



ARCHITECTURAL GUIDELINES
(Revised January, 2000)



ARCHITECTURAL GUIDELINES

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Environmental Harmony - Lifestyle - Value

Welcome to Heron's Forest, a master planned community inspired by nature.

Heron's Forest is not simply an alternative to the typical housing development, but rather offers a different lifestyle where neighbors live in harmony with the environment.

As building occurs within Heron's Forest it is desirable to protect and preserve its exceptional features. Doing so is accomplished by not allowing Heron's Forest to build out as merely a subdivision of houses, but rather a "neighborhood of homes." The difference is people with the character and pride to appreciate what Heron's Forest offers in terms of environmental compatibility, lifestyle and, frankly, value.

The stage has been set by the Developer in carefully master planning and developing Heron's Forest. What remains are the "neighbors" who will build the "homes" that are consistent with the environmental harmony, lifestyle and appreciating value destined for Heron's Forest.

Without intending to constrain creativity or dictate taste, the Heron's Forest Architectural Review Committee (ARC) has carefully researched and formulated the following guidelines which, among other things, are intended to help assure that Heron's Forest natural attributes are preserved and its potential is attained. These guidelines have been adopted by the ARC pursuant to the authority granted in the Heron's Forest Declaration of Covenants, Conditions, and Restrictions (Declaration). Various capitalized words and phrases used herein are defined in that Declaration, which accompanies as Appendix A.

After reviewing the Declaration and these Guidelines, the architectural review process may be commenced by observing the directions in the Appendix C, the Architectural Review Process. Some, but not all, of the procedures and items reviewed by the ARC are set forth in the ARC "draft" checklist, attached as Appendix D.

Inquiries, questions and comments concerning these guidelines are welcome and should be directed to:

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Please note that these Guidelines, along with Appendices B, C, and D, are subject to change without notice. Owners should check with the ARC immediately prior to planning their construction to verify that they have the current Architectural Guidelines. Also, while the ARC is authorized to grant variances from these Guidelines and certain of the restrictions contained in the Declaration, it is anticipated that such situations would not be common. Various capitalized words and phrases used herein are defined in the Declaration.

LANDSCAPING STANDARDS AND CRITERIA

Heron's Forest is one of the most thickly wooded parcels of land remaining along Florida's northern Gulf Coast. With the intent of trying to preserve the inherent beauty, esthetic qualities and positive environmental effect of the "forest," the Developers have taken great care, at significant expense, to preserve and maintain as much of the "forest," with its attendant overstory, as possible by implementing a cautious "**clear only what is minimally required**" approach in making improvements. Toward the same end, the "forest" was a central theme in designing Heron's Forest overall layout, which has resulted in abundant Green Spaces and buffers. Where trees unavoidably had to be removed, an aggressive replanting program was undertaken by the Developer.

For these same reasons, and so that preservation of the "forest" may be maintained for the benefit of all Owners and the environment, one of the most stringent requirements of these Guidelines is that each Lot Owner observe the "**clear only what is minimally required**" approach to tree preservation and building homes, followed by a wholesome dose of quality landscaping.

Lot Clearing and Tree Preservation

No clearing, grading, disturbance, filling or the like is permitted on any Lot until: (1) the Owner has obtained final construction and landscaping plan approval from the ARC; and (2) the Owner is prepared to commence construction immediately following approved clearing activities (e.g. all required permits are in hand; any required financing is in place; etc.).

Owners are urged to complete their tree survey (the purpose of which is to locate and identify, by size and type, all 6" or greater caliper* trees on their Lot) in advance of finalizing the design of their house and its lay-out on the Lot. All improvements are to be carefully planned with a view toward ideally avoiding the destruction of 6" or greater caliper trees, particularly hardwoods. It is recognized that because of the abundance of such trees at Heron's Forest some loss will be unavoidable.

As an alternative to a tree survey, with the consent of the ARC, owners may clearly mark their lots (e.g. surveyor's tape showing that desired to be cleared) and have same inspected on site by one or more members of the ARC.

Upon obtaining from the ARC final approval of construction and landscaping plans, an Owner may clear the Lot **immediately prior to commencing construction but not prior to that time**. Clearing activities shall be limited to removal of all vegetation within a reasonable working distance of the footprint of the improvements shown on the approved site plan and, if desired by the Owner at this time, underbrushing the balance of the lot (although Owners are required to preserve all trees of 4" or greater caliper within the Greenbelts without prior ARC written approval).

* For purposes of these landscaping standards, "caliper" is defined to mean the trunk diameter of a tree measured 4 feet above the ground.

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Underbrushing for these purposes refers to the removal and/or cutting off within a few inches of ground level vegetation of less than 4" caliper.

By implementing this approach to Lot clearing, at a minimum all 4" caliper trees will initially be preserved, except for those located within a reasonable working distance of the actual building, driveway, etc., footprint.

In performing the clearing, and thereafter during construction, all equipment, vehicles, material trucks and the like should access the interior of the Lot only along the approved driveway route so as to minimize damage and/or disturbance to preserved trees. During construction, in addition to restricting equipment and vehicular access to the proposed driveway (areas), the Owner is required to undertake such additional safeguards (such as roping off or fencing protected trees and their root systems, etc.) as are reasonably required to protect the remaining trees from damage (including protection of roots, tree trunks and bark, etc.).

The burning of removed vegetation on a Lot is prohibited.

Following completion of construction, proper tree care and maintenance shall be undertaken by all Owners and tree preservation shall observe the foregoing guidelines. No tree greater than 4" caliper shall be removed without the prior written approval of the Architectural Review Committee.

Because of the critical importance of the tree preservation program at Heron's Forest, these Lot clearing standards are more strict than those normally encountered by homebuilding contractors (and their Lot clearing subcontractors). Accordingly, Owners are urged to review these Lot clearing standards very carefully with their contractor and, if possible, to be present when the actual clearing activity occurs. Owners are responsible for damages which occur as a result of careless clearing.

Landscaping Plan Criteria

Trees

In addition to the tree preservation which should result from the Lot clearing procedures discussed above, it is possible that tree planting may be required as set forth below. This program represents a commitment by all Owners to maintain and enhance the "forest" image and character of Heron's Forest.

Street Trees

There shall be planted on each Lot the number of two inch or greater caliper live oak trees specified below (plus, in the case side street Lots, three additional trees along the side street line):

- Lots in Blocks A through E,
and all lots in Phase II - 2 Street Trees
- Lots in Blocks F through N - 3 Street Trees

The street trees shall be planted between 10' and 15' behind the curb of the abutting street and fairly evenly spaced. This street tree provision may be waived, in whole or in part, by the ARC upon request of an Owner whose Lot has numerous existing large (6" or greater caliper) trees in the same general area as where the street trees would be planted.

Right-of-Way Trees

There shall be planted the number of 6' to 8' tall flowering frangible trees (e.g. crepe myrtles, ligustrums, etc., all pruned to tree form) specified below (plus, in the case of side street lots, three additional such trees along the side street line):

- Lots in Blocks A through E
and all lots in Phase II - 2 right-of-way trees
- Lots in Blocks F through N - 3 right-of-way trees

The right-of-ways trees shall be planted between 8' and 10' behind the curb of the abutting street and fairly evenly spaced. This right-of-way tree provision may be waived, in whole or in part, by the ARC upon request of an Owner whose Lot has numerous existing large (6" or greater caliper) trees in the same general area as where the right-of-way trees would be planted.

Overall

There are very few areas within Heron's Forest that do not have a significant number of healthy trees that should be preserved as a result of the tree preservation program. However, where any such area might exist or occur, then, in addition to the street tree and right-of-way tree requirements the Architectural Review Committee may require that new trees (typically hardwood of 2" or greater caliper, or, a greater number of long needle pines of 6' to 8' height) be planted.

Sod

Saint Augustine shall be used to sod all of the Lot, except: (1) those areas receiving other landscaping or construction improvements; and (2) any areas where the Owner and ARC agree that the natural characteristics (e.g. very thickly wooded, environmentally sensitive, etc.) do not recommend; and (3) that portion of the Lot behind (i.e. toward the back) the rear line of the residential structure. The last exception in the previous sentence refers to the fact that the back yard of the Lot will not be required to be sodded, although it is recommended

and preferred. Sod shall be carried to the back of the curb of all adjacent streets and to the edge of paved improvements (unless interrupted by an approved planting bed or shrubs).

Screening

All utility fixtures (except fire hydrants), HVAC, pool pumps, exposed trash container's storage areas and the like shall be screened from view (whether located on the Lot, or in that portion of the road right-of-way between the Lot line and the edge of the curb of the abutting street). The minimum planting height of shrubbery for these purposes may vary, but typically might be 2' and/or sized to attain a 4' height and 80% opacity within two years after planting.

Some utility fixtures (such as electric transformers) are located in road right of ways, between the Lot line and curb, but approximately striding two Lot lines (i.e. at a lot corner). Where that is the case, of the two Lots abutting that lot corner the first Lot to be built upon shall be responsible to screen with landscaping any such utility fixtures.

The ARC reserves the right to specify uniform (or provide a short-list for Owners to choose from) shrub(s) for all screening purposes.

Berms for screening are prohibited.

Planting Beds

Planting beds, ground cover and/or shrubs in at least the front and side yards are a condition of the landscape plan. The minimum amount of planting bed and/or shrubs will be determined from reference to the minimum Lot planting requirements set forth below, with approximately two-thirds of the planting beds/shrubs to be located in the front yard and one-third in the side yards. It is to be noted that the quantities set forth below are minimum; Owners are encouraged to do more; and the ARC reserves the right to require greater quantities where circumstances warrant.

Lots in Blocks A-E and all lots in Phase II 2 2 75	Lots in Blocks F-N 3 Evergreen trees - 6' + in height 3 Flowering trees - 6' + in height 125 3 gallon shrubs
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Any trees or shrubs required to be planted by reason of any of the tree and screening requirements set forth above may be credited against these minimum requirements.

For a variety of height, color and texture, substitution to the above shrub quantities may be made as follows:

- 3-1 gallon ground covers = 1-3 gallon shrub (but with total landscape of no more than 50% ground cover)
- 1-15 gallon shrubs = 5-3 gallon
- 1-7 gallon shrubs = 1-3 gallon
- 1-5 gallon shrubs = 2-3 gallon

Greenbelts

Greenbelts are those areas of each Lot shown on the Plat "generally" including the rear building set-back area (and the side Lot set back area on side street Lots). Greenbelts should not be confused with Green Spaces, which are those areas shown on the Plat as "Green Space" but are not a part of any Lot. Greenbelt areas are not inviolate; however, the following concepts are encouraged (particularly taking into account privacy considerations when it is recalled that many Greenbelts abut adjacent Green Spaces where pedestrian traffic might occur): Moving from the front to the rear of the Greenbelt, sodding may be phased out in favor of planting beds with ground cover; and, moving from the front to the rear of the Greenbelt, 6" caliper to substantially all trees should be preserved. The preceding is for rear Lot Greenbelts, which occur on substantially all Lots. On side street Lots, there may also be a side Greenbelt which typically corresponds with the side street set back line. In this area, substantially all trees of 4" caliper or greater are to be preserved with ground cover, sod or planting beds (whichever is consistent with the Lot landscaping plan) carried under the trees and to the back of curb.

It is recognized that in some cases (particularly irregularly shaped Lots) that patio and/or deck corners, swimming pools, house corners, etc. might encroach into the Green Belt Area. While such situations are discouraged and reasonable efforts should be taken to avoid same, the ARC may waive such encroachments where circumstances warrant. In considering such waivers, the ARC shall take into account, among such other factors as it deems appropriate, the size of both the Greenbelt and adjacent Green Space, the "backyard" neighbor, etc.

Plant Palette

With a view toward encouraging harmonious landscaping throughout Heron's Forest, the ARC has, in consultation with Developer's landscape architects, Reece, Hoopes and Fincher, of Atlanta, Georgia, established a recommended plant list, which accompanies as Appendix B. Planting materials other than those on the recommended list will be considered by the ARC as a part of the Architectural Review Process. Palm trees (other than windmill and sago palms) are prohibited in Heron's Forest.

Landscape Installation

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Landscaping shall be planted using best practices, with appropriate soil amendments and utilizing the services of an experienced landscape contractor. Planting beds shall be liberally mulched with an approved mulching material (e.g. hardwood chips or pine straw). For two years after planting, any plants which do not survive shall be promptly replaced. The Owner shall schedule landscape planting to be complete prior to the occupancy of the residence.

Irrigation System

All Lots shall have a fully automatic irrigation system for irrigating at least the front and side yards with 100% coverage. The irrigation system shall be designed and operated for efficient conservation of water usage and adjusted so that the spray pattern does not excessively extend onto impervious surfaces.

Landscaping Maintenance

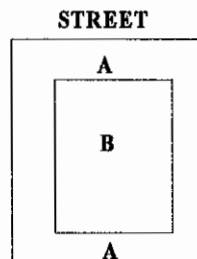
Owners of Lots in Heron's Forest shall maintain the landscaping on their Lot (and also that area between their Lot line and adjoining street curb) in a healthy, clean and attractive manner. Landscaping shall in no way detract from the appearance of the neighborhood. Landscape maintenance shall include, but not be limited to, the mowing and edging of all lawn areas; the pruning and authorized cutting of trees and shrubbery; the removal of weeds and unsightly materials from all planting beds; the maintenance and periodic restoration of mulch in planting beds and shrub areas; and the fertilizing and watering of all plant materials and lawn. All landscape maintenance shall be executed in a manner, and with such frequency, as is consistent with diligent and good property management.

If any Lot becomes unattractive in appearance due to neglect, or plant material has been allowed to become detrimental to adjoining property Owners, the Association shall have the right to remedy the condition in question, at the expense of the Owner, all as more particularly set forth in the Declaration.

STRUCTURE SITING AND BUILDING AREA

Every lot will be sited to contain: (A) Landscape Area, and (B) Building Area (see illustration below).

A - Landscape Area
B - Building Area



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In general the Line between the Landscape Area (A) and the Building Area (B) is typically the same as the Front and Side setback lines as set forth in the Declaration, with rear line typically parallel to the front Lot line and typically the same as whichever of the following is nearest the front Lot line: The rear building setback line or the Greenbelt (as reflected on the Plat). Once the residential structure and other improvements siting is approved, the balance of the Building Area (B) shall also become Landscape Area (A).

PLACEMENT OF RESIDENCE

The residence structure shall be placed within the boundaries of "B," the Building Area. This is not an absolute, but variances will require a showing of significant need precipitated by house and/or Lot configuration and size.

ARCHITECTURAL DESIGN

No particular design is mandated, but all houses are to be "traditional" in style, harmonious with the surroundings and must meet the approval of the ARC.

EXTERIOR LIGHTING

All exterior lighting must be directed downward, diffused or of low wattage. Colored exterior lighting or exterior lighting directed towards streets or roadways will generally not be permitted, absent unusual circumstances. Lighting fixtures must be compatible with the residence structure's design and style and must be placed appropriately.

EXTERIOR MATERIALS AND COLORS

Most authentic exterior materials are acceptable, including:

- Stucco - smooth or textured
- Masonry - stone, brick, split rock, ceramic, marble
- Wood (typically painted or stained) - timbers, board, tongue and groove, rough sawn lumber, wood shingles, shakes

Vinyl siding will typically not be approved and is discouraged unless a clearly superior product. Aluminum siding typically will not be approved.

Exterior textures and colors must be harmonious with the natural landscape and no bright colors, except white, shall be acceptable as the dominant color of the residence.

GARAGES, DRIVEWAYS AND WALKWAYS

Each residence must have a private, fully enclosed garage for not less than two cars. Garages

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may be attached or detached and must be located within the "B," Building Area. On all Lots in Blocks F through N, garages shall be side loading: provided, however, if the square footage of the residential structure is 2,500 or more, the ARC may authorize a front loading garage where the size and configuration of the residence, as compared to the size and configuration of the Lot, make a side loading garage impossible or impractical. Double garage doors must be a minimum of 16' in width and all overhead garage doors must employ automatic door openers. Typically, garage doors should be 7' high. Driveways should be located at least 5' off the side Lot line, except for side entry garages which will be approved on a case by case basis.

Driveways shall be constructed of concrete, pavers, brick or stone, and typically shall not exceed 20' in width, and shall be constructed to join at the top of the existing curbing along the street. Cuts of the existing curbing are not permitted. Asphalt, blacktop or gravel driveways are not permitted.

Walkways from the entrance of the residence must be of a material which is either the same of that of the driveway or one which is compatible with the driveway and the residence.

MAILBOXES

All mailboxes in Heron's Forest will conform into one design with construction specification provided by the ARC.

ROOFS AND CHIMNEYS

Cement tile, clay, standing metal seam, slate or asphalt or fiberglass shingles of dimensional shape (235 lbs. or greater per square) are the recommended materials for all roofs. Other material will be considered on an individual basis. Minimum roof slope will be 6/12 (except that the ARC may consider roofs covering porches at 4/12 minimum slope).

Chimney exteriors shall be of the same material as the predominant exterior material on the residential structure; however, if brick is the predominant exterior material of the residential structure and a metal fireplace is used, the chimney may be either stucco (preferred) or a high quality vinyl siding approved by the ARC.

Chimney caps are required to cover stove pipes of metal fireplaces. Flashings and chimney caps must be either weathered copper or painted to match the approved roof color.

Roof stacks and vents should not extend above the ridge line and should be painted the same color as the roof.

SATELLITE RECEIVING DISHES

The old style, large satellite receiving dishes are prohibited. As a general matter, the newer

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technology smaller satellite dishes are not prohibited but shall first obtain ARC approval. Generally, any such permitted smaller satellite receiving dishes shall be required to be fully concealed from view from front and side Lot lines.

SCREEN PORCHES, ENCLOSURES AND PATIOS

All screen structural material must be anodized or electrostatically painted in color harmony with the residence exterior.

Patios shall be located in the Building Area (B) to the rear of residence. Front and side locations must be approved on an individual basis.

Patios should be constructed with natural colored concrete, slate, flagstone, brick, wood, tile, pebble, or stamped concrete.

SWIMMING POOLS, TENNIS COURTS AND OUTBUILDINGS

Pools must be located to the rear of the residence, completely enclosed and attached to the main residential structure, with the design and construction details approved by the ARC.

Tennis courts are not permitted.

Outbuildings must be approved by the ARC, placed within the Building Area (B) and typically screened by vegetation.

WALLS AND FENCING

All fencing and walls shall be approved by the ARC.

Typically walls and fencing forward of the rear line of the residential structure will not be approved, except perhaps for architectural fencing segments, or short runs in the side yard forward of a permitted rear yard privacy fence.

While privacy fencing outside of the Building Area (B) is strongly discouraged, it shall be approved, if: (1) any exterior wood surface is stained a natural and neutral color; (2) trees are not cut to install same; (3) they are of a decorative design consistent with the design of the residential structure; and (4) other requirements which might be imposed by the ARC are complied with. The standard type all wood privacy fencing is prohibited. Where neighboring lots have permitted privacy fencing extending outside the Building Area (B), the ARC may (but is not required to) take into account the color and design of same in approving any neighboring fencing.

Any permitted walls or fences should not exceed an average height of 4', and in no instance 6'.

DOORS AND WINDOWS

Front doors should be of a decorative nature and constructed of solid wood, infilled with wood or glazed panels, or metal/fiberglass with full glazing. Flush doors are not acceptable. Side lights and transoms are permitted; however, they should be compatible with the entrance door and design. Oval shapes at doors and side lights are allowed, and arched transoms are permitted. Sliding glass doors are discouraged on elevations exposed to the street. Trim or casing shall be used at all door, side light and transom conditions, with trim color coordinated with adjacent window trim color.

Windows shall be fabricated of wood, vinyl, vinyl clad or white painted aluminum. Clear (non-tinted, non-reflective) glazing is required, except where stained/beveled/leaded glass or glass block is used. Window trim or casing color shall be coordinated with adjacent door trim color. Acceptable window types are double or single hung, casement or awning. Sliding window units are prohibited. Fixed glass is permitted only in transom and glass block applications.

ELEVATED FOUNDATIONS

Foundations of the main residential structure must be a minimum of 20" above finish grade. Where appropriate, the elevated foundation may take the appearance of off-grade construction. Elevated foundations serve as an attractive base for the house while creating a stately presence.

HOMEBUILDERS

It may be that there will be one or more homebuilders constructing from time to time spec house(s) in Heron's Forest. Without yielding on the Architectural Standards applicable to all homes in Heron's Forest, in such, or similar, cases the ARC reserves the right to work with the builder to facilitate the Architectural Review process, charge a reduced Architectural Review process fee, etc.

CONSTRUCTION DEBRIS

During the entire construction process, all Owners shall be responsible for construction debris, stormwater run off and such matters. Towards these ends, during construction each Owner shall provide a completely enclosed area where construction debris, trash and rubbish is to be temporarily stored until permanently removed from the community; shall prevent top soils and other materials from washing in to adjacent streets and/or on to adjacent property; and periodically (not less often than weekly) shall police not only their lot, but also all areas in the vicinity thereof whereon construction debris might have washed, blown, etc. Failure of any Owner (and all Owners shall be responsible for their homebuilder) to diligently adhere to the foregoing guideline shall be grounds for the ARC to suspend, without notice, construction plan approval, until such time as the situation is properly remedied and/or assurances provided of its discontinuance.

KEY TO LANDSCAPE STANDARDS AND CRITERIA

The following is a summary of design, materials and installation elements the ARC requires, recommends and/or encourages. These items are described further in this section in the following order.

Applicability of Landscape Standards - Discusses approval of landscape plans.

Community-Wide Landscaping Maintenance Standards - Discusses landscape maintenance standards for the community.

Definitions - Definitions of landscape terminology.

Existing Vegetation - Requirements for preservation of existing vegetation.

Greenbelt - Details the treatment and care of Greenbelts.

Hedge Planting for Screening - Restrictions/requirements on hedges used for screening.

Irrigation System - Describes irrigation system requirements.

Landscape Plan - Discusses landscape plan submission.

Plant Palette - Lists recommended plants.

Planting Beds - Details planting bed and shrub planting program.

Sod - Lists the acceptable type of sod and amount of coverage.

Tree Planting - Details tree planting program.

Applicability of Landscape Standards

The following landscaping standards shall apply to all Lots within Heron's Forest. The ARC has adopted these standards as an integral part of the Heron's Forest Architectural Guidelines. **No lot clearing, grading or landscaping shall commence in any respect until the ARC has completely approved the Owners plan.** All landscaping shall be completed prior to occupancy.

APPENDIX B

Plant Palette for Heron's Forest

Botanical Name

Common Name

Groundcovers

Agapanthus Africanus	'Peter Pan'
Ajuga Genevensis	Geneva Bugleweed
Aspidistra Elatior	Cast Iron Plant
Euonymus Fortunei	Running Strawberry Bush
Hedera Helix	English Ivy
Juniperus Conferta	Shore Juniper
Juniperus Horizontalis 'Plumosa'	Andoria Juniper
Lantana Camara 'Horizon'	Horizon Lantana
Lantana Camara "Gold Mound"	Golf Mount Lantana
Lantana Montevidensis	Weeping Lantana
Liriope Spp	Lily-turf
Ophiopogon Japonicus	Mondo
Vinca Major	Periwinkle
Vinca Major	Dwarf Periwinkle

Vines

Asparagus Plumosus	Plumosa Asparagus Fern
Campsis Radicans	Trumpet Creeper (N)
Clytostoma Callistegioides	Painted Trumpet
Ficus Pumila	Climbing Fig
Gelsemium Sempervirens (P)	Carolina Yellow-Jessamine (N)
Passiflora Spp.	Passion Flower
Jasminum Mesnyi	Primrose Jasmine
Juniperus Chinensi	Pfitzer Juniper
Lantana Camara	Common Lantana
Nandina Domestica	Nandina
Photinia Glabra	Japanese Photinia
Podocarpus Macrophylla Maki	Japanese Yew
Pyracantha Coccinea	Firethorn
Rhaphiolepis Indica 'Alba'	Dwarf White Hawthorn
Rhaphiolepis Indica 'Majestic Beauty'	Majestic Beauty Hawthorn
Rhododendron Indicum 'Red Ruffle'	Red Ruffle Azalea
Severinia Buxifolia	Chinese Boxorange
Spiraea Cantoniensis	Reeves Spirea
Trachycarpus Fortunei	Windmill Palm
Viburnum Suspensum	Sandankwa Viburnum

Large Shrubs

Camellia Japonica	Camellia
Camellia Sasanqua	Sasanqua Camellia
Chamaerops Humilis	European Fan Palm

Cleyera Japonica
 Elaeagnus Pungens
 Fatsia Japonica
 Feijoa Sellowiana
 Hydrangea Macrophylla
 Ilex Vomitoria
 Illicium Anisatum
 Illicium Parviflorum
 Ligustrum Japonicum
 Michelia Fuscara
 Nerium Oleander
 Osmanthus Spp.
 Photinia Serrulata
 Pittosporum Tobira
 Trachelospermum Jasminoides
 Wisteria Sinensis
 Fatshedra Lizel
 Allamanda Cathartica

Small Shrubs

Berberis Thunbergii Atropurpurea
 Buxus Harlandi
 Buxus Microphylla cv. Japonica
 Fatshedera Lizel
 Gardenia Jasminoides "Prostrata"
 Hydrangea Macrophylla
 Ilex Crenata
 Ilex Vomitoria 'Nana'
 Jasminum Floridum
 Ligustrum Sinensis Variegata
 Pyracantha Spp.
 Rhipidophyllum Hystrix
 Rhododendron Obtusum
 Serissa Foetida
 Yucca Smalliana
 Zarnia Integrifolia

Medium Shrubs

Abelia Grandiflora
 Ardisia Crenata
 Aucuba Japonica Variegata
 Buxus Microphylla Japonica
 Callistemon Rigidus
 Euonymous Japonicus
 Gardenia Jasminoides
 Ilex Cornuta 'Burfordi'
 Pittosporum Tobira 'Variegata'
 Pyracantha Koidzumi
 Thuja Orientalis
 Vitex Agnus-Castus
 Yucca Aloifolia

Cleyera
 Silverthorn
 Fatsia
 Pineapple guava (Feijoa)
 Hydrangea
 Yaupon
 Japanese Anise-tree
 Dwarf Anise
 Japanese Priver (Glossy)
 Banana Shurb
 Common Oleander
 Osmanthus
 Chinese Photinia
 Japanese Pittosporum
 Confederate-Jasmine
 Chinese Wisteria
 Fatshedra
 Common Allamanda

Japanese Barberry
 Harland Boxwood
 Japanese Boxwood
 Botanical Wonder
 Dwarf Cape-Jasmine (Gardenia)
 Hydrangea
 Japanese Holly (Dwarf)
 Dwarf Yaupon
 Showy Jasmine
 Variegated Chinese Priver
 Dwarf Firethorn
 Needle Palm
 Kurume Azalea
 Serissa
 Adams-Needle
 Coontie Palm

Glossy Abella
 Coral Ardisia
 Gold Dust Plant
 Japanese Boxwood
 Stiff Bottlebrush
 Evergreen Euonymous
 Cape-Jasmine (Gardenia)
 Burford Holly
 Variegated Pittosporum
 Formosa Firethorn
 Arborvitae
 Chaste Tree
 Spanish Bayonet

Small Trees

Gordonia Lasianthus
Ilex Opaca 'Savannah'
Ilex Opaca
Magnolia Liliflora
Myrica Cerifera
Parkinsonia Aculeata
Viburnum Odoratissium
Lagerstromia Indica

Loblolly Bay
Savannah Holly
American Holly
Saucer Magnolia
 Wax-Myrtle
Jerusalem-thorn
 Sweet Viburnum
Crape Myrtle

Large Trees

Acer Rubrum
Cinnamomum Camphora
Magnolia Grandiflora
Pinus Spp.
Quercus Laurifolia
Quercus Phellos
 Quercus Virginianna
Liquidambar Stryaciflua

Red Maple
Camphor Tree
Southern Magnolia
Pine
Laurel Oak
Willow Oak
 Live Oak
Sweet Gum

APPENDIX C

ARCHITECTURAL REVIEW PROCESS FOR HERON'S FOREST

The Architectural Review Process is a required prerequisite before building a home in Heron's Forest, and should be completed **BEFORE A LOT IS CLEARED OR OTHERWISE DISTURBED**. The purpose of the review process is not to restrict design freedom or make design decisions. The intent of the Architectural Review Committee (ARC) is to ensure that individual homes maintain the overall desired character of Heron's Forest. The ARC may be contacted as follows:

Heron's Forest Architectural Review Committee
Attention: Jennifer Jernigan
17 South Palafox Street, Suite 394
P. O. Box 12358
Pensacola, Florida 32582-2358

Phone: 850-434-5330
Fax: 850-434-6829

PART 1 - CONCEPTUAL REVIEW

This review is recommended but not required, and allows for an evaluation at the schematic stage of the project. The following are requested, but not required.

(1) Site Plan (1" = 10' preferred, but not less than 1" = 20') showing the following: (i) The Landscape Area (A) and Building Area (B) (refer to Architectural Guidelines topic "Structuring Siting and Building Area"); (ii) the Greenbelt line; (iii) all existing trees having a 6" or greater caliper, by size and type; (iv) all proposed improvements; (v) Lot dimensions; (vi) Lot drainage; and (vii) approximate location of any above the ground utility fixtures.

(2) Floor Plan (1/4" = 1')

(3) Elevations (1/4" = 1')

PART 2 - FINAL REVIEW

This is the formal submittal required by the Heron's Forest Declaration of Covenants, Conditions, and Restrictions, and allows the Architectural Review Committee to check the completed construction documents for conformance with that Declaration and the Heron's Forest Architectural Guidelines.

NEITHER THE ARCHITECTURAL REVIEW COMMITTEE, NOR THE HERON'S FOREST PROPERTY OWNERS ASSOCIATION, REVIEWS THE CONSTRUCTION DOCUMENTS FOR COMPLIANCE WITH ANY APPLICABLE BUILDING CODES, SAFETY CODES, LAND USE REGULATIONS OR THE LIKE, ALL OF WHICH ARE THE RESPONSIBILITY OF THE OWNER.

The following is required:

- A. A letter requesting plan approval including the name, address, and phone number of the owner, builder, and a check payable to the Heron's Forest Homeowners Association for \$200. (Builders engaged in an ongoing building program within Heron's Forest should submit the agreed upon fee.)
- B. Site Plan showing the same things as required for the conceptual review.
- C. Landscape plan (1" = 10' preferred, but not less than 1" = 20') details, which also show all existing trees (by type and size) having a 6" or greater caliper, complete with irrigation plan; plant sizes and quantities; the limits of sodding; and other requirements set forth in the Architectural Guidelines. The ARC is cognizant of the fact that particularly after construction of the residential structure commences, Owners sometimes desire to modify their landscape plans to better suit the actual on the ground conditions. To facilitate any such changes, dependant upon the degree of change, the Owner may simply submit two copies of a marked up version of the originally submitted and approved landscape plan without any fees, and allow the ARC 15 days from receipt to review same.
- D. Floor Plans (1/4" = 1').
- E. Elevation (front, sides, and rear) (1/4" = 1'), to include exterior materials.
- F. Eave, door and window (and shutter, if any) information and trim detail (1/2" = 1').
- G. A sample of the primary Exterior Siding Materials, together with color samples and/or explanation of all exterior colors/stains to be used.
- H. Chimney Design and Materials.
- I. Garage Door Details (including materials, size, manufacturer).
- J. Exterior lighting plan.

Scales approximating those indicated above will be adequate. Materials submitted to the Architectural Review Committee **WILL NOT BE RETURNED**. Submittal of the above materials generally should be all that is required, however, from time to time the Architectural Review Committee may request additional information.

The ARC reserves the right to work with responsible builders engaged in an on-going building program within Heron's Forest to facilitate multiple plan approvals, multiple lot clearing procedures, reduced architectural review process fee, etc. However, such action by the ARC is intended solely as a procedural expedient, and not a waiver of any other provisions of the Declaration or Architectural Guidelines.

If any Association assessments for a Lot are unpaid, plans submitted with respect to that Lot will be rejected and not approved until such time as the delinquent assessments are paid in full and the plans again submitted for review.