

# 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 Standards and Architectural Guidelines

## Part I: Introduction and Definitions

### 1.0 General Purpose

- a. The Turnberry Community Standards and Architectural Guidelines have been assembled in order to assist our residents 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 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 trend, materials and technology changes, the Turnberry Board of Directors and the Turnberry ARB has the right, from time to time, to revise, change, update and otherwise amend these Standards and Guidelines.

### 2.0 General Overview of Review Process and ARB

- a. Many (but not all) exterior projects you may wish to undertake will require approval both from the Turnberry Architectural Review Board (ARB) and the Saint Johns Architectural Review Committee (SJARC). At the end of these Standards and Guidelines, a table has been assembled to assist you in determining whether you will be required to obtain one (for Turnberry) or two (for Turnberry and SJARC) approvals. In general, if BOTH approvals are required, then you are required to complete the SJARC application (which will be acceptable for the Turnberry ARB as well). If only Turnberry approval is required, then you are required to complete the Turnberry ARB application. In either situation, the application is to be submitted to May Management, and the process of approval moves first to the Turnberry ARB (ending there if only one approval is required) and then the application is forwarded to SJARC (if two approvals are required). If you have questions, by all means ask. For more specific information, please contact Vanessa Cunningham, SJARC Administrator at ([vcunningham@davidsonworldgolf.com](mailto:vcunningham@davidsonworldgolf.com)), who is the contact person for the SJARC.
- b. The Architectural Review Board: The Turnberry Architectural Review Board, hereafter referred to as the “ARB”, shall consist of a minimum number of three residents of Turnberry, as appointed from time to time by the Turnberry Homeowners Association Board of Directors.

### 3.0 Projects that REQUIRE ARB approval (Established MINIMUM Requirements)

- a. The Turnberry Community Standards and Architectural 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 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 Saint 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 Standards and Architectural Guidelines are used throughout the development process as criteria for objectively reviewing all applications. In other words, your project proposal is compared to these Guidelines to ensure conformance, and approval/disapproval is based on such conformance. Please note to that during the review process for all applications and the implementation of the intent of these 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 Guidelines.

**4.0 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:

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

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

## Part II: Minimum Exterior Architectural Requirements

### 1.0 Changes to exterior house painting and required paint schemes

- a. **Turnberry has established the following ARB Guidelines for Residential Home Color Guidelines for residents 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, muntins, 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.) All wall mounted electrical service boxes and conduit must be painted the color of the body of the house.
  - 9.) The metal chimney caps must be painted the color of the body of the chimney.
  - 10.) All roof penetration, vents and vent stacks must be painted to the color of the roof.
  - 11.) All shutters must be a minimum 3/4 width of the window to be covered, preferably full width.
  - 12.) To further assist you in your painting project, please refer to Part V of this document, section 6.0 Painting hints and tips. Please note that there is an official Turnberry Color Palette sample booklet that is available to Turnberry residents 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.

- 13.) **If you paint your home the SAME color (body and trim), then you still require ARB approval to proceed.**

### **Frequently Asked Questions concerning exterior house painting**

Q: Are you saying that I cannot paint my house the color I want?

A: No, you have choices, but within a range. The goal is to maintain community harmony on balance with personal preference. In other words, your house must blend in, and not stand out.

Q: What about the house trim, and doors or garage door?

A: It is suggested that you thoroughly read the Architectural Guidelines, hints and tips. If you still cannot find the answer you are looking for, by all means get in touch with one or more of the ARB committee members BEFORE you dip your brush into the paint can!

Q: I want to paint my house the same color. Do I need to go through the ARB?

A: Yes. The reason why is because the old paint may be faded, and it is in the best interests of the community to know what to expect in the repaint (for instance, a much brighter or more vivid color). Also this prevents a resident from painting their home yet informing the ARB that the new color is the same color when it does not appear so.

## **2.0 Addition to, removal of or painting of 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.
- g. Newly constructed gutters, on existing homes, may be required to address all four sides of the home to provide proper side yard drainage, based on application review and a site inspection.

## **3.0 Driveway/Sidewalks (including painting)**

- a. All Builders/Buyers/Residents 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/Residents 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.
  - f. 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.
  - g. 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. Sawcutting of concrete to create a score pattern is not allowed.
  - h. 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.
  - i. **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, cement tile, clay tile and slate (natural or manufactured) are prohibited. Standard seam metal roofing systems require a special ARB variance as they are not recommended and do not conform to community standards (although they are considered more energy efficient under Florida Friendly guidelines). 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 eve drips shall match the color of the adjacent roofing system.
- b. 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.
- c. **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, and must also receive SJARC approval prior to installation. These guidelines include the following:**

- b. All fences must be no taller than 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 top and bottom rail and no finials atop posts.
- d. All fences must be black or dark, forest (WGV) green.
- 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 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. Please refer to the Table of Setback Definitions on page 4.
- i. 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.
- j. The fence must join the house at a 90 degree relationship to create a standard corner type fence to wall joint.
- k. In cases where an unscreened pool may be desired on a lakefront lot, the Florida Statute Chapter 515 "Residential Swimming Pool Safety Act" states that a pool without a screen enclosure (regardless of orientation of house (lake or conservation side) must have a fence around it. Note that the required perimeter pool fence can be run alongside lots, extending to the Normal Water Line (beyond top of bank) in a series of stepped horizontal panels, thus eliminating the potential need for fencing across the rear yard. In these cases, the fence, at water's edge, must be complemented with native grasses and shrub plantings. Lake Bank native grass plantings, trees and climbing vines may all be required, as a part of the fence application, in order to soften and blend the fence terminus points at the lake edge. Again, the fence must match the design standards, must be installed with "stepped" panels near the lake and the layout must receive SJARC approval prior to installation.
- l. 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.
- m. Fences are not permitted in yards facing streets.
- n. All corner lots are subject to specific review and determinations based on existing conditions, exposures and landscapes.
- o. When the fence has been installed, the owner must make notice that it is ready for inspection. An inspection will be made by SJARC 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 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 SJARC approved design.
- 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 and SJARC approval prior to installation.**
- i. 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.**
- 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.
- 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 residents. 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.
- 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 conforms to these guidelines, then you do not need ARB approval.**
- b. **Flagpoles and similar structures on the other hand, that are visible to the public, require application and approval.** Requests for flagpoles must include a pictorial sample and site plan of the home showing requested location of flag pole. Stand-alone flag poles can be no taller than fifteen (15') feet and should be either black (preferable) or aluminum in color. The flag should be no larger than 3' x 5'.

## 10.0 Gazebos and Garden Structures

- 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.

## 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 to match 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 and be surrounded with shrub plantings.
  - 3.) 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.

- 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 and must be enclosed within a 2’ x 2’ x 4’ “Rubbermaid” type storage bin or must be behind a 4’ tall opaque screen wall. The bin must then be shielded from view with appropriate plantings.
  - 2.) Any extraction of mud in order to drill the well must be pumped onto residents 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 must be kept in good working order and painted black, as according to SJARC/Turnberry ARB standards. Some homeowners opt to plant confederate jasmine 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.
- b. **There is no requirement to have ARB approval for such mailbox jasmine planting.**

## 13.0 Site and Landscape Lighting

- a. Residents 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

- a. **Approval for swimming pool construction requires BOTH SJARC and Turnberry ARB application because of the multiple issues of construction, landscaping and fencing involved.** The Turnberry Community Standards and Architectural 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 from BOTH SJARC and Turnberry ARB 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 and the SJARC in addition to the pool application submitted to the SJARC. 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.
  - 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 with screen enclosure attached to 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 yards.
  - k. After completion of the pool, the owner must make notice that the pool is ready for inspection. An 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, the owners must make an application, in advance of the event.**
- 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.**
- 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.

## 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.
- 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 home owners 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. **In general, shrubs and ground cover, provided that the plantings conform to these Standards and Guidelines, do not require ARB review or 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 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. **You do not 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.

- h. Controller and other irrigation equipment/devices shall be enclosed with an opaque screen wall and perimeter shrub planting.
- i. 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 and high moisture periods.

## 7.0 Miscellaneous

- a. Most minor landscaping changes do not require ARB approval. **Adding or removing a bush, planting flowers, resodding your yard, or adding/removing mulch are some projects that do NOT require ARB approval.** However, removing large living trees greater than 6 inches in diameter (e.g., across) require approval. Please be advised during initial review of home construction in the Turnberry neighborhood, each individual yard has a minimum tree requirement of seven (7) trees, two of which must be hardwood canopy trees. Please reference the WGV Plant Palette for approved trees.

## Part IV: Application Review Process

### 1.0 Overview

- a. As described in the Introduction, many (but not all) exterior projects you may wish to undertake will require approval both from the Turnberry ARB and the Saint Johns Architectural Review Committee (SJARC). Within this section of the document, a table has been assembled to assist you in determining whether you will be required to obtain one (for Turnberry) or two (for Turnberry and SJARC) approvals. Specifically, if BOTH approvals are required, then you are required to complete the SJARC application (which will be acceptable for the Turnberry ARB as well). If ONLY Turnberry approval is required, then you are required to complete the Turnberry ARB application. In either situation, the application is to be submitted to May Management (see section d, below), and the process of approval moves first to the Turnberry ARB (ending there if only one approval is required) and then the application is forwarded to SJARC (if two approvals are required). If you have questions, by all means ask.
- b. 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 plans, documentation, information and fees (if applicable). Pictures and drawings are most helpful in order to fully understand your project. Two copies of plans are required with each application.
- c. Once you have approval, your project MUST be FULLY completed within six months of the approval date OR the approval no longer is applicable. At that point, you would be required to resubmit your application (in other words, start all over from square one).
- d. 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.turnberryatstjohns.com](http://www.turnberryatstjohns.com). Turnberry ARB does not require an application fee to submit a plan for ARB review. Turnberry ARB also does not require a Refundable Performance Deposit or Impact Fees.
- e. Additional application process time is necessary when your application requires Saint Johns Architectural Review Committee (SJARC) review/approval. Applications for the SJARC may also be picked up at MAY Management Services, or also through our community website at [www.turnberryatstjohns.com](http://www.turnberryatstjohns.com). SJARC requires an application fee and Refundable Performance Deposit. Know your project and secure your approvals from the respective specified community entities.
- f. Concerning the specifics of completing your application, more information is better than less information . . . to a point. Because of the nature of the projects for which it is responsible, generally, the Turnberry ARB may have different concerns than those of the SJARC. 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 Guidelines.
- g. 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.

### 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.
- 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 Sundays or nationally recognized Federal holidays. Our security firm, USSA, is instructed to stop any contractor observed working a job site within the community on a Sunday or recognized holidays. However, this restriction does not mean that you, the homeowner, are restricted from working on your residence.

## 7.0 Projects requiring Specific Board(s) Review Approval (Summary)

Project	Specific Board Review Approval	
	SJARC	Turnberry ARB
Screened in Lanai		X
Landscape (major)	X	X
Landscape (minor)		X
Room Addition	X	X
Fencing	X	X
Pool Enclosure	X	X
Swimming pool	X	X
Exterior paint color (*)		X
Rain gutters		X
Driveway/Sidewalks (including painting)		X
Play/Athletic Equipment (*)		X
Satellite Equipment (*)		X
Flagpoles (*)		X
Gazebos and Garden Structures		X
Generators/Mechanical Equipment/Wells		X
Roofing		X

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

## 8.0 ARB Meeting Dates and ARB contact information

- a. The ARB has scheduled meetings on the first Tuesday of the month at May Management when there are items to be discussed, with the exception of December (when purposely no meeting is scheduled). The meetings are to be held in the conference room at 475 West

Town Place, STE 112, starting at 3 pm. When there are no items to be discussed, the meetings are not held. This is your opportunity to ask questions, and/or submit applications and plans regarding any physical changes, additions and/or deletions to your home or grounds for consideration and approval. Note that applications received at the meeting may not necessarily be acted on at the meeting, but within the specified time limit from it's date of receipt at May Management. The ARB welcomes your participation and involvement, so please feel free to contact an ARB member and/or plan to attend a meeting. The meeting schedule can be found on the Turnberry website.

- b. 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.

- Gene Rankin, Chairperson: [Eugene\\_rankin\\_phd@yahoo.com](mailto:Eugene_rankin_phd@yahoo.com) or (904) 673-0266
- Bob Brain: [bobbrain@msn.com](mailto:bobbrain@msn.com) or (904) 814-8865
- Marge Talbert: [mmtalbert@comcast.net](mailto:mmtalbert@comcast.net) or (904) 940-6697
- Jim Spaulding: [jas.spaulding@yahoo.com](mailto:jas.spaulding@yahoo.com) or (904) 940-0246

WORLD GOLF VILLAGE TURNBERRY COMMUNITY

ARCHITECTURAL STANDARDS AND GUIDELINES

APPENDIX

- 1.0 Turnberry Architectural Review Board (ARB) Application**
- 2.0 SJARC Application**
- 3.0 Authorization Form for fence to be installed on Common Property Line**

**Turnberry Homeowners Association Inc.  
Turnberry Architectural Review Board (ARB) Application  
C/o MAY Management Services  
475 West Town Place, Suite 112  
St. Augustine, FL 32092**

**Two sets of plans required with each application.**

To: Turnberry Architectural Review Board  
From: Property Owners: \_\_\_\_\_ Lot: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Approval requested for (property address): \_\_\_\_\_  
Submitted by: \_\_\_\_\_ Phone: \_\_\_\_\_

- \_\_\_\_\_ Exterior paint color (\*); requires submission of color samples with application
- \_\_\_\_\_ Rain gutters
- \_\_\_\_\_ Driveway/Sidewalks (including painting); Submit design plan with application
- \_\_\_\_\_ Play/Athletic Equipment (\*); submit design plan, lot location and landscape considerations
- \_\_\_\_\_ Satellite Equipment (\*)
- \_\_\_\_\_ Flagpoles (\*)
- \_\_\_\_\_ Gazebos and Garden Structures; submit design plan, lot location and landscape considerations
- \_\_\_\_\_ Generators/Mechanical Equipment/Wells; submit design plan, lot location, landscape
- \_\_\_\_\_ Roofing; submit sample denoting manufacturer's data
- \_\_\_\_\_ Landscape (minor); submit design plan, lot location
- \_\_\_\_\_ Other

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

Description of the project requesting approval: \_\_\_\_\_

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

**Do Not Write Below This Line**

Date Forwarded to Turnberry ARB: \_\_\_\_\_

From: Turnberry Architectural Review Board

Your application is **approved / disapproved** subject to the following conditions, if any:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans with the community and in conjunction with deed restrictions of your community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and no reliance on this approval should be made by any party with respect to such matters. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty. In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and a specific letter of "variance approval" is issued by the party entitled to enforce such setbacks or restrictions. His approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted plans.

Compliance with all applicable building codes, is the responsibility of the general contractor and the owner and not that of the Architectural Review Board or any developer. **The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots. The Owner is responsible for informing the primary contractor.** Compliance with all approved architectural and landscaping is the responsibility of the **owner** of legal record, and any change to the approved plans without prior Architectural Review Board approval subjects these changes to **disapproval**, and **enforced** compliance to the approved plans may result.

**Saint Johns Architectural Review Committee Application  
Turnberry Architectural Review Board  
C/o MAY Management Services  
475 West Town Place, Suite 112  
St. Augustine, FL 32092**

**Two sets of plans required with each application.**

To: SJARC and Turnberry ARB  
From: Property Owners: \_\_\_\_\_ Unit/Phase: \_\_\_\_\_ Lot: \_\_\_\_\_  
Mailing Address: \_\_\_\_\_

Approval requested for (property address): \_\_\_\_\_  
Submitted by: \_\_\_\_\_ Phone: \_\_\_\_\_

- |   |  |
|---|--|
| <p>_____ Screened-in Lanai<br/>(Attach two copies of survey showing Footprint, color and all elevation Drawings, and landscape plan)</p> <p>_____ Room Addition<br/>(Attach two copies of survey showing Footprint, color and all elevation Drawings, and landscape plan)</p> <p>_____ Pool Enclosure<br/>(Attach two copies of survey showing Footprint, color and all elevation drawings, and landscape plan)</p> | <p>_____ Major Landscape (including request for palm planting)<br/>(Attach two copies of landscape plan)</p> <p>_____ Fence Plan and Detail<br/>(Attach two copies of survey with fence location sketched onto it; denote type, height and color)</p> <p>_____ Pool Plan and Detail and material,<br/>(Attach two copies of survey with pool location sketched on it) Note: all pools must be screened or fenced, landscaped and all plans must be submitted with pool plan.</p> |
|---|--|

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

**Do Not Write Below This Line**

Date Received and Forwarded to SJARC: \_\_\_\_\_  
From: Saint Johns Architectural Review Committee  
Your application is **approved / disapproved** subject to the following conditions, if any:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Date Forwarded to ARB: \_\_\_\_\_  
From: Turnberry Architectural Review Board  
Your application is **approved / disapproved** subject to the following conditions, if any:

Signature: \_\_\_\_\_ Date: \_\_\_\_\_  
Printed Name: \_\_\_\_\_ Title: \_\_\_\_\_

Note: These plans have been reviewed for the limited purpose of determining the aesthetic compatibility of the plans with the community and in conjunction with deed restrictions of your community. These plans are approved on a limited basis. No review has been made with respect to functionality, safety, and compliance with governmental regulations or otherwise and no reliance on this approval should be made by any party with respect to such matters. The approving authority expressly disclaims liability of any kind with respect to these plans, the review hereof, or any structures built pursuant hereto, including, but not limited to, liability for negligence or breach of express or implied warranty. The following applies to the construction of pools, screens and room additions: This approval concerns only your architectural and/or landscape plans. You are still responsible to obtain whatever easements, permits, licenses and approvals, which may be necessary to improve the property in accordance with the approved plans. This approval must not be considered to be permission to encroach on another property owner's rights to use and enjoy all possible property rights. Approval of the plans does not constitute a warranty or representation by the Architectural Review Board or any developer or landowner that the proposed improvements will be consistent with the development plans of any other landowner. In addition, this approval does not in any way grant variances to, exceptions, or deviations from any setbacks or use restrictions unless a specific letter of variance request is submitted and a specific letter of "variance approval" is issued by the party entitled to enforce such setbacks or restrictions. His approval does not constitute approval of any typographical, clerical or interpretative errors on the submitted plans. Compliance with all applicable building codes is the responsibility of the general contractor and the owner and not that of the Architectural Review Board or any developer. **The Owner is responsible for positive drainage during and after the construction of the lot. No water drainage is to be diverted to adjoining lots. The Owner is responsible for informing the primary contractor.** Compliance with all approved architectural and landscaping is the responsibility of the **owner** of legal record, and any change to the approved plans without prior Architectural Review Board approval subjects these changes to **disapproval**, and **enforced** compliance to the approved plans may result.

**Applicant:**

Homeowner Applicant: \_\_\_\_\_

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

E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

Homebuilder Applicant: \_\_\_\_\_

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

E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

Specialty Contractor (Landscape, Pool, Screen Enclosure, Fence, etc):

Contact Name & Company Name: \_\_\_\_\_

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

E-mail: \_\_\_\_\_ Fax: \_\_\_\_\_

**I. REVIEW SUBMITTAL SCHEDULE**

	Date Received:	Date Approved:	Initials:
A. Preliminary Submittal	_____	_____	_____
B. Final Plan Submission	_____	_____	_____
	(To correct deficiencies & clarify missing information).		
C. Application fee(s): <b>Check made payable to SJ Land Associates, LLC</b>			

Major Alterations      \$2100 (\$2000 refundable)

- 1. Improvements      \$2100 pools, (\$2000 refundable), \$1100 Enclosures (\$1000 refundable) \$1100 fences, (\$1000 refundable)

**Refundable amounts are considered as Performance Deposits and will be refunded in full when the project, including all site improvements and landscaping, is completed and approved.**

**Major Alterations:** Defined as expansions to livable square feet or gross footprint and changes to roof/facade.

**Improvements:** Defined as changes, modifications, additions and/or deletions with respect to architectural features, site improvements, pools, decks, fences, screen enclosures, exterior color changes, landscaping and site lighting.

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date

**Note:** *Applicant understands through the signatures above, that they are bound by the regulations of the Neighborhoods of WGV and the SJARC as they pertain to the review, approval, and construction of the improvements described on this application. Applicants further understand that the Partial ARC Guidelines, made part of the Application Form, do not relieve them from the requirement to comply with the complete Standards and Guidelines. Applicant understands that in order to review applications, access to their property is permitted.*

**The SJARC reserves the right to revise, amend and update the Standards and Guidelines from time to time.**

- Fees effective 10/1/08 and are subject to change on an annual basis by St. Johns County.

**II. RESIDENTIAL AND SITE INFORMATION**

Description, type, name, model designation, (if applicable) \_\_\_\_\_

Air-conditioned space, (1<sup>st</sup> floor): \_\_\_\_\_ s.f.

Air-conditioned space, (2<sup>nd</sup> floor): \_\_\_\_\_ s.f.

Total net livable square feet: \_\_\_\_\_ s.f.

Covered porches/ entries/ etc.: \_\_\_\_\_ s.f.

Garages (s): \_\_\_\_\_ s.f.

Other (pool & screen enclosures): \_\_\_\_\_ s.f.

Total building coverage, gross square feet: \_\_\_\_\_ s.f.

Total lot area and dimensions: \_\_\_\_\_ s.f.

**III. LANDSCAPE PALETTE**

Attach a separate plant list, (or include on plans), referencing all plant types, species, size in caliper inches, height, spread, container size, characteristics, and quantities.

**Note: Based on special, unusual or adjacent lot conditions, exposures and interfaces, additional landscape may be required and will be identified in each individual review AS NOTED ON PLANS.**

**IV. ELEVATIONS AND HEIGHT AND DRAINAGE TYPE**

Finished floor elevation: \_\_\_\_\_

Height of building, (at tallest point), from slab: \_\_\_\_\_

Average existing grade elevations: \_\_\_\_\_

Drainage Type for Lot (from Neighborhood Grading Plan) \_\_\_\_\_

**V. MATERIAL DESCRIPTION AND COLOR**

Note: Include color samples, materials, product photos, manufacturer’s cut sheets, etc.

Exterior Features	Color/ Finish/ Material/ Description
Driveway	_____
Entry walk	_____
Exterior foyer/ landing/ porch	_____
Siding type, (stone, brick, stucco, wood)	_____
Roofing	_____
Fascia	_____
Soffit / metal eave drip	_____
Dormer/ gable treatment	_____

Shutters \_\_\_\_\_

Windows \_\_\_\_\_

Window trim \_\_\_\_\_

Entry door \_\_\_\_\_

Garage doors \_\_\_\_\_

Gutters \_\_\_\_\_

Chimney \_\_\_\_\_

Pool screen enclosure \_\_\_\_\_

AC/ pool equipment/ enclosures \_\_\_\_\_

Pool/ spa/ deck \_\_\_\_\_

Fencing/ walls \_\_\_\_\_

Exterior lights \_\_\_\_\_

We, \_\_\_\_\_, property owners and/or home builder of the following address:

Street address \_\_\_\_\_ Parcel \_\_\_\_\_ Lot \_\_\_\_\_

Hereby agree to secure written permission from adjacent property owners to access their property (if required) in the process of construction of the above property. The written permission will be signed and notarized and a copy will be submitted to the SJARC. In addition, we agree to be fully responsible for restoring all adjacent property to it's former condition, prior to any construction and staging activities we perform on the above property. We agree to complete all such restoration on adjacent property within ten (10) days of the completion of landscaping for our project. Restoration will include, but is not limited to the following; smooth grading of all disturbed areas, removal of all trash and construction debris and materials, re-sodding of all disturbed areas with Bahia sod. If remediation detailed above is not completed within the required ten (10) business day time frame, the SJARC reserves the right to complete all required restoration of adjacent private property. In such instances, the SJARC reserves the right to use funds deducted from the project's Performance Deposit to pay for the required restoration.

Dated: \_\_\_\_\_

Signed: \_\_\_\_\_

(Owner)

\_\_\_\_\_

(Owner)

Signed: \_\_\_\_\_

(Builder)

Signed: \_\_\_\_\_

Saint Johns Architectural Review Committee (SJARC)

**PARTIAL REQUIREMENTS**  
**World Golf Village /Turnberry Community**

**\*Applicants remain responsible for adherence to the complete Standards and Guidelines**

**General**

1. You are 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. You are responsible for coordinating your driveway location with the existing tree, streetlight, curb drain, utility cabinet locations and street signage.
3. You are 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. You are responsible for ensuring no disruption to the street irrigation system as a result of your site access.
5. You are 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. 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 have a minimum 7 trees (2 hardwoods).
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.
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.

Saint Johns Architectural Review Committee (SJARC)

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: \_\_\_\_\_