

Reflections at Seabrook

Homeowner's Architectural Criteria and Review Procedure Manual

March 1, 2024

Purpose

The Declaration of Covenants and Restrictions for Reflections (the "Declaration") establishes a review and approval procedure for all improvements proposed within the community.

The purpose of this manual is to inform homeowners of the design guidelines and the submittal process used when requesting approval of property modifications. Examples of modifications include additions, modifications or changes to exterior colors, pools, screen enclosures, walls/fences, landscaping, flagpoles, play structures, satellite dishes, driveways, or any other improvement visible from neighboring properties. All modifications must receive approval from the Developer prior to installation.

Authority

The authority for this manual is set forth in Article V of the Declaration of Covenants and Restrictions for the community. The Declaration encumbers all the lots within the community and is a contract between the homeowners and the Association, wherein, per Article V, the homeowners agree to refrain from making any modifications to the exterior of their homes without first receiving approval.

These Architectural Criteria (“Guidelines”) are supplemental to the Declaration of Covenants, Conditions and Restrictions for the communities. The Guidelines are intended to be a living document that may be updated for the betterment of the community. Non-compliance with the Guidelines will be the basis for disapproval and may result in enforcement proceedings including but not limited to issuance of an injunction and/or fine.

Architectural and Building Criteria

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

All plans submitted for review shall be evaluated for compliance and every package should contain the required information to properly review the request. Upon receipt the HOA will either approve, disapprove, or require additional information within 20 business days.

Conservation Areas

Areas designated “Conservation Areas” or “Tree Preservation Areas” on the community’s recorded plat are protected areas and should not be entered into or disturbed in any way.

Pool Setbacks

Pool setback (with or without a screen enclosure) and setbacks for pool equipment and air conditioning units shall be in accordance with the approved PUD or St Johns County standards.

Garages

All garage doors should have electrically operated garage door openers. Garage doors should remain closed as much as possible and they may not be converted into living space. Vehicles should be parked in the garage overnight.

Exterior Color Plan

Any changes to the exterior color of the house including roof, garage door, screen enclosure, trim, shutters, front door, and other exterior elements must be submitted for approval prior to the change.

Covered Porches

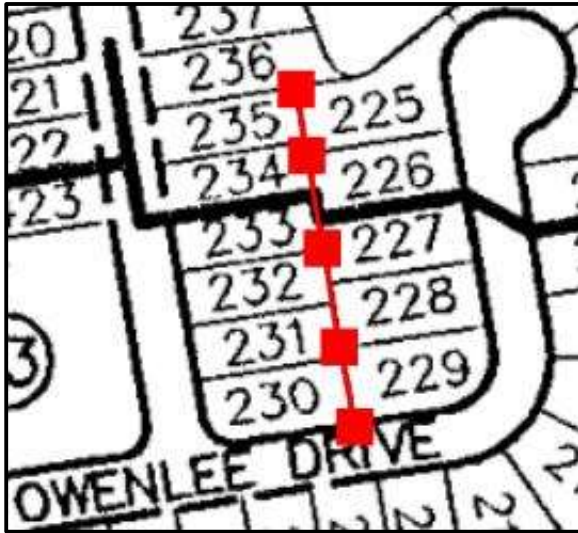
Screened enclosures in the rear yard or over pools are allowed but must meet all building setbacks requirements. Metal patio covers or metal roofs over screened enclosures are not allowed. Screened enclosures must be 13 feet or less in height with a dark bronze colored frame and charcoal colored screen mesh.

Swimming Pools

All pools must 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 roadway fronting the home unless approved by the HOA.

Fences

The approved fence type is a four (4) foot, black aluminum, picket fence, with the exception of the back-to-back lots (225-235) as depicted in the fence exhibit below. The back-to-back lots are required to use six-foot, tan colored, vinyl fencing. In addition, the builders are required to coordinate and install the rear lot line fencing (as depicted by the bold dash lines in the exhibit below) during construction of the home.



Fencing along the street side of a corner lot must be located inside the ten-foot (10) side setback line and return to the rear corner of the home. In addition, a hedge consisting of three-gallon plants shall be planted on the outside of the fence for least 50% of the length of the side yard fence exposed to the street.

Side yard fencing shall not be closer to the front corner of the house than the midpoint of the sidewall plane of the house. Fence location, height, type, and color should be submitted to HOA for approval prior to installation.

Fences shall not be installed within the limits of any “Unobstructed Access Easement” as reflected on the community’s recorded plats. These easements will provide access necessary for the periodic maintenance of the storm water ponds. Fences may be installed within the limits of any “Drainage Easement” as reflected on the plats, however, should future maintenance of the drainage facilities within this easement be required by the HOA or another entity, the HOA or the other entity will not be responsible for the repair or replacement of the fence within the easement.

Satellite Dishes

Satellite dishes should be installed in the rear or side of the home site out of view from the street. Additional landscaping may be

required to properly screen the dish from view of the adjacent house. Location should be submitted to the HOA for approval prior to installation.

Landscaping

The replacement of any dead or diseased trees with the same species tree is allowed without prior approval. Landscaped beds should be mulched with pine straw, pine bark or non-colored cypress mulch. The use of stone, gravel, lava rock or similar in lieu of wood mulch 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 lot line of the home defined in the Declaration as “Limited Common Area.” These trees are to be considered part of the landscaping for the home and should be properly maintained and irrigated by each homeowner.

Irrigation

All landscaped areas related to the lot should be fully irrigated with an automatic irrigation system. Irrigation systems should cover pond banks to the edge of the water if the lot is adjacent to a pond or the edge of a preservation area. Reuse irrigation water as supplied by JEA, shall be the sole source of irrigation water. Individual wells are prohibited.

Driveways

Driveways may be constructed of concrete with a broom finish or concrete pavers. If concrete pavers are used, the sidewalk section that extends through the driveway should be constructed of concrete with a broom finish to match the sidewalk in other locations. Modifications or additions to driveways must be submitted for approval prior to installation. Driveway width must be no more than 16-feet at the property boundary.

Outside Mechanical Equipment

Outside mechanical equipment such as LP tanks, water softeners, pool pumps and heaters shall be properly screened from view by landscape material high enough to block the view of the equipment.

Window Coverings

All windows that can be seen from neighboring homes (including across a pond) and/or the roadway should have an interior dressing consisting 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 “For Sale,” “For Rent” and “Open House” signs placed on lots by residents and/or their real estate agent. These signs must comply with the attached uniform signage criteria 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. At no time should any sign be placed in a window. The use of “Bandit” real estate signs is prohibited. All other signs are prohibited without specific written approval from the Developer. 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 and must be removed the day after the election. Each lot is limited to one political sign at a time.

Play Structures

Permanent or temporary play structures including but not limited to tree houses, monkey bars, swings and slides are prohibited in front yards. Trampolines are prohibited in either front or rear yards. Play structures may be approved in the rear yard provided they meet the following criteria.

1. The overall height of any play structure including awnings and covers must be less than eight (8) feet and less than fifteen (15) feet in length. The structure must be placed in a location in the rear yard to minimize visibility of the play structure from adjacent neighbors. Additional landscaping including hedges

along the side lot line may be required to screen the structure from adjacent homes or the street.

2. Play structures should be constructed of wood and of an earth tone color including any awnings or covers and all structures must be approved by the HOA prior to installation.
3. Play structures must be properly maintained to ensure a neat and clean appearance or be promptly removed.
4. Previously approved play structures are grandfathered under the previous version of this manual until replaced.

Basketball Goals

Basketball goals are NOT allowed.

Trash Receptacles/Garbage Cans

Trash receptacles shall 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.

Reflections at Seabrook 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, if appropriate
4. Written description of desired improvements

Submit all plans and information to the following:

**Reflections
Architectural Review
c/o BCM Services, Inc.
920 3rd Street, Suite B
Neptune Beach, FL 32266
904-242-0666 904-242-0670 fax**

Email: arc@bcmervices.net

Reflections at Seabrook
Architectural Review
Submittal Form

Date: _____

Owner: _____

Phone/Email: _____

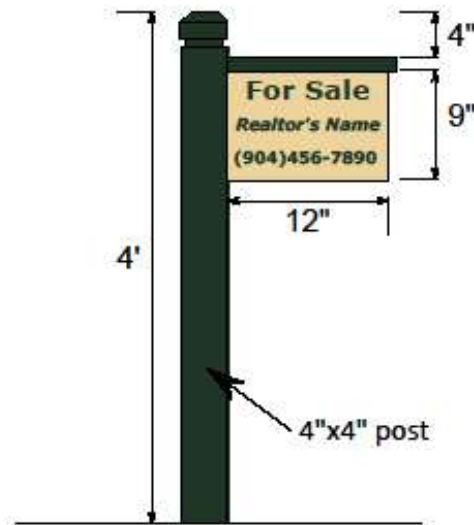
Lot No. _____

Address: _____

Description of Improvement:

Approval Date: _____ **By:** _____

Nocatee Sign Standard



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