cassia species
Cleyera	Cleyera japonica
Coontie	Zamia floridana
Dwarf Yaupon Holly	Ilex vomitoria ‘Nana’
Florida (Japanese) Anise	Illicium anisatum
Fragrant Tea Olive	Osmanthus fragrans
Glossy Abelia	Abelia grandiflora
Hollies	Ilex varieties
Indian Hawthorn	Raphiolepis indica
Japanese Boxwood	Buxus microphylla
Japanese Pittosporum	Pittosporum tobira (green, not variegated)
Lantana	Lantana camera
Ligustrum	Ligustrum, Japonicum
Loropetalum/Razzleberry	Loropetalum varieties
Pindo Palm	Butia capitata
Pineapple Guava	Feijoa sellowiana
Primrose Jasmine	Jasminum mesnyi
Privet	Ligustrum sp.
Sago Palms	Cycas species
Sandankwa Viburnum	Viburnum suspensum
Schip Laurel	Prunus laurocerasus ‘Schipkanesis’
Southern Wax Myrtle	Myrica cerifera
Thryallis	Thryallis glauca
Yaupon Holly	Ilex cornuta

GROUND COVERS/VINES

Asiatic Jasmine	Trachelospermum asiaticum
Boston Fern	Nephrolepis exaltata
Cast Iron Plant	Aspidistra elatior
Confederate Jasmine	Trachelospermum jasmoides
Daylilly hybrids	Hermerocalis hybrida
Evergreen Giant Liriope	Liriope muscari ‘Evergreen Gant’
Lily Turf / Border Grass	Liriope muscari
Mondo Grass	Ophiopogon japonicus

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Dwarf Gardenia

Appendix 5.0

WGV PLANT PALETTE

PALMS AND TROPICAL SPECIES

In order to acknowledge the desires of homeowners who want to plant palms and other exotic species; their use, arrangement and location is regulated through review and approval prior to their installation. The use of many of the native and naturalized, low growing, shrub height palm species, particularly in association with pool and courtyard areas is also subject to review and approval.

WGV Prohibited Palms

- | | |
|---------------------------|----------------------------------|
| • Sabal Palm/Cabbage Palm | Sabal Palmetto |
| • Queen Palm | Arecastrum romanzoffianum |
| • Zaheedi Palms | Phoenix dactylifera, va. Zaheedi |
| • Chinese Fan Palms | Livistonia chinensis |

WGV Acceptable Palms

- | | |
|----------------------------|-----------------------|
| • Pindo Palm or Butia Palm | Butia Capitata |
| • Sago Palm | Cycas revolute |
| • Windmill Palm | Trachycarpus fortunei |
| • Pygmy Date Palm | Phoenix roebelenii |
| • Needle Palm | Rhapidophyllum hystix |

WGV Regulated Palms (must obtain pre-approval for specific use and location)

- | | |
|--|-----------------------------|
| <input type="checkbox"/> Mexican Fan Palms | Washingtonia robusta |
| <input type="checkbox"/> Canary Island Date Palm | Phoenix canariensis |
| <input type="checkbox"/> Medjool Date Palm | Phoenix dactylifera Medjool |
| <input type="checkbox"/> “Silver” Date Palm (Sylvester Palm) | Phoenix sylvestris |

CITRUS /FRUIT TREE SPECIES

Trees of this variety must be approved “by request” by the ARB. These type trees are typically limited to the back yards of a residence and are not allowed in the front or side yards, unless a special exemption is made.

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LAWN/GRASS

St. Augustine Grass (Floritam)	Stenotaphrum secundatum
Zoysia (Empire)**	Zoysia japonica
Bermuda Grass**	Cynodon dactylon

NATIVE & ORNAMENTAL GRASSES

Bear Grass	Yucca smalliana
Cordgrass	Spartina bakerii
Elliott Lovegrass	Eragrostis elliottii
Fakahatchee Grass	Tripsacum dactyloides
Muhly Grass	Muhlenbergia capillaris
Seashore Dropseed	Sporobolus virginicus
Seashore Jointgrass	Paspallum vaginatum

* Note: Pampas Grass (Cortadera selloana) is PROHIBITED.

Bamboo Plants (all varieties) are PROHIBITED

** Regulated grass depending on coverage and adjacent areas.

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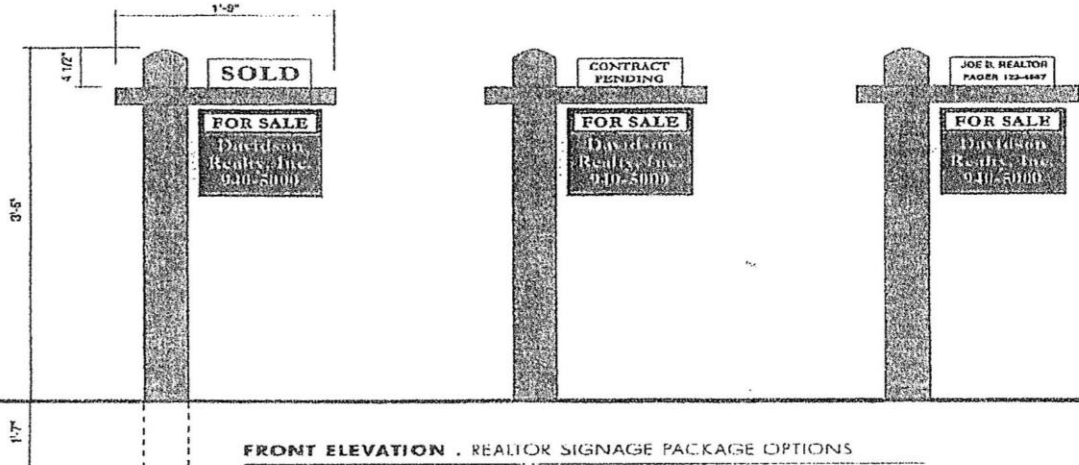
Appendix 6.0

WGV Sign Requirements (WGV Green can be purchased at Sherwin Williams)

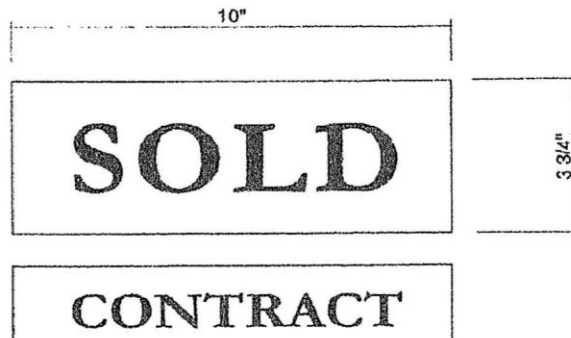
* WGV Green/White is indicated in Guidelines under Signs

- SIGNS:
10"x12" made of 1/2" thick double faced MDO board. Painted WGV Green & white with WGV green edges and WGV green and white stripes. (Refer to drawings for details)
 - "Custom Built By & Future Home": 1" high, typestyle is Garamond Medium - upper & lower case letters. Color is WGV Green.
 - "For Sale": 1 1/4" high, typestyle is Garamond Medium - upper case letters. Color is WGV Green.
 - "Builder / Realty Co." and owner info. : no higher than 1 1/4". typestyle is Garamond Medium. Color is White.
 - Phone number shall be no higher than 1 1/2". Color is white.
 - Green margins of 3/16" must be maintained. All other stripes shall be 1/8".
- NOTE: No logos, logotypes or typestyle other than Garamond Medium will be accepted. Refer to drawings for layout. No more than 4 lines of copy, including header and phone number, are permitted.
- COLORS:
White and WGV Green. Green color is Sherwin Williams F63TX-G4541-224 Polano Enamel rolled set; WGV Green.
 - RIDERS:
3 3/4"x10" made of 1/16" thick, high impact Polystyrene, white with WGV Green copy. Typestyle: Garamond Medium. Maximum copy height will be 1 3/4". Maximum lines of copy shall be 2.
- NOTE: No other rider are acceptable. Only those riders shown in the drawings that apply to the particular sign package in question are allowed, no other materials are allowed.

- POSTS:
One, solid, 4"x4" P.T., post, milled square (standard deviations acceptable).
5'-0" tall. 2"x4"s joined together or landscape timbers no acceptable. Posts will have 30 degree cuts at the top. Post top shall be cut or sanded to make an approx. 1/2" square, flat, top. Posts shall be painted with primer / stain blocker appropriate for pressure treated lumber and 2 coats of WGV Green, polyurethane oil.
- Crossarms shall be made of 2"x4" P.T. and be "rabbit joined" into the 4"x4" post. The cross arm shall be 21" in total length with 2 1/2" extending off the back of the post. Crossarm to be slotted so as to accommodate rider. Crossarm shall begin 4 1/2" from the top of the post.
- INSTALLATION:
Sign shall be hung from 2"x4" crossarm using "screw eyes" and "z-hooks". Sign shall be centered on 2"x4" crossarm.
- Post shall be installed so that the bottom of the crossarm is at height of approximately 38" yielding an overall height of 41" from grade to the top of the posts and 10" underground.
- Signs shall be installed a minimum of 4'-0" behind existing sidewalk and not impede pedestrians or, where sidewalks don't exist, no closer than 8'-0" from the road. All signs shall be installed level and true. Lots are limited to one sign each.
- NOTE: No other signs other than those specified herein will be allowed to be displayed at Saint Johns. Builders, developers, property owners and real estate professionals not complying with the sign provisions set forth here will have their signs removed by SAINT JOHNS.



FRONT ELEVATION . REALTOR SIGNAGE PACKAGE OPTIONS



Turnberry Community Architectural Standards and Guidelines

Appendix 7.0

Mailbox Exhibit "A"

Mailbox Standards

1. Deluxe Mailbox Post – 2 sided for (2) mailboxes; in ground mounted; Black metal post
2. Available from Salsbury Industries, 4872BLK Deluxe Mailbox Post 2-sided on mailboxes.com
3. Similar single mailbox posts are also available, if required.
4. Standard US Mail mailbox in gloss black is to be mounted.

