

Architectural Development
Guidelines
for

WALKABOUT

Administered by:

The Walkabout Architectural Review Committee ,
Walkabout Residential Company, L.L.C. &
The Walkabout Property Owners Association, Inc.,
Board of Directors

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I introduction

A. Purpose of Manual

Great care has been taken in the planning, design, and construction of Walkabout. It is the purpose of these Design Guidelines ("Manual") to ensure continuation of these high standards. Well conceived and executed design solutions for all elements of Walkabout must be achieved. The architectural and landscape concepts are to complement each other as well as the surrounding open space. The following guidelines encourage attention to detail and require that all functions, geometry, and materials complement one another and be few in variety. The best design solution comes with great effort through refinement of ideas, not solely through invention of divergence.

The Architectural Review Committee ("ARC") is the entity that will administer this Manual. It is the intent of Walkabout Residential Company, L.L.C. ("Master Developer") that the following criteria and procedures will promote the highest standard of aesthetic value, establish design and social compatibility, and maintain and enhance economic value within Walkabout.

B. Limiting Conditions

This Manual establishes criteria and procedures for development, design, and construction within Walkabout. This Manual is not an offer to sell, purchase, or list real estate, nor is it a warranty of any type. Such agreements shall be separately set forth in legally executed, written documents. This Manual is binding on all owners or contract purchasers of property within Walkabout, except for any improvements constructed or approved by the Master Developer. Remedies for failure to comply are outlined in this Manual, in the Master Declaration of Covenants, Conditions, Restrictions and Easements for Walkabout ("Declaration"), and in contracts for sale. ARC reserves the right to amend and revise this Manual as it deems appropriate, subject to approval by the Master Developer and the board of directors of Walkabout Property Owners Association, Inc. ("WPOA").

This Manual does not supersede (except where more restrictive) or duplicate the Declaration, the Florida Building Code ("FBC"), Land Development Regulations ("LDR"), other county, state, or federal regulations, or other legally binding contracts or agreements between the Master Developer and Parcel Developers/Builders.

II

definitions

All definitions in the LDR and the FBC are made a part of these definitions. The following definitions are in addition to the LDR and FBC definitions:

ARC - The Walkabout Architectural Review Committee, which shall review all applications for construction and/or improvements on all property within Walkabout.

BC - Brevard County.

Builder/Developer - Any person or legal entity who, as owner or contract purchaser, intends to develop or improve parcels or lots for sale to the public.

Builder Program - Multiple Builder/Developers on one single-family parcel (See Custom Lot Development).

Building Width -front: measured at full width of the front building elevation, depicting all visible façade.
rear: measured at full width of the rear building elevation, depicting all visible façade.

CPTED principals - Crime Prevention Through Environmental Design principals.

Collector Streets - Australian Way, Walkabout Way, and Didgeridoo.

Common Area - Includes all real property owned, leased or held by The Walkabout Property Owners Association, Inc., The Country Club at Walkabout Community Association, Inc., or any Property Owner Association within Walkabout and intended to be devoted to the common use and enjoyment of the owners of Walkabout.

Custom Lot Development - One Builder/Developer on one single-family lot.

Homeowner - See Lot Owner.

Improvements - Any new construction or revisions to exterior surfaces such as color changes by painting, material removal or additions, changes in plant material other than meeting maintenance needs, or replacement of dead or diseased plant material.

LDR - Land Development Regulations - Chapter 62 of Brevard County Code of Ordinances.

Lot Owner - Any person or legal entity holding title, or under contract to hold title, to a parcel of land and/or its improvements, located within Walkabout.

Manual - The Walkabout Architectural Development Guidelines, "Design Guidelines", its references attachments, appendices, amendments, and revisions.

Master Developer - Walkabout Residential Company, L.L.C., or its authorized representative, successors, or assigns.

Parcel - Any one or more of the residential neighborhoods and commercial or community facility sites in Walkabout. The LDR definition of 'parcel' applies for its purposes.

Parcel Development - One or two Builder/Developers on single family attached or detached parcel with typical models.

Park - As defined in LDR, but applies only to parks other than those owned by governmental entity.

Property - Shall mean and refer to all the real property subjected to the Master Declaration of Covenants, Conditions Easements and Restrictions for Walkabout.

Purchaser/Homeowner - A person or legal entity that is the final purchaser of a newly developed or resold lot and home for residential occupancy.

SJRWMD - Saint Johns River Water Management District.

SF-A - Single-family attached homes.

SF-D – Single-family detached homes.

Variance - As defined in LDR, but for the purpose of Walkabout ARC review.

WPOA - The Walkabout Property Owners Association, Inc.

WPOAB - The Walkabout Property Owners Association Board.

III

architectural review committee responsibilities & procedures

A. Authority of the ARC

All construction and/or improvements in Walkabout (other than that undertaken by the Master Developer) require the prior approval of the ARC in accordance with the Declaration. The Declaration provides that the ARC implements the criteria and procedures outlined herein through review, approval, or denial of applications to improve property. UNTIL ALL OF THE PROPERTY HAS BEEN DEVELOPED AND CONVEYED TO PURCHASER/HOMEOWNER, THE ARC SHALL REPORT TO THE MASTER DEVELOPER AND REMAIN UNDER THE MASTER DEVELOPER'S CONTROL. AFTER ALL OF THE PROPERTY HAS BEEN DEVELOPED AND CONVEYED TO PURCHASER/HOMEOWNER, THE ARC SHALL BE UNDER THE CONTROL OF THE WPOA.

B. The ARC Membership and Procedures

The Master Developer shall appoint all members of the ARC which shall consist of at least three, but no more than five equal voting members who shall serve terms subject to the sole discretion of the Master Developer. When all of the Property has been developed and conveyed to purchaser/homeowner (other than Builders) the Master Developer shall surrender the right to appoint the ARC members to the Board of Directors of WPOA.

The ARC shall determine its rules of order, meeting dates, meeting locations, submission deadlines, and meeting format (including variations). A majority shall constitute a quorum, all motions shall be stated in the positive, and a simple majority vote of those members present shall be required. The ARC may accept consultation from non-voting consultants as deemed necessary by the committee to advise on matters that may come before the committee.

C. Responsibilities of the ARC

The ARC shall have the following responsibilities:

1. To review all applications for development of improvements for compliance with this Manual and with the standards established by the ARC.
2. To establish and refine architectural, landscape architectural and graphic design concepts and themes for all development of improvements in Walkabout.
3. To determine a high level of standards for design, construction, and maintenance, including all exterior alterations or additions, for all properties within Walkabout.
4. To monitor community, neighborhood, and home appearance and notify WPOA's Board of Directors and Master Developer of violations of the criteria and standards established herein and/or arising out of the ARC
5. To require revisions (at any time) to construction and improvement items that were overlooked during the review process.

6. To provide direction to an ARC administrator employed by either the Master Developer or the WPOA, who shall assist with the administration of the application procedure, with duties including, but not limited to:
 - a. coordination with applicants,
 - b. receipt of and monitoring application and fees,
 - c. coordination with ARC members, the Master Developer and WPOA's Board of Directors on all meetings, applications, variances and appeals,
 - d. preparation of all ARC correspondence,
 - e. notification of applicants on ARC decisions,
 - f. recording meeting minutes as required, and
 - g. maintaining records of the applications and the ARC files.
7. To provide recommendations to applicants for bringing denied applications into compliance with this Manual and the ARC standards.
8. To compare plans submitted to the ARC with plans submitted to Brevard County Planning and Zoning Department, Land Development, Building Department and Engineering Department to insure consistency.
9. To place conditions on plan approvals it deems reasonable and necessary.
10. To amend the criteria in this Manual and the other design standards of the ARC as may be required or deemed desirable.
11. To maintain a fee schedule and to collect fees for the ARC applications and amend as necessary.

D. 45 Day Limitation

SHOULD AN APPLICATION TO THE ARC NOT RECEIVE APPROVAL OR RESPONSE FROM THE ARC WITHIN 45 DAYS OF SUBMISSION, THE APPLICATION SHALL BE CONSIDERED DENIED.

E. Responsibilities of Applicant

THE APPLICANT, CONTRACTOR AND THOSE RESPONSIBLE FOR PREPARING THE PLANS OR DOCUMENTS TO BE REVIEWED BEAR ALL LIABILITY AND RESPONSIBILITY FOR THE PLANS AND THE FINAL IMPROVEMENTS. The applicant shall also be responsible for meeting the criteria and standards in this

Manual and any other requirement of the ARC. The ARC shall neither review nor assume responsibility for the following responsibilities of the applicant:

1. To comply with all applicable ordinances, rules, regulations, law and policies enacted by any district, association, local, state, regional, or federal government, or regulating body with jurisdiction over Walkabout.
2. To ensure that structural, electrical, mechanical, civil, architectural, or horticultural technical design or health, safety, and welfare requirements are met.
3. To determine the conditions of the land (soil, hydrology, geology or fertility) and its stability or instability.
4. To evaluate the hazard potential due to either location or design of any improvement, whether caused by existing or future conditions either on or off the property being reviewed.
5. To ensure performance and quality of a contractor's work.
6. To cure any title defects relating to the property or relating to access to property that is the subject of the ARC review.
7. To perform or require the performance of written or verbal agreements/contracts between the applicant and other parties or homeowners.
8. To secure all applicable governmental approvals and permits.
9. To hire only design professionals registered with the State of Florida Department of Professional Regulation ("DPR").

F. Disclaimer of ARC Liability

Neither the ARC, the WPOA, the Master Developer, nor any of their representatives, successors or assigns shall be liable in damages to anyone submitting plans for approval, or to any Builder/Developer, Lot Owner, purchaser, visitor, or occupant of any of the Property by reason of mistake in judgment, negligence or nonfeasance arising out of or in connection with the approval or disapproval of any plans or the failure to approve any plans. Any Builder/Developer or Lot Owner making or causing to be made any proposed improvement or additions on any portion of the Property, Lot or dwelling unit agrees and shall be deemed to have agreed, for such Builder/Developer or Lot Owner, and his heirs, personal representatives, successors and assigns, to hold the ARC, the WPOA, the Master Developer, any of their representatives, successors or assigns, and all

other Builders/Developers/or Lot Owners harmless from any and all liability, damage to the Property, costs and/or expenses, including attorneys' fees, arising from or in connection with the construction and installation of any proposed Improvement. Such Builder/Developer or Lot Owner shall be solely responsible for the maintenance, repair and insurance of any alteration, modification or change and for assuring that the proposed Improvement meets with all applicable governmental approvals, rules and regulations.

No approval as provided herein shall be deemed to represent or imply that the proposed Improvement, if constructed in accordance with the approved plans and specifications, will result in properly designed and constructed Improvements or will meet all applicable building codes, or other governmental requirements, or will be able to obtain applicable governmental permits.

IV

development review process

In order to insure that the high standards of Walkabout are implemented, all plans for development of improvements within Walkabout shall obtain both:

- **Preliminary design approval:**
 (SF-D Custom – after Brevard County Plat Approval, but prior to preparation of construction plans)
 (SF-D - prior to submission to Brevard County for Site Plan Approval)
 (SF-A - prior to submission to Brevard County for Site Plan Approval)
- **Final design approval:**
 (SF-A/SF-D - required prior to submission to Brevard County for building permits)

Submission requirements are as follows:

Submission	Submitted by
Custom Homes	Architect and/or Landscape Architect
Parcel Development - Model	Architect
Parcel Development – individual lot site plans	Surveyor
Final Survey	Surveyor

THE SUBMISSION PACKAGE SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE ARC GUIDELINES. THE SUBMISSION PACKAGE SHALL BE PREPARED AND REVISED AND COORDINATED WITH ALL OTHER CONSULTANTS TO INSURE CONSISTENCY IN PLANS FOR ALL SITE IMPROVEMENTS.

The ARC review process is coordinated with the submission procedures and requirements of Brevard County ("BC") so as to avoid conflict, duplication, or undue burden. In general, the requirements for content of plans submitted to BC will satisfy the ARC requirements.

ALL PLANS SUBMITTED TO THE ARC SHALL DEPICT THE EXACT PROPOSED LOCATION OF ALL IMPROVEMENTS.

The two submissions shall be detailed as follows:

- Preliminary plans shall have minimal labels and dimensions.
- Final plans shall be fully labeled/dimensioned and represent exactly what will be built; not just fulfill code minimums.

MAXIMUM SHEET SIZE IS 24" X 36" AT A MEASURABLE SCALE

(submit scalable reductions to meet 24" x 36" max.)

Development programs:

- **SF-D AND SF-A Parcel Development.**
One or more Builder/Developers on one single-family detached home or single family attached home parcel with typical models.
- **SF Custom Lot Development**
One Residential Builder/Developer on one single-family lot.
- **Commercial Development**
One Commercial Builder/Developer on a single parcel.

Submission Requirements

The following are the minimum requirements for the preliminary sketch submission and final design submission:

Preliminary Sketch Submission (custom homes & parcel development model)

- Site Plan & Survey (boundary survey, bldg layout).
- Preliminary Architectural Floor Plans & Elevations.
- Conceptual or Typical Lot Planting/Paving Plans.
- Common Area Conceptual Planting/Paving Plans.
- All Material Samples.
- All ARC Application Fees (Preliminary & Final).
- Completed Application Form (original with check and copy of completed and signed application stapled to plans).

Final Design Submission (custom homes)

- Site Plan & Survey.
- Lot & Common Area Grading Plan.
- Architectural Plans if revised from preliminary submittal.
- Planting/Paving Plans for Common Area & Lot.
- Revised Material Samples (resubmit all material samples if any are revised).
- Completed Application Form.

Final Design Submission (parcel development)

- Site Plan & Lot Survey with previously approved model identified.

Final Survey Submission (custom homes & parcel development)

- Final Lot Survey (as-built)

The minimum data required for each of the above plans is outlined as follows.

A. Preliminary Design Approval

Objective: ARC requirements are generally more restrictive than Brevard County. BC approval shall not constitute ARC approval. These preliminary approvals are to allow the ARC and the Developer/Builder to communicate prior to expenditure of significant time and money.

- For SF-D Custom development preliminary ARC approval is required after Brevard County Approval, but prior to initiation of preparation of construction plans.
- For SF-A/SF-D/Commercial preliminary ARC approval is required prior to submission to Brevard County for Site Plan Approval.

1. SF-D Lot and Parcel Development:

Site plans for SF-A and SF-D parcels that are prepared by the Master Developer do not require ARC approval. In the event that site plans are prepared by other than the Master Developer, ARC review and approval shall be required. However, the following ARC approvals are required:

- a. Preliminary site plan for typical models/lots (maximum 30 scale) with: (May be combined with preliminary landscape plan when provided at maximum 1"=10' scale)
 - (1) dimensions, all lot easements and setbacks and overall building dimensions.
 - (2) building(s) with doors and windows.
 - (3) pool(s), spas, outdoor structures, fences and/or tennis courts.
 - (4) driveway(s), patio(s) & walks.
 - (5) ROW pavement w/continuous sidewalk per BC standards.
 - (6) any utility boxes, street lights, street trees, hydrants, etc.
 - (7) conceptual lot drainage i.e. drainage arrows with high point and/or spot elevations at midpoint and corner of lot in addition to finish floor elevation.
 - (8) Lake, golf course, drainage, and utility easements adjacent to lot.
- b. Preliminary architectural floor plans and elevations (front & rear) with overall dimensions (1/4" or 1/8" scale)

- c. Preliminary Planting/Paving Plans (1/8" or 1"=10' scale) with:
 - (1) dimensions, all lot easements and setbacks and overall building dimensions.
 - (2) building(s) with doors and windows.
 - (3) pool(s), spas, outdoor structures.
 - (4) driveway(s), patio(s) & walks.
 - (5) location of major trees/palms.
 - (6) differentiation between sod and ground cover/shrub masses
- d. Material samples (models only)
- e. Completed application form and fees.

2. Single-family attached/Commercial/Community Facility Development:

- For SF-A all buildings shall be depicted on site plan.
 - For Commercial Development, the overall site plan may be submitted for preliminary approval depicting a conceptual site plan for Out Parcels. Once the Commercial Developer has determined a final Out Parcel use, a preliminary package shall be submitted for approval to the ARC.
- a. Preliminary site plan for parcel (maximum 30 scale) with:
 - (1) dimensions, all easements, setbacks, and overall building dimensions.
 - (2) building(s) with doors, points of access, and arcades.
 - (3) pool(s)/patio(s)/walks and other recreation facilities.
 - (4) sign locations/outdoor structures/dumpsters.
 - (5) parking/loading zones/driveway(s).
 - (6) preliminary drainage w/swales/pipes/inlets/elevations.
 - (7) any utility boxes, street lights, street trees, hydrants, etc.
 - (8) Lake, golf course, drainage, and utility easements adjacent to lot.
 - b. Preliminary architectural floor plans and elevations (front & rear) with overall dimensions (1/4" or 1/8" scale)
 - c. Preliminary Planting/Paving Plans (1/8" or 10 scale) with:
 - (1) dimensions, all easements, setbacks, and overall building dimensions.
 - (2) building(s) with doors and windows.

- (3) pool(s)/spas/ patio(s)/walks.
- (4) sign locations/outdoor structures/dumpsters.
- (5) parking/loading zones/driveway(s).
- (6) location of major trees & palms.
- (7) differentiation between sod & groundcover/shrub masses.

d. Completed application form and fees.

3. Entrance Feature/Buffer Design:

Objective: Submission of parcel entrance design (planting, sign/structures, lighting, and paving) may be made separately but shall receive final approval prior to submission to Brevard County and prior to obtaining the first C.O. of any building within the parcel.

Entrance:

Entrance Design Submission Requirements
(including buffers & cul-de-sacs):

The submission requires one approval of plans:

- (1) indicating planting, signs, structures, lighting, easements, drainage, plumbing & paving on plan,
- (2) depicting details for signs with lettering and structures on elevation, with colors, materials, and finishes,
- (3) Including shop drawings, catalog cuts of visible manufactured features and light fixtures,
- (4) with completed application form and fees.

B. Final Design Approval

Objective: The final submission shall incorporate all revisions from preliminary ARC approval and from County Plat or Site Plan Review comments and conditions. For all development (SF-A/SF-D/SF-D Custom/Commercial) final ARC approval is required prior to submission to Brevard County for Building Permits. The ARC and the Master Developer shall be notified immediately of significant revisions imposed by any governmental entity review to plans with preliminary

ARC approval prior to resubmission for final governmental agency review.

1. SF-D Lot and Parcel Development:

Site plans for SF-D parcels that are prepared by the Master Developer do not require ARC approval. In the event that site plans are prepared by other than the Master Developer, ARC review and approval shall be required. However the following ARC approvals are required:

a. Final site plan and survey for each lot (maximum 30 scale) with:

- (1) dimensions, all lot easements and setbacks, and overall building dimensions.
- (2) building(s) with doors and windows.
- (3) pool(s), spas, outdoor structures, and/or tennis courts.
- (4) patio(s) & walks.
- (5) driveway(s).
- (6) final lot drainage w/flow arrows and elevations, drainage systems if applicable.
- (7) ROW pavement w/continuous sidewalk per BC standards.
- (8) pool fence w/gates or screened enclosure.
- (9) any utility boxes, street lights, street trees, hydrants, etc.
- (10) all outside utility equipment including air conditioning and pool pump pads, heaters, gas tanks, etc.
- (11) lake, golf course, drainage, and utility easements adjacent to lot.

b. Lot Drainage Plan and Survey:

1. Each Lot Application:

Lot drainage plan and survey (maximum 30 scale) meeting BC Standards including finish floor elevation, swales, spot elevations at lot high points, property lines, and any piping to dry wells or bubble up structures. Lot drainage plan and survey shall depict the actual configuration of the pool and pool deck to be constructed.

2. Each Parcel Application:

Parcel paving, drainage, sewer, and water plan and survey (maximum 30 scale) meeting BC Standards including schematic drainage/swales/pipes/inlets/elevations/manholes.

The ARC will consider grade changes if the changes do not disrupt lot drainage. Any grade changes shall be noted on plans and the plans shall show that lot drainage and drainage basins are not disrupted or compromised.

c. Final architectural plans:

Plan shall be drawn at 1/4" = 1'00" (may be reduced to 1/8" scale to meet 24"x36" submission requirement) and shall include:

- (1) first Floor Plan (indicate roof overhangs).
- (2) second and, if applicable, Third Floor Plans (indicate lower roof lines, roof overhangs and chimney and balcony locations).
- (3) roof Plans (indicate all roof areas, shapes, pitch, roof material, color, vents, projections, skylights and solar equipment).
- (4) elevation (include drawing for all wall elevations, keyed to plans) (detail to include material, finish, window types, trims, fascia and lintels and fascia details, and height of various roof lines).
- (5) details and Schedules (drawn to appropriate scale and keyed to above plans and elevation).
- (6) all dimensions.
- (7) all screened enclosures with all materials, colors and finishes for exterior surfaces.
- (8) exterior surfaces shall include all trim, fascia, gutters, roofs, doors, windows, screened enclosures, site walls, fences, mailboxes, numbers, paving, and other exterior surfaces as requested by the ARC.
- (9) it is recommended that the hard construction items required in the landscape plans be included to fully communicate the design intent.
- (10) all plans shall have the same sheet orientation.

Other plans such as plumbing, electrical, HVAC, or structural shall not be included in submission packages.

d. Final Planting/Paving Plans for each lot shall include:

(1) Layout Plan for Paving, Pools, and Structures
(1/8" scale or 1"=10' for large lots) including all:

- materials
- color and finishes
- architectural floor plan
- screen enclosures
- walls
- fences
- walkway(s)
- driveway(s)
- pool(s)
- ROW pavement
- street lights
- fountain(s)
- patio(s)
- deck(s)
- mailboxes*
- meters
- air conditioner pads
- pumps
- utilities incl. tanks, transformers, pedestals
- trellis
- grades

*Mailboxes shall be selected by the Master Developer. The Parcel Developer/Builder shall purchase mailboxes from the Master Developer who will then install them.

(2) Planting Plans (1/8" scale):
Indicating all plant material to be used with species, size, quantity, location, spacing, and layout dimensions as required in addition to items shown on layout plan.

(3) Planting Cost Estimate:
(See Section VII for minimum dollar requirements)
Installed unit prices, quantities, species, and totals.

2. Single-Family attached/Commercial Development:

- For Commercial Development the overall site plan may be submitted for final approval depicting a conceptual site plan for Out Parcels. Once the Commercial Developer has determined a final Out Parcel use, a final package shall be submitted for approval to the ARC.

a. Final site plan for parcel (maximum 30 scale) with:

- (1) dimensions, all easements and setbacks and overall building dimensions.

- (2) building(s) with doors, windows, and arcades.
- (3) pool(s)/patio(s)/walks/other recreational facilities.
- (4) sign locations/outdoor structures/dumpsters.
- (5) parking/loading zones/driveway(s) access drive x-section for single family attached homes.
- (6) lake, golf course, drainage, and utility easements adjacent to lot.

b. Parcel paving, drainage, sewer, and water plan and survey (maximum 30 scale):

Parcel paving, drainage, sewer, and water plan and survey meeting BC Standards including schematic drainage /swales/pipes/inlets/elevations/manholes

The ARC will consider grade changes if the changes do not disrupt parcel drainage. Any grade changes shall be noted on plans and the plans shall show that lot drainage and drainage basins are not disrupted or compromised.

c. Final architectural plans:

Plan shall be drawn at 1/4" = 1'00" (may be reduced to 1/8" scale to meet 24"x36" submission requirement) and shall include:

- (1) first Floor Plan (indicate roof overhangs).
- (2) second and, if applicable, Third and higher Floor Plans (indicate lower roof lines, roof overhangs and chimney and balcony locations).
- (3) roof Plans (indicate all roof areas, shapes, pitch, roof material, color, vents, projections, skylights and solar equipment).
- (4) elevation (include drawing for all wall elevations, keyed to plans) (detail to include material, finish, window types, trims, fascia and lintels and fascia details, and height of various roof lines).
- (5) details and Schedules (drawn to appropriate scale and keyed to above plans and elevation).
- (6) all dimensions.
- (7) all screened enclosures with all materials, colors and finishes for exterior surfaces.
- (8) exterior surfaces shall include all trim, fascia, gutters, roofs, doors, windows, screened enclosures, site walls, fences, mailboxes, numbers, paving, and other exterior surfaces as requested by the ARC.

- (9) it is recommended that the hard construction (such as decks, walls, patios, driveways, etc.) items required in the landscape plans be included to fully communicate the design intent.
- (10) all plans shall have the same sheet orientation.

Other plans such as plumbing, electrical, HVAC, or structural shall not be included in submission packages.

d. Final Planting/Paving Plans shall include:

SF-A Residential - common areas, typical units, & entries
 Commercial & Community Facility – common areas, building planting, & entries

(1). Layout & Detail Plans for Paving, Signs, Pools, & Structures (1/8" scale) including all:

- materials
- color and finishes
- architectural floor plans
- screen enclosures
- walls
- fences
- walkway(s)
- driveway(s)
- parking
- pool(s)
- dumpsters
- outdoor structures
- fountain(s)
- patio(s)
- deck(s)
- mailboxes*
- meters
- air conditioner pads
- pumps
- utilities incl. tanks
- trellis
- grades
- arcades
- signs

Mailboxes and mail kiosks: See Sec. 1.d 1, page 22.

- (2) Planting Plans (1/8" scale)
 Indicating all plant material to be used with species, size, quantity, location, spacing, and layout dimensions as required in addition to items shown on layout plan.
- (3) Planting Cost Estimate
 (See Section VII for SF min. installed plant material cost requirements). Estimate shall include installed unit prices, quantities, species, and totals.

e. Utility Plans:

Plans from all utility providers including F.P.L, BellSouth, gas and Cable shall be submitted with final engineering plans unless the same is the Masters Developers obligation by contract with the Parcel Builder/Developer. Streetlights shall be as selected by the Master Developer and installed by F.P.L.

C. Requirement for Professional Services

All preliminary and final plans shall be prepared by State of Florida DPR registered professionals. All final plans shall be SIGNED AND SEALED by the licensed/registered professional as follows:

<u>PLANS</u>	<u>REGISTERED PROFESSIONALS</u>
Architectural Floor Plans and Elevations	Architect
Planting Plans	Landscape Architect*
Lot Layout Plans/Entrance/Sign	Landscape Architect or Architect
Paving, Drainage, Sewer, and Water	Civil Engineer
Surveys	Surveyor
Site Plans	Landscape Architect, Engineer, Architect

*A nurseryman, nursery stock dealer, or agent registered under F.S. Chapter 581 may prepare planting plans for a single family residential dwelling unit.

D. Time Limitation for Commencement of Construction

The Builder/Developer shall begin construction of buildings (principal structures) within 90 calendar days of the final approval by the ARC. The Builder/Developer may petition the ARC for an extension. The ARC may grant an extension of up to 60 days if delays are the direct result of governmental actions or Acts of God. The Builder/Developer shall submit a new application should the 90 day time period or the extension period expire. The ARC may impose other time limitations on phased construction.

E. Variances

It is recognized that not all ideas or situations that may arise can be anticipated when establishing criteria. Therefore, the applicant may request a variance. The variance procedure requires that graphics (plans and/or elevations), and a letter of justification which addresses the same or similar standards outlined in the BC's LDR Section 62 be submitted to the ARC for review. VARIANCES, GRANTED OR DENIED, WILL NOT SET A PRECEDENT FOR FUTURE DECISIONS.

F. Appeals to the ARC Decisions

Any applicant may appeal to the Board of Directors of the WPOA for review of the ARC decision pertaining to their proposed improvement. Requests for appeals and appeals shall be heard at the Board of Directors regular meeting. The Board of Directors shall first vote on whether or not to hear the appeal, and if agreeing to hear the appeal, shall establish a time and date to hear the appeal. The normal meeting rules and procedures of the Board of Directors shall apply at such meetings.

G. Development Review Fees

checks shall be made payable to the Walkabout Property Owners Association Inc.(WPOA)

The following fees are per lot basis based on the lots depicted on the DRC approved final site plans. (ie. If 2 lots are purchased for one house the fees will be doubled)

SF-D Parcel Development (four models maximum)

Preliminary Review	\$	1000
Final Review	\$	1500
Additional Models	\$	500 (one fee for both preliminary and final)
Revised Models (Each Model)	\$	500 (one fee for both preliminary and final)
Revised Landscape Plans	\$	100
New Elevation for approved Floor Plan	\$	100

SF-D Custom Lot Development (review for each lot)

Preliminary Design Review	\$	500
Final Design Review	\$	500
Revised Plans	\$	250 (one fee for both preliminary and final)
Review for each lot (subsequent to Master Model Approval)	\$	250 for SF

New Elevation for approved Floor Plan	\$	100
<u>Parcel Entry Features/Signs/Buffers</u>		
Design Reviews	\$	500
<u>SF-A/Commercial Development</u>		
Preliminary Design Review	\$	1000
Final Design Review	\$	1500
Revised Plans	\$	750
<u>Commercial Out parcels</u>		
Preliminary Design Review	\$	1000
Final Design Review	\$	1500
<u>Home Improvements</u>		
Additions to Principal Structure	\$	500
Accessory Structures (pools, barbeque pits, awnings, trellis, screened enclosure, etc.)	\$	250
Paving or Landscape or Minor architectural changes (paint color, fencing, etc.)	\$	50
<u>Residential Spec. Floor Plans and Elevations - (for display)</u>		
	\$	250 each
<u>Variations</u> (submitted to the ARC)	\$	1000
<u>Appeals</u> (submitted to WPOA's Board of Directors)	\$	1500
Reactivation of construction	\$	250
Administrative Variance	\$	250
Administrative Revisions	\$	150 each lot/unit

Administrative revisions that do not cumulatively exceed a ten percent change as determined by the Master Developer's Project Director. A list of these revisions shall be provided to the ARC at each regular meeting. The Project Director may waive the \$150 fee if revisions are determined at the Project Director's discretion to be minor. This is intended to accommodate construction related and homeowner on-site decisions.

H. Submission Requirements

All submissions to the ARC shall be submitted to

1. The requirements set forth in this Manual and all applicable fees. All fees shall be paid by check acceptable to the ARC, and be payable to "Walkabout Property Owners Association, Inc." (WPOA)
2. Three copies of all plans on 24" x 36" sheets (folded). (NO EXCEPTIONS).
3. One set of color materials and finish samples of sufficient size and quality for ARC evaluation.

Double fees are required for special ARC meetings requested by the applicant to accommodate time constraints imposed by others.

I. Construction Deposits

\$ 10,000 per parcel or out parcel

or

\$ 2,500 per lot up to a maximum of \$ 10,000 per parcel per builder

These construction deposits shall be used to repair any damage or to remove any debris on said lot or parcel or on any property in Walkabout caused by the construction activity. Damage repaired or debris removed during and after construction by Builder/Developer or Lot Owner, to the satisfaction of the Master Developer, the Sub-Association or its representative, or damage, repair or debris removal costing in excess of the deposit are not within the scope of this deposit. A verbal courtesy notice may be given to the Builder/Developer or Lot Owner. If required, a written notice will be issued to the Builder/Developer or Lot Owner to correct any violation within 10 calendar days. If the violation has not been corrected within the 10 calendar days, the Master Developer may, at its option, correct the violation and charge the deposit account, the Builder/Developer or the Lot Owner for all costs. The construction deposit may be used for other purposes permitted under the agreement between the Master Developer and the Builder/Developer. Unused funds will be refunded to the Builder/Developer at time of the issuance of the last certificate of occupancy.

J. Construction Inspections

During construction, the ARC has the right, but not the obligation, to make periodic inspections. These inspections may include, but are not limited to, the following:

1. Slab or Form Board Survey - A stemwall or slab survey shall be submitted to the Master Developer for approval prior to forming and constructing walls. Note: All slabs shall be constructed at elevations set on the paving and drainage plans approved by the Master Developer. A maximum of 0.2 feet tolerance from the design elevation shall be allowed. However, the minimum floor elevation as established in the SJRWMD permit must be met.
2. Slab or Form Board Inspection- After construction of stemwall or slab and prior to forming construction walls.
3. Pre-Stucco/Finish Inspection - A pre-stucco exterior finish inspection may be made by the Master Developer, the ARC, or its representative to review compliance with architectural plans.
4. Pre-Plant Inspection - A pre-planting inspection of the site conditions will be made by the Master Developer, the ARC, or its representative. An irrigation plan with head type, layout, water and electrical source, pipe sizes shall be submitted prior to initiating planting or fine grading. All road rock, construction debris (paint, stucco, oils, roof tile, concrete, wood, trash, etc.) shall be removed from all planting and pervious areas. The dumpster and/or trash containers shall be removed from the site. The Builder/Developer or Lot Owner shall insure that the soil is suitable for planting. This shall include a review of lot drainage and finished grades. All finished soil grades shall be two inches below adjacent paving.
5. Final Inspection - A final inspection of each lot/home (including building square footage) will be made by the ARC or its representative to verify compliance with the ARC approved plans and conditions. All corrections noted must be completed prior to application for Certificate of Occupancy ("C.O.") to BC Building Division.

K. SF-D Home C.O. Time Limitation

(See Sec. L for Spec. Homes)

All homes with purchase and sale agreement for a purchaser/homeowner shall receive a C.O. within 18 months of ARC final approval. The Builder/Developer or Lot Owner shall pay a penalty of \$1,000.00 for each month or portion thereof beginning with the 19 month until the C.O. is received.

L. Spec. Home C.O. Time Limitation

All spec. homes shall receive a C.O. within 12 months of ARC final approval. The Builder/Developer or Lot Owner shall pay a penalty of \$1,000.00 for each month or portion thereof beginning with the 13 month until the C.O. is received.

M. Construction Deposit Return

Upon receipt of the C.O., the Builder/Developer or Lot Owner must submit to the Master Developer's Project Director one copy each of the engineer's certification, the final "as-built" survey, and C.O. Upon determination that the construction and/or improvements strictly comply with ARC approved plans and approval by the Project Director or the ARC, the construction deposit balance will be returned less any back charges.

N. Compliance

Any Builder/Developer, Lot Owner, contractor, subcontractor, agent, employee or other invitee of the above who fails to comply with the terms and provisions of this Manual may be excluded from entering the Property by WPOA's Board of Directors without liability to any person, subject to the notice of hearing procedures contained in WPOA's Bylaws. The WPOA is empowered by the Declaration to enforce compliance with the ARC approved plans and conditions, including stop work orders, fines, or actions in a court of law.

V

site planning and engineering criteria

A. Master Plan Framework

The Walkabout Master Plan has been designed to maximize views of open space, golf fairway, lakes, or a combination of these along the rear property line. Only site plans that adhere to these basic principles will be permitted. The site design criteria, planting design criteria, and architectural design criteria address the enhancement of these basic principles.

The configuration of the parcels allows for flexibility in lot width and housing type. Parcel depth varies.

B. Site Planning/Engineering Criteria

Site planning criteria is established through the BC Site Plan and Plat Approval Process. The ARC Guidelines may impose greater restrictions above which is shown on the BC approved site plans. ARC Guidelines, where more restrictive, take precedent over the BC approved site plans and plats. ARC variances are required if an application deviates from the ARC Guidelines even though the application may comply with the county approved plan. Several of the BC setback criteria are to be exceeded. The ARC criteria are outlined in the following charts and typical lot plans (Sec. 5), and in the site design criteria (Sec. 6).

The ARC shall have the right to control absolutely, and to decide solely, the precise site and location of any building or other structure upon all properties within Walkabout. Provided, however, that such precise site and location shall be determined only after reasonable opportunity is afforded to the Builder/Developer or Lot Owner to recommend alternatives for a precise site and location. In the event of the establishment of a Reconfigured Lot, any side set back lines shall apply only to the outermost side lines of the Reconfigured Lot.

1. Parcel Entrance and Street Design

- a. The typical entrance for each parcel consists of an approx. 25' buffer along the collector road and the 50' ROW for the Parcel street. Parcel entry features/signs may be placed only in the buffers outside the utility easements. Parcel entrance locations are fixed by the Walkabout Master Plan as modified by each site plan and plat.
- b. All cul-de-sacs shall have a 32' diameter planted island protected with a two foot Type 'A' modified curb allowing 25' of travel lane. Special paving is permitted in the cul-de-sacs.
- c. All residential streets shall include 2 two foot wide valley gutters for drainage, 2 five foot wide sidewalks and 2 eleven foot wide travel lanes. No roadway swale drainage is permitted.
- d. Driveway pavement shall not extend through the five foot street sidewalk area, but shall extend from the sidewalks to the valley gutter curb.

2. Utilities

All utilities shall be placed underground except for structures or boxes required for services, access, and outfall. For security reasons, all telephone connection boxes at each residence shall be located in the garage and wired through conduit. All utility locations shall be coordinated with site design and planting plans. As part of the ARC's final approval, the ARC shall review the location of the various utility structures and shall require revisions where it deems appropriate. All parcel design shall conform to the Walkabout Master Water and Wastewater plans and Parcel Water and Wastewater plans.

3. Grading, Drainage, Lakes, Lake Banks, and Littoral Planting

All lakes and master drainage will be provided by the Master Developer. The responsibility for parcel drainage will be controlled by the Builder/Developer's contract with the Master Developer. In all cases, lakes, lake interconnect pipes, lake banks, littoral planting, and golf course swales will be in place and constructed as part of the golf course and of the Master Drainage System. Sodding and maintenance of all lake banks abutting parcel properties shall be the responsibility of the Builder/Developer and Lot Owner. Sodding and maintenance of all lakes abutting the golf course shall be the responsibility of the golf course. It is the responsibility of each parcel Builder/Developer and Lot Owner to insure that lakes, lake banks, littoral planting, and golf course swales abutting said parcel are not damaged or altered. If damaged or altered, these areas are to be restored to the approved design and cross-section by the parcel Builder/Developer and/or Lot Owner to the satisfaction of the Master Developer and SJRWMD. The abutting lake banks shall be sodded with Bahia during golf course construction. The Builder/Developer and Lot Owner shall be required to re-sod these banks with St. Augustine (Floritam, Seville, FX-10 or Palmetto varieties) to the mean high water design elevation or to the edge of littoral planting above the water's edge upon completion of each residence/building/common area abutting the lake bank.

The drainage design shall conform to the Walkabout Master Drainage Plan. Any design requested that modifies the Master Drainage Plan requires ARC and Master Developer approval. All costs and processing for such modifications shall be the responsibility of the Builder/Developer and Lot Owner, unless modified by the Master Developer. Use of lake water for irrigation shall not be allowed. All drainage from the lots shall sheet flow. All drainage piping within lots must be shown on plans and approved in advance. Drainage piping shall terminate in a drywell or french drain designed and sized by a registered professional. Drywell, yard drain inlet, and french drains shall terminate a min. of 5' inside any property line. Lot owner shall be responsible for cost of offsite repairs for damage to grading, lake banks, etc. caused by excessive off site flows. Most parcels/lots drain from the midpoint of the lot to the street and to the lake maintenance easement at each lake or drainage easement on the golf course at the rear parcel/lot property line. There are exceptions to this as shown on the master drainage plan and on the paving and drainage plans for each parcel, as approved Brevard County. IT IS THE RESPONSIBILITY OF EACH BUILDER/DEVELOPER, LOT OWNER, CONTRACTOR, ARCHITECT, LANDSCAPE ARCHITECT, SURVEYOR, AND ENGINEER TO REVIEW ALL APPROVED ENGINEERING PLANS AND FINAL SUBDIVISION PLANS AND TO FULLY COMPLY WITH ANY AND ALL APPROVED PLANS.

The approved plans for parcels with single family detached homes and single family attached buildings require the following:

(There are exceptions to the following standards; therefore, review all approved plans.) The intent is to maintain 4' from building to D.E. and U.E. An exception to 2' may be permitted where the building is at a substantial angle to the D.E. or where the building is parallel to a U.E. only.

- Single family homes shall have a minimum side setback of 10' where a drainage easement centers on a lot line, and a building separation of 20' when the D.E. is on only one lot.
- Buildings shall be a minimum of 20' from the centerline of 30' easements for lake interconnect (equalizer) pipes.
- No planting or structures (including fences) are allowed on D.E. or L.M.E. without a release agreement from the easement holder, and approval of the ARC.

4. Preserve Area and Preserve Buffer

The preserve area and buffer as depicted on Walkabout Master Plan will be provided by the Master Developer. In all cases, preserve and preserve buffers will be in place and constructed as part of the golf course and of the Master Drainage System. Maintenance of preserve and preserve buffers abutting the golf course shall be the responsibility of the Golf Course Owner. Preserve and preserve buffers abutting said parcel/lot shall not be damaged or altered in any way and shall be maintained by WPOA or SJRWMD. If damaged or altered, these areas are to be restored to the approved design, cross-section and permit conditions by the Master Developer, or WPOA, or SJRWMD. The Master Developer, WPOA, or SJRWMD shall restore at the expense of the Builder/Developer or Lot Owner for cost incurred.

5. Models

The design of all models, including elements of architecture, site design, and planting design, shall be representative of what is included in each standard unit, with the exception of clearly identified extras. Revisions to standard model shall be reviewed by the ARC at time of submission to the ARC. For standard lot models 55' or greater in width, 50% of the models offered for sale shall be side entry garage.

6. View

All lot plans shall be clearly noted as to which portion of the lot is open to view. In most instances this is only the rear. The side lot portion, generally, has no expectation of view potential because of adjacent buffers or the development of privacy features on adjoining lots. No view can be expected to be free of any obstruction. It is understood that all views will be partially screened or framed in some manner. In most instances, there will be planting on the golf course or in adjacent buffers. Nothing in this Manual or the WPOA documents may be construed to guarantee to any Builder/Developer or Lot Owner that any view rights will not be diminished or that said rights are absolute. Any Builder/ Developer or Lot Owner is hereby given notice that the adjoining home and its lot improvements may limit existing views.

7. CPTED- Site Requirements

The following CPTED principals shall be followed:

- Provide a 6' minimum separation between sidewalks within collector right-of-ways and the abutting roadway.
- Avoid conflicts between lights and landscaping, including long term tree canopy growth.

V. C. Typical Lot Setback Summary

Product			Building/Guest Cottage Gazebo/Roofed Screened Enclosure ⁽¹⁾					Screened Enclosure ⁽³⁾			Trellis	Spa/Pool Beam Spa/Pool Deck ⁽³⁾			Tennis Court**			
Type	Lot Size (width)	Lot Cover- age	Front Entry Garage	Side Entry Garage or Non- garage Portion of bldg	Side Corner @ ROW	Side Interi- or	OS/ Lake /GC Rear ⁽²⁾	Side Street	Side Interi- or	Rear	Side Rear	Side Street	Side Interi- or	Rear	Front	Side Street	Side Interior	Rear
SF-D	50' to <75'	50%	20**	20'	15'	5'	20'	15'	5'	10'	5'	20'	5'	5'	N/A	N/A	N/A	N/A
SF-D	75' to <100'	50%	20'	20'	15'	7.5'	20'	15'	7.5'	10'	5'	20'	5'	5'	N/A	N/A	N/A	N/A
SF-D	100' +	50%	20'	20'	15'	10'	20'	15'	10'	10'	5'	20'	5'	5'	25'	15'	10'	10'
SF-A		40%	20'	N/A	15'	10'	20'	15'	5'	10'	5'	20'	5'	5'	25'	15'	10'	10'

* side entry garage possible only for lots 55' wide and greater

** tennis court requires a minimum of 21,780 SF (including residence). An acre is required is the tennis court is to be lighted (including residence).

- (1) Guest cottage A/C floor area/S.F. shall not exceed 600 SF or 50% of the living area of the principal building, whichever is greater. All accessory building must meet Brevard County Building Dept. requirements to not be a second living unit.
- (2) Refer to Section V.D and typical lot diagrams (pg. 43-51) for width/setback requirements.
- (3) Screened enclosures, pools, spas, and gazebos are not allowed in the front yard.
- (4) Refer to Section VI Site Design Criteria for fountains, basketball goals, etc.
- (5) Building Width –front: measured at full width of the front building elevation, depicting all visible façade.
rear: measured at full width of the rear building elevation, depicting all visible façade.

Refer to Typical Product Lot Diagrams

(NOT ALL LOTS ARE RECTANGULAR, THEREFORE REFER TO APPROVED SITE PLANS AND TO SITE PLANS WITH ACTUAL BUILDING ENVELOPE)

**V.D WIDTH OF STRUCTURE AS % REAR BUILDING ELEVATION
REAR SETBACK**

SF-D

<u>Structure</u>	<u>Rear setback</u>	<u>% of rear building elevation</u>
Pool/Deck/Patio	See attached lot diagrams	See attached lot diagrams
*Screened Enclosure	See attached lot diagrams	See attached lot diagrams
Roofed Screened Enclosure, Patio, or Trellis	See attached lot diagrams	See attached lot diagrams
Building Wall	See attached lot diagrams	See attached lot diagrams

SF-A

<u>Structure</u>	<u>Rear setback</u>	<u>% of rear building elevation</u>
Pool/Deck/Patio	See attached lot diagrams	See attached lot diagrams.
*Screened Enclosure	See attached lot diagrams	See attached lot diagrams
Roofed Screened Enclosure, Patio, or Trellis	See attached lot diagrams	See attached lot diagrams
Building Wall	See attached lot diagrams	See attached lot diagrams

Guest cottages may be no wider than 35% of the principal building width.

- * Where drainage easements, golf course, or lake maintenance easements abut the rear of lots, the rear 2' shall be planted in shrubs or groundcover for the full width of the patio, pool, or deck to provide separation from the golf course, lake, and open space. The shrubs or groundcover shall run the full width of any screened enclosure or patio except for door openings.

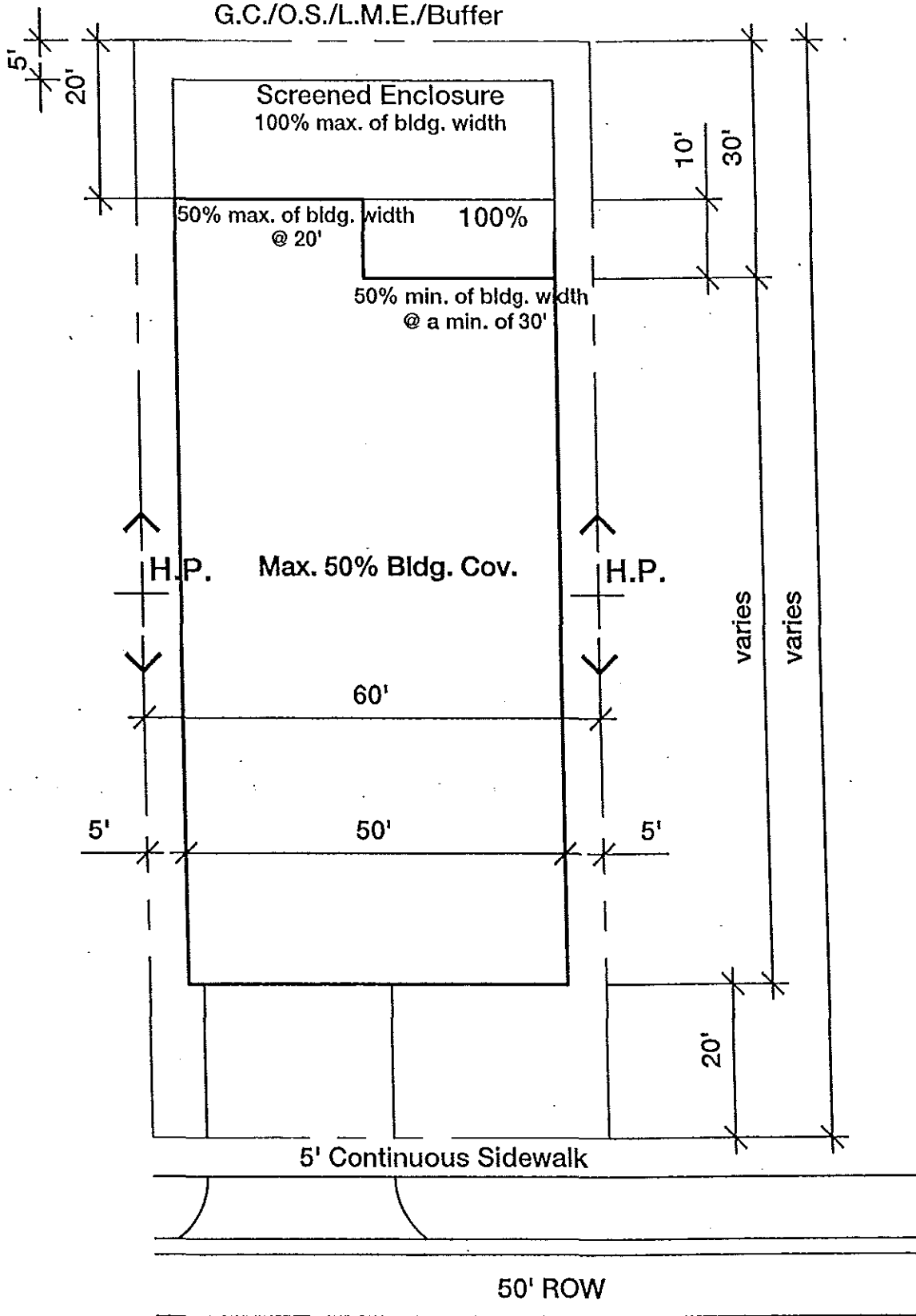
A minimum of 1 canopy tree shall be required in SF-D < 75' in width rear yards and 2 canopy trees in SF-D 75' or greater in width rear yards. This shall be in addition to palms and/or small flowering trees.

ONLY 70'-100' x 120'+ SF courtyard homes without patios, pools and pool decks in the rear yard may have 100% of the rear building elevation at a 15' rear setback.

Building width

front: measured at full width of the front building elevation, depicting all visible facade.

rear: measured at full width of the rear building elevation, depicting all visible facade.



Scale: 1"=20'0"

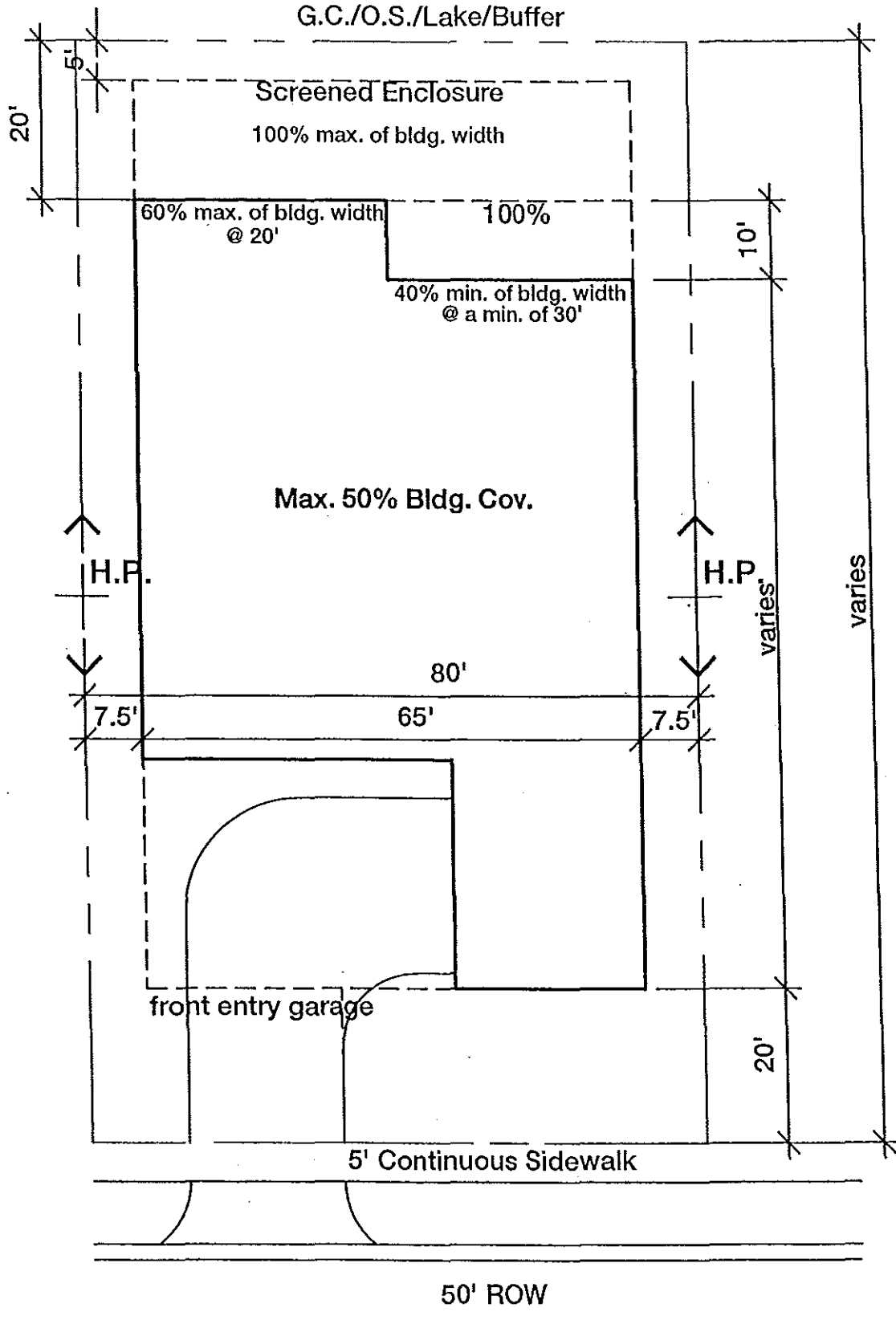
SF-D 50' to < 75' wide lot

Refer to Approved Site Plan for Actual Building Envelope

55' wide lot and greater may have side entry garage option

Building width

front: measured at full width of the front building elevation, depicting all visible facade.
rear: measured at full width of the rear building elevation, depicting all visible facade.



Scale: 1"=20'0"

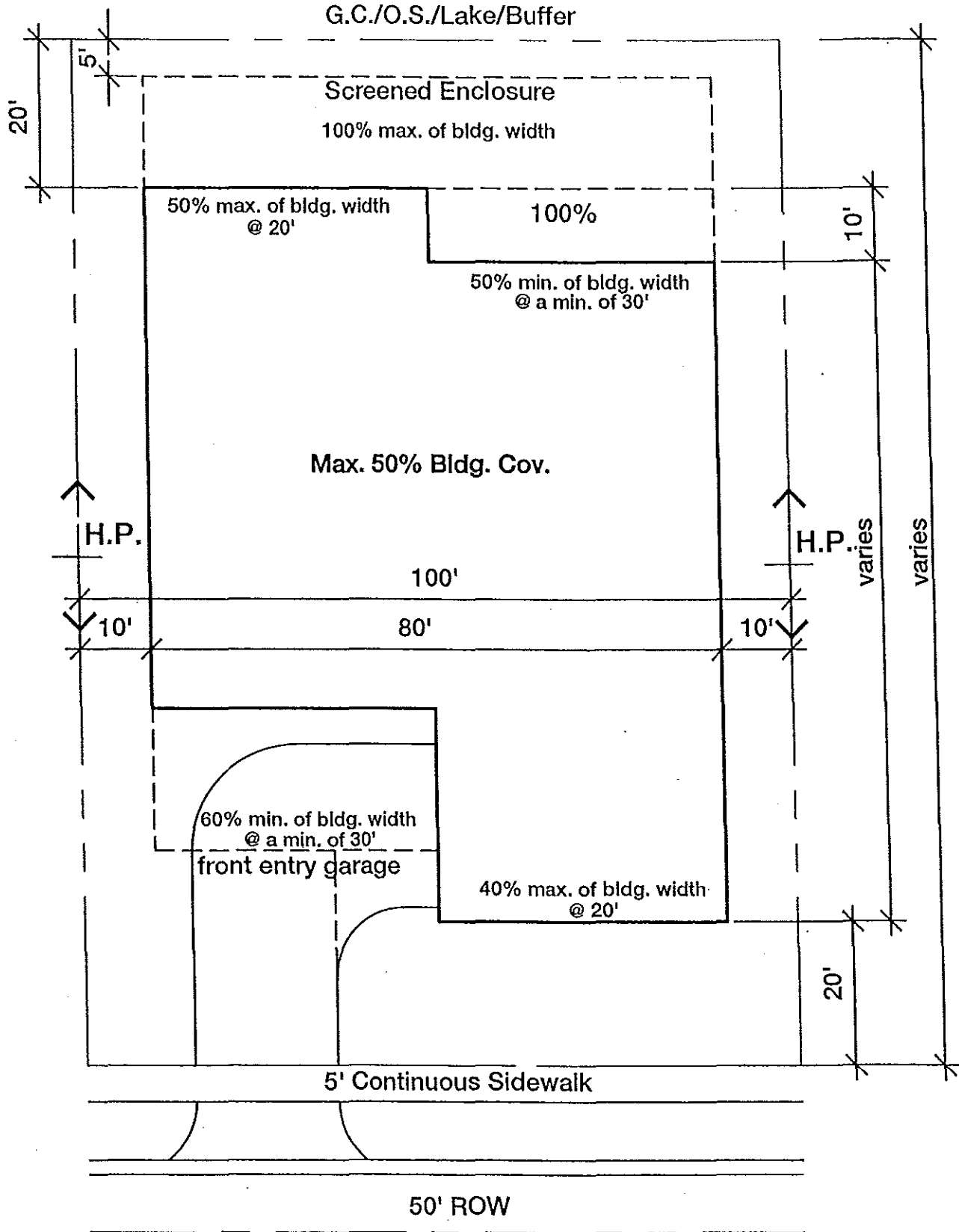
SF-D 75' to < 100' wide lot

Refer to Approved Site Plan for Actual Building Envelope

Building width

front: measured at full width of the front building elevation, depicting all visible facade.

rear: measured at full width of the rear building elevation, depicting all visible facade.



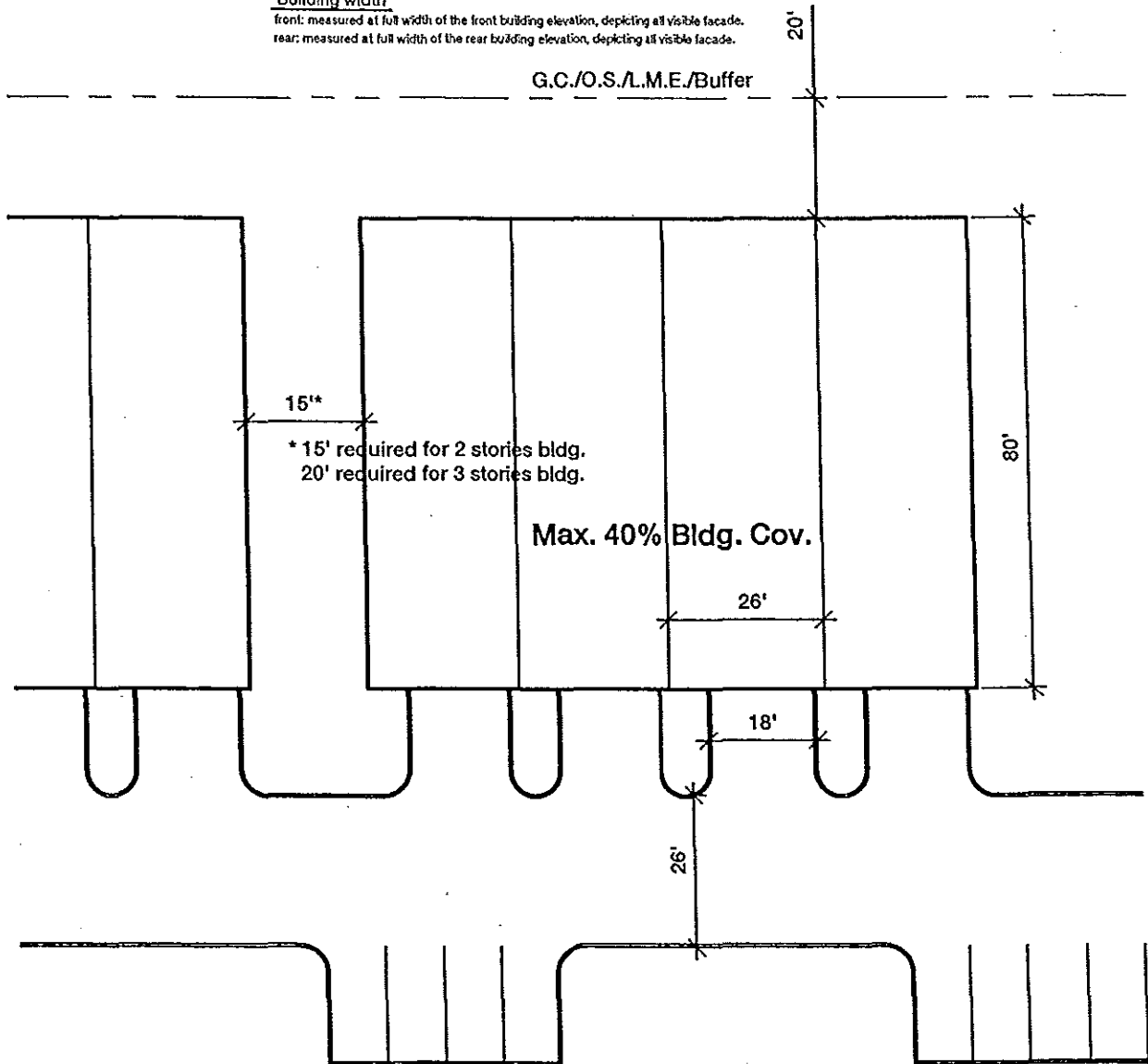
Scale: 1"=20'0"

SF-D 100' wide lot and greater

Refer to Approved Site Plan for Actual Building Envelope

Building width

front: measured at full width of the front building elevation, depicting all visible facade.
rear: measured at full width of the rear building elevation, depicting all visible facade.



Scale: 1"=30'0"

SF-A typical building

Refer to Approved Site Plan for Actual Building Envelope

VI.

site design criteria

The site design elements are to provide enrichment to the overall appearance of Walkabout and to each individual home. It is therefore important to the overall success of Walkabout that design attention is given to these details. All exterior site design elements are subject to prior approval by the ARC.

A. Paving and Pools

1. Driveways and Front Walkways/Patios

a. Materials

The driveway materials shall be unified with the front walkway/patio materials by repeating the material, color, and/or texture in its entirety or by repeating one or more of color, material and/or texture. Recommended materials for driveways and front walkways/patios are:

- (1) concrete paver block
- (2) set stone
- (3) set "old brick"

No asphalt, new brick (except bands), gravel, mulch, concrete, or random/separated paving blocks are permitted for either driveway or front walkways/patios. No wood decks are permitted in the front yard unless visually enclosed by wall or fence from the street view.

b. Configuration and location

The driveway configuration should be reviewed to achieve the most creative solution. Recommended configurations include:

- front entry
- side entry
- entry court (front or side entry), and
- circular

There shall be a balance of paving and planting in the front yard. A large expanse of paving shall not be permitted. Additional paving outside the limits of standard driveway that could be used for front yard parking shall require specific ARC review and approval. The driveway geometry and size (regardless of configuration) shall be designed to be unified with the front walkway/patio and with planting design and to accommodate ease of passenger vehicular turning and movement. The max. driveway width at the ROW line shall be 18'.

The driveway pavement shall be:

- a minimum of 5' off all property lines for single-family detached homes.

except where direct access for vehicles is provided. No curbside parking or extension of street pavement for curbside parking will be permitted.

Maximum Driveway widths @ ROW line:

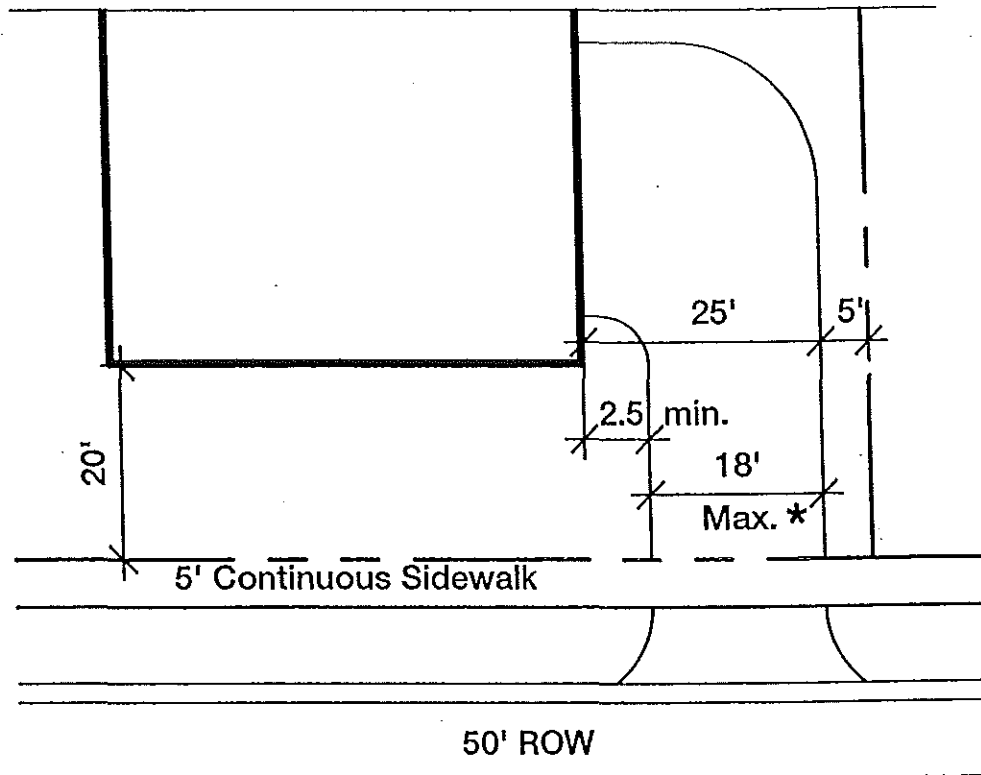
Driveway Configuration	SF-D < 75' wide	SF-D > 75' wide	SF-A
Front loaded 2 car garage	18'	20'	18'
Front loaded 3 car garage	27'	30'	27'
Front loaded 1 car garage (secondary)	N/A	10'	
Side loaded garage	N/A	20'	N/A
Circular drive, Front loaded 2 car garage **	N/A	2 @ 18'	N/A
Circular drive, Front loaded 3 car garage **	N/A	1 @ max. 28' 1 @ min. 12'	N/A
Circular drive, Side loaded garage **	N/A	2 @ 18'	N/A

* The total combined driveway width cannot exceed 40'

** 30' separation is required between driveways on same lot per County Code.

4 car garages shall be reviewed on case-by-case basis and a special design criteria may be required, such as offset garage façade and additional landscaping between doors.

No driveway may be located closer than 2.5' from columns, walls, and fences (other than access gate sections). Per BC standards no driveway shall overlap a drainage easement w/o an encroachment agreement w/ Brevard County and WPOA.



Scale: 1"=20'0"

SF-D Side Entry Garage

* Refer to chart on page 43 for driveway widths

The driveway shall intersect the street R O. W. at a 90° angle. A 10° deflection may be permitted on a site specific request. The driveway pavement material will continue through from the garage entry to the back of the valley gutter, except for the area of a BC required concrete sidewalk in the street ROW.

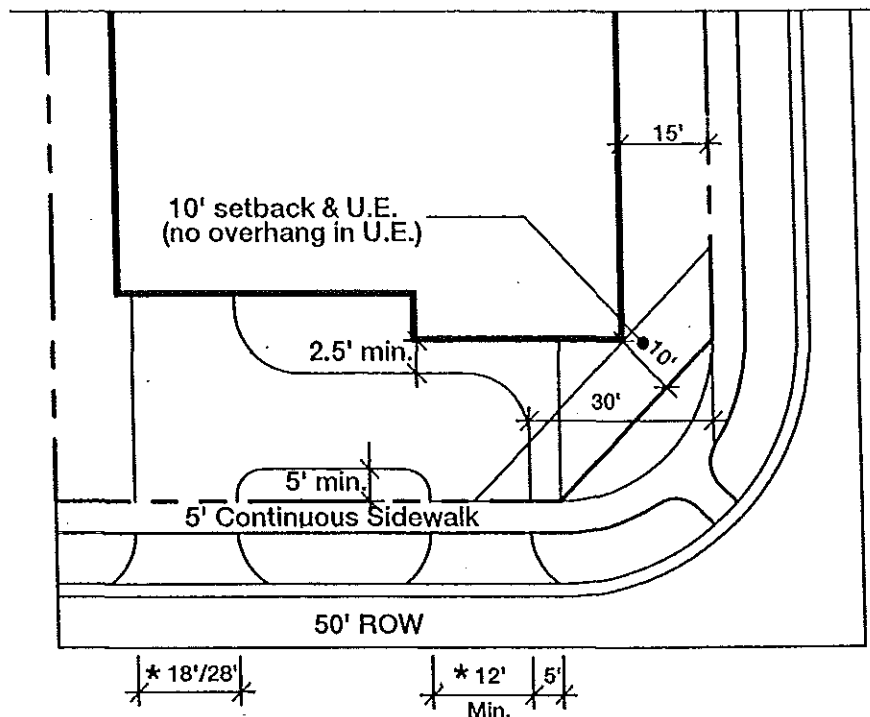
The following driveway location standards shall be adhered to in Walkabout:

(1) Corner Lots:

Along local streets, driveways to corner lots shall be located to provide a minimum of 30 feet (i.e. 5' off sight triangle) from the intersection of the projection of the right-of-way lines to the near edge of driveway pavement.

(2) Mid-Block Lots:

Along local streets, driveways serving abutting lots shall be located such that flares or returns are separated by at least 5 feet.



Scale: 1"=30'0"
SF-D Corner Lot

Circular drive is not permitted for homes with lot widths <65'.
 * Refer to chart on page 43 for driveway widths

b. Lots with direct access to collector roads:

Only side loaded garages will be permitted with lots having direct access to collector roads.

2. Side Yard Patios, Walkways, Courtyards, and Decks

a. Materials and Configurations

Wood decks and walks of any material selected by the owner may be used in side yards. Courtyards and large patios with or without pools shall be of a material and design that is consistent with the front walkways/patio and driveway. At a minimum, a portion of the material (type, color, texture) and design geometry used in the front walkway/patio and/or driveway shall be repeated. Any paving/pool deck shall be a minimum of five feet off the side interior lot line for single-family detached homes at a minimum of 2 feet off the side interior lot line at the high point of the lot drainage. For SF-D homes walkways that occur at or near the high point of the lot, may be 2.5' off the side interior lot line. For SF-A homes

walkways that occur at or near the high point of the lot, may be 2.0' off the side interior lot line. The design geometry of all pools, decks, patios, walks, and planting areas in a rear yard shall be uniform.

The use of landscape rocks and small rocks gravel is only allowed in the side and rear yard with ARC approval. Only ph neutral river rocks or Chattahoochee type rocks shall be used and the area shall be non-visible from the street and the golf course.

3. Rear Yard Patios, Walkways, and Pools (Spas)

a. Materials

Rear yard patios, walkways, and pool decks shall be constructed from one of the following materials:

- (1) concrete paver block
- (2) set stone
- (3) set "old brick"
- (4) tile (non-skid exterior)

No asphalt, new brick (except for bands), gravel, mulch, concrete or random/separated paving blocks are allowed for rear yard patios, walkways, or pool decks.

Materials, color, and texture do not need to be the same as the front driveway, patio, and/or walkway. However, some feature or geometry and or material shall be repeated to unify the lot. All pools and spas shall be of concrete/gunite construction. No above ground pools, spas, or hot tubs will be permitted unless incorporated into pool decks at a height no greater than 30".

b. Configuration and Envelopes

The view of the rear yard from the golf course and open space is of equal importance as the view of the front yard from the street. Therefore, the design and configuration of the planting, paving, pool, and building must work together. To protect the overall community appearance, limitations on the envelopes of these elements are established by the criteria under Structures in Sections V.C. and V.D. of this manual. There shall be a balance of paving and planting. A large expanse of paving/deck shall not be permitted.

Any paving/pool deck shall be a minimum of five feet off the side lot line for single-family detached homes. The design geometry of all pools, decks, patios, walks, and planting areas in a rear yard shall be uniform.

A drainage solution shall be provided to the ARC, for single-family attached homes. The drainage solution shall at a minimum include fall gutters on both adjacent houses, which are connected to a minimum 6" piping to bubble up inlets in the rear portion of the yard. The drainage solution shall also provide drain inlets to collect non-roof water. These inlets shall connect to the 6" piping (provided for the gutter) to outfall at the bubble up structure near the rear of the lot line.

Where drainage easements, golf course, or lake maintenance easements abut the rear of lots, the rear 2' shall be planted in shrubs or groundcover for the full width of the patio, pool, or deck to provide separation from the golf course, lake, and open space. The shrubs or groundcover shall run the full width of any screened enclosure or patio except for door openings. For lots abutting the golf course, palm and/or trees shall be planted in the first 25' from the rear of the lot into the golf course.

B. Structures

All structures on lots are to be compatible with the principal structure in both materials and configuration. Where the Master Developer requires a standard for Walkabout, no substitutions will be allowed. The ARC shall approve the locations for all Walkabout structures. Other structures common to a parcel shall relate to the design image of the Walkabout standard elements. Refer to Sections V.C. and V.D. of this manual for dimensional criteria.

1. Trellises, Awnings, Gazebos, Cabanas, Greenhouses, and Guest Cottages

All trellises, gazebos, cabanas, greenhouses, and guest cottages shall be designed with the same architectural vernacular, details, colors, materials, and textures as the principal structure. Trellises shall have a minimum of 3 layers of top-cross members. Maximum height of columns and trellises is 12' with a 5' minimum setback from the rear property line, as measured to the outside face of column. A reasonable architectural justification for varying from this repetition

may be submitted to the ARC. If a canvas structure is used, its form, color, columns and all components including accessory hardware, shall complement the principal structure and all aspects of its design, with consideration given to the use of canvas awnings on the principal structure. Canvas shall be replaced before substantial fading or wear begins to occur.

All canvas structures and all awnings shall be approved by the ARC.

SF-A and SF-D Parcel:

- All canvas structures and all awnings shall be one color
- All homes in a parcel shall have awnings of the same color.

SF-D Custom Homes:

- All canvas structures and all awnings on a SF plat shall be one color.

2. Screened Enclosures

Screened enclosures shall be of a form that repeats the geometry of the principal structure. Two story screened enclosures SHALL NOT BE PERMITTED. (Two story screened enclosures are enclosures that include or reach above second floor windows or the upper second level of windows on a clerestory room.) ONLY DARK BRONZE (NO WHITE) screens and frames will be permitted within Walkabout. Glass greenhouses and screened enclosures with impervious roofs shall be considered to be a part of the principal structure in relation to lot coverage, setbacks, and other zoning or design criteria. Screened enclosures will not be allowed in the front yard between the house and street. All screened enclosures shall be designed with mansard or hip roof framing. ALL SCREENED ENCLOSURES SHALL BE SUBMITTED WITH ELEVATIONS AND PLANS FOR ARC APPROVAL PRIOR TO SUBMITTING FOR BUILDING PERMIT. Groundcover, shrubs, or vines shall be planted on the outside of screened enclosure visible from the golf course or street to provide visual relief.

3. Fences/Gates/Walls/Columns/Archways on Residential Lots

Fences/Gates/Walls/Columns/Archways shall be designed as an extension of the architectural mass and shall be detailed to unify the entire site design. Use of these elements to enclose space, provide for variety in the scale of exterior space, and to create a series of entrances among outdoor rooms is encouraged. Galvanized steel

picket, aluminum picket, wrought iron, and stucco box fences may be used. The color of all metal fences shall be dark bronze. CHAIN LINK FENCES/GATES, WELDED WIRE FENCES/GATES, LOUVERED CONCRETE PANEL FENCES/GATES, AND WOOD FENCES/GATES SHALL NOT BE ALLOWED. Where a fence is provided on the rear lot line abutting a lake bank the Lot Owner/Builder/Developer shall provide cord grass at a minimum 2', but no more than 4' in width on the upper portion of the lake bank adjacent to the rear lot line.

All fences around pools and all fences located at or near on the rear property line and shall be 4' in height per the Brevard County pool and fence code.

No fences will be allowed in the front yard (the entire area between the front of the house to the street ROW, from side interior lot line to side exterior lot or corner line).

Only on ARC approved tennis courts may chain link fences be used in combination with a black vinyl coating, wind screens, and adequate planting. (The Master Developer may use vinyl coated chain link fence integrated with shrubs and concrete solid panel fences in certain common areas and buffers.)

CBS walls, concrete walls, columns, and archways may be used and shall repeat architectural details, materials, color, and texture of the principal structure.

Walls in the front yard:

SF-A & SF-D 4' max. height with a 5' min. setback from ROW with shrubs between wall and ROW.

SF-D 6' max. height building privacy wall with a 15' min. front setback. The wall may encroach into the 20' front setback for a max. length of 25'.

Metal picket fencing may be incorporated into a front yard wall on top of a knee wall or integrated with columns.

Privacy walls/solid stucco box fences around a SF-D home shall be five feet off the side property line and maximum of 6' high.

Walls in the rear yard:

Privacy walls around pools and spas in the rear yard of a SF-A shall be maximum 6' in height and maximum 25% of the length of the rear lot line. The wall shall be minimum 5' off the rear property line.

All gates shall match the fence or complement the wall.

Groundcover, shrubs, or vines shall be planted on both sides of fences and walls visible from the golf course or street to provide visual relief.

SF-A side yard privacy walls shall be min. 5' high and 8' long and shall meet the color finish and detailing of the principal structure and may extend no closer than 2' from the rear of the property line. In order to avoid disruption of golf course/lake/O.S. views, no other privacy wall or solid fence may be used within 10' of the rear property line. Retaining walls shall be no higher than 30" above the lot/pool decks finished grade and no closer than 5' from the rear lot line.

4. Parcel Entry Feature and Sign

Each of the parcels has been provided with an area for entry features as outlined in Section V.B.l.a. of this Manual, except for those with direct lot access to collector roads. This area is the 25'+ buffer area provided along the adjacent collector road. The entry features may include: CBS walls, metal letters or sign panels on walls, columns, decorative lights, ironwork, fountains, wall or fountain stone sculpture, special paving for walkways and parcel street, and planting. The sign text may only include the parcel project name.

No entry may be altered without ARC approval.

Utility easements, collector road bike paths or golf cart paths, LDR sign setback, buffer planting, and sight distance requirements shall be incorporated into the design.

5. Street Lighting, Mailboxes, Street Name, Signs, and Traffic Control Signs

The uniform standard for all residential and parking street light poles shall be () for collector roads (14' M.H.) and () for parcel streets (12' M.H.); both with (). The Master Developer will provide the street lighting plan. For Commercial and Community Facility Development the parking lot light pole shall be decorative concrete pole () and the light fixture shall be (), 1000 watt. The color shall be dark bronze.

Mailboxes shall be purchased from the Master Developer to provide a unified design (See Sec. 1.d (1), page 22). Only the street address number will be permitted on the mailbox structure with a maximum letter height of one inch. No decorative feature can be added to the standard Walkabout mailbox. All mailboxes shall be installed by the developer's installer in accordance with the Master Developer criteria and paid for by the lot owner/builder/developer. Mailbox locations shall meet the U.S. Post Office Standards.

The uniform standard for all traffic control signs shall be as specified by the Master Developer. The street name sign shall be located per the final engineering traffic signage and marking plans with the typical design as specified by the Master Developer and as approved by BC.

6. Other Signs

No permanent or temporary signs are permitted without the written consent of the ARC, except for those listed under paragraphs 4 and 5 above, building permit signs, and those installed by the Master Developer.

7. Decorative and Landscape Lighting

Decorative sconce lighting, landscape up-lighting or down-lighting are the three methods of lighting encouraged. Alternatives may be proposed. Flood or spot lights with direct glare (unshielded) shall not be permitted. No colored lenses or bulbs shall be permitted. Tennis court or game court lighting photometric plans must be approved by the ARC. "Spillover light" onto residential property in excess of 0.3 of one foot candle when measured at six (6) feet above grade at the residential property line is prohibited.

The sources (fixtures) for landscape lighting shall be located in groundcover or shrub areas; not in sod or paved areas and shall be contained in a black or dark bronze fixture. Bare bulbs are not permitted.

8. Tennis, Basketball, Other Game Courts, and Play Equipment

One tennis court or other game court may be placed on a residential parcel or on residential lots when:

- lot acreage is at least half an acre (21,780 SF). One acre is required for a lighted tennis court (this item applies only if tennis court is an accessory use to a single family residence).
- the lots are replatted.
- LDR setbacks are met.
- the ARC determines that adequate planting is provided.
- black vinyl-clad fencing with wind screens are approved by the ARC.

All tennis courts shall have:

- colored finish coat with resilient substrate or base coat (painted asphalt is not permitted).
- 45° (12'x12') corners (all 4 corners).

To reduce the mass of the tennis court, the side fence shall be composed of:

- 20 l.f. of high fence (8'-10') from 45° corner.
- 10 l.f. of slope to 4' ht. fence.
- 4' ht. fence between slopes.

Any tennis court lighting shall be approved by the ARC and prior written consent of the abutting lot owner must be obtained. An acre of land is required for a lighted tennis court (LDR Sec. 62-2128).

Basketball standards, backboards, goals, and nets shall be either portable or permanent and are not permitted in any rear yard:

- portable
 - stored inside building when not in use.
 - located in the driveway in front of the house .
 - not located in center of front yard (center 50% of the lot width).
- permanent (clear polycarbonate or plexiglass backboard only)
 - located 2 1/2' off the driveway in front/side yard of the house.
 - located in the front/side yard between the driveway and the side interior lot line closest to the driveway (i.e.: not located in center 50% of front yard).
 - not permitted on single family attached homes.

Setbacks:

- Front 10'.
- Side interior 5'.

The minimum setbacks from all property lines shall be 5'.

NETS SHALL BE REPLACED PRIOR TO DETERIORATION OR WHEN TORN.

9. Miscellaneous Structures

Permitted

- Solar cell banks on flat roof with screen parapet.
- Flag poles (refer to page 76 for flag pole criteria).
- Sculpture that is an integral part of the building architecture and/or fountain consistent with building design.

Permitted only in rear yard

- All children's play houses, and play equipment/tot lots shall be adequately screened from all adjacent property as determined and approved by the ARC.
- Sculpture in rear yard screened from view in all directions.

Permitted only in rear yard and if designed to match principal structure:

- Masonry BBQ/outdoor fireplace (portable BBQ must be stored in a screened or enclosed area when not in use).
- Storage building and tool sheds, if designed as part of principal structure with same color, material, and details as principal structure.
ALL SCREENED ENCLOSURES SHALL BE SUBMITTED WITH ELEVATIONS AND PLANS FOR ARC APPROVAL PRIOR TO SUBMITTING FOR BUILDING PERMIT.

Not permitted:

- Dog runs or houses.
- Detached storage buildings and tool sheds.
- Horses or any equestrian structures.
- Outside TV antennas not meeting the following criteria (D).
- Outside satellite TV dishes not meeting the following criteria (D).
- Solar cell bank on ground or roof (except as above) .

- Windmills.
- Free standing flag poles (refer to page 93 for flag pole criteria).
- EXTERIOR AUDIBLE ALARMS.
- Clotheslines.
- Concrete pyramids or half-round blocks to replace curbing.
- Free standing sculpture in front yard.

C. Utilities and Miscellaneous Structures

Shrubs planted at minimum height of 30" and maintained at a height of 48" shall enclose all air conditioner units and pool pumps. If fence or wall are used to enclosed the units, a lower shrub shall be used on all exterior sides of the fence or wall. Access openings shall be adjacent to house. Adequate screening from the street and adjacent properties, as determined by the ARC, is required for the following:

- Utility boxes and meters
- Air conditioner units and heat pumps
- Pool pumps
- Underground gas tanks for pool heaters
- Irrigation pumps and backflow prevention devices
- Trash containers

No pumps or irrigation pumps may be located adjacent to rear yard of abutting home.

The ARC will review the plans to determine any measures taken to reduce noise from mechanical equipment. Noise abatement may be accomplished by placement of walls to buffer sound and/or by placement of the equipment in certain locations.

D. Outside Installations of Communication Equipment:

No visible antennas, aerials, satellite dishes, cable dishes, or other apparatus for the reception or transmission of television, radio, or other signals of any kind shall be placed, allowed, or maintained upon any Lot or Common Area except for Permitted Antennas (as hereinafter defined). No radio station or short-wave operations of any kind shall operate from any Lot or Common Areas, except for communication equipment utilized by the Master Association and Club Property. It is the intent of this section that, to the maximum extent authorized by applicable law, the WPOA has the right to restrict antennas, aerials, satellite dishes, cable dishes or other similar apparatus.

The term "Permitted Antenna" shall mean:

- A satellite dish one meter (39 inches) or less in diameter designed to receive direct broadcast satellite service.
- Antennas one meter or less in diameter or diagonal measurement designed to receive video programming services via multi-channel multi-point distribution, (i.e. wireless cable) providers.
- Antennas designed to receive television broadcast signals. No outside antennas, satellite dishes or other signal receiving dishes or equipment other than a Permitted Antenna shall be allowed.

Permitted Antennas shall be subject to the following rules and regulations regarding installation and location:

- (a) No mast ^{shall be permitted.} for a Permitted Antenna shall exceed the absolute minimum height necessary to establish line of site contact between such Permitted Antenna, once installed on the mast, and the transmitter from which it is receiving signals.
- (b) All Permitted Antennas shall be placed in a location on the Lot that is not visible from any street if such placement would permit reception of an acceptable quality signal. If an acceptable quality signal cannot be received from such location, the Permitted Antenna shall be placed on the Lot in such location where an acceptable quality signal may be received that is the least visible from any street. ^{only with neighbor written approval.}
- (c) For purposes of this paragraph, for all corner lots, both sides of the residence facing adjacent streets shall be considered the front of the residence and remaining two sides the rear of the residence. No Permitted Antenna may be mounted on the front of a residence or on the front one half of either side of a residence constructed on a Lot, unless an acceptable quality signal cannot be received from the rear of such residence, in which case, the Permitted Antenna may be mounted on the front half of either side of a residence or the front of the residence as necessary to obtain an acceptable quality signal, and in which case, the Permitted Antenna shall be mounted in the least visible location on the residence where an acceptable quality signal may be received.
- (d) Permitted Antennas mounted on the side wall of a residence shall be mounted as close to the eave area as possible where an acceptable quality signal may be received.
- (e) Permitted Antennas attached to a residence, as well as all mounting brackets, shall be painted to match the color of the residence at the location of mounting.

- (f) Permitted Antennas mounted inside an enclosed screened area, such as a pool cage or lanai need not be screened. Any Permitted Antenna not mounted to the residence, or mounted inside an enclosed screen area, must be screened from view from contiguous Lots or Common Areas to maximum extent possible without interfering with the receiving of an acceptable quality signal.

- (g) Any Owner proposing to install a Permitted Antenna shall obtain ARC approval to the extent permitted by law of such proposed installation from the WPOA, identifying the proposed location of the installation, the height of the mast, if any, the color of the portion of the residence where the Permitted Antenna is to be located along with the color the Permitted Antenna is to be painted, if applicable, and the type of landscaping or other screening material to be used, if applicable.

VII

planting design criteria

The planting design objective for Walkabout is to create a setting for residential parcels immersed into an open space/lake/golf setting of native trees and grasses. The parcel entrances and individual homes are to each provide a creation of space enhanced by a balance of trees for shade, palms for shade and focal points, shrubs and groundcovers to define space and views, and vines and annuals/perennials for color accents. The use of native vegetation is strongly encouraged.

These guidelines establish planting budgets, which shall not be used as a measure of design quality. It is expected that, in a community such as Walkabout, the planting design would exceed expectations established by budget guidelines. The ARC is empowered to direct that revisions be made to any planting plans and any planting installations, which fail to achieve the planting design objectives of Walkabout.

All planting, including renovation or additions after the C.O. is issued, shall obtain the ARC approval.

ARC review and approval in no way warrants compliance with LDR requirements.

A. The ARC Review Criteria

The general criteria under which the ARC shall review planting plans is as follows:

1. Compliance with planting requirements of BC LDR Sec.62-4334.

2. Sound horticultural basis for selection of species in reference to location, spacing, mature size, installed size, proximity to other plants, paving and structures, composition, massing, and required maintenance/pruning. Plant shall be selected based on their hardiness zones and ability to grow in the area. No plant with freeze potential, or ficus, shall be used.
3. Compliance with basic planting design principles including but not limited to:
 - a. use of groundcover and shrubs in large masses with geometric shapes that are the same as the design of the paving, pools, and building (weak, meandering shapes with mixtures of one of this, two of that, and three of these will not be permitted)
 - b. Sod areas with strong geometric shapes that repeat the geometry established by the elements described above. (Intersection of sod and groundcover beds at 90° angles).
 - c. Use of two or three gallon groundcovers (in lieu of one gallon) and five or seven gallon shrubs (in lieu of three gallon) with larger spacing that are Florida Number One or better is encouraged.
 - d. Maximum use of plant material that will not require pruning to reduce maintenance, cost, and landfill needs.
 - e. Creation of space, shade, and focal points with plant material. (No floating plant beds in the middle of the yard/lawn area)
 - f. Reasonable use of color, texture, and shape.
 - g. Consideration of blank walls, views to and from the site.
 - h. Response to architectural elevations in planting composition. (Don't block windows with large shrubs.) Large shrubs shall not be used under windows, adjacent to driveways or walkways, or in a 10' sight distance triangle at the driveway and street ROW line. Only groundcover or low shrub masses may be used in the above areas. Design shall minimize pruning and maintenance.
 - i. Incorporation of plant material into paving front entrance walks, pool decks, and patios. (Use of rock/gravel as a groundcover or mulch material is prohibited).

4. The design must provide enrichment for both the short term and the long term appearance of Walkabout.
5. Design must be prepared by a Landscape Architect with registration through the State of Florida Department of Professional Regulation. In accordance with Florida Statute Chapter 481, Part II, a Nurseryman, Nursery Stock Dealer, or Agent registered under F.S. Chapter 581 may prepare planting plans for a single family residential unit. It is recommended that a nurseryman consult with a Landscape Architect in order to provide assistance in meeting the above design criteria.
6. Compliance with area specific criteria of this Section.

B. Parcel Entrance Feature and Parcel Common Area

1. Buffers on Collector Roads:

The planting in these buffers shall effectively screen out the SF-A, SF Custom and SF-D side yard in a period of three to five years. A reasonable amount of large shrubs shall be planted in sizes of seven gallons or more to provide a reasonable screen at time of planting. All groundcover, shrubs, trees, and palms shall be planted in large masses. If palm groupings are used, they shall be composed of seven or more palms. The 25' buffer may be expanded 25' longitudinally along the collector road ROW to buffer the rear yard of the abutting unit, if the following conditions are met:

- D.O.T extended sight distance standards are met.
- rear lot drainage easement on golf course, golf course drainage and planting, golf course path, and 20' lake maintenance access easements are all accommodated.
- the Parcel Association is responsible for maintenance of plant material

2. Cul-de-Sac Islands:

All cul-de-sac islands are 32' in diameter or in width. Round cul-de-sac islands shall be covered with all groundcover. Sod is not permitted. Elongated cul-de-sac islands may be all groundcover, or a combination of sod and groundcover, and sod lines shall reflect the geometry of the cul-de-sac island. Meandering bed lines are not permitted. Trees in cul-de-sac islands must be part of street tree scheme.

The Parcel Builder/Developer shall be responsible for design and installation of these common areas. The Parcel Association shall be responsible for maintenance (including water and electric power) of these common areas).

C. Residential Lot Planting Design

The best design solution for single family/patio home living must be achieved through the complex exercise of balancing the following goals:

- preserving views of the open space/lake/golf amenity while creating privacy and not compromising the open space views from the adjacent homes
- creating a view of the home from the open space/lake/golf course that enhances the appearance of the open space/lake/golf course
- creating a street side view of the home that complements the architectural design and detailing, accents the front entrance, creates space, and provides a balance of vegetation, building and paving
- providing immediate impact of plant material while allowing for mature growth to occur without costly maintenance
- creating functional outdoor space

Each front yard is required to have a minimum of one sod panel (i.e. area). The golf course Bermuda sod shall be separated from the lot sod with a shrub or groundcover bed on the lot. Any lot sod that invades the golf course sod must be removed and replaced by the homeowner. Failure to do so by the homeowner will result in the removal and replacement of the sod, at the homeowner's expense. All rear yard patios, pools, and screened enclosures shall be visually buffered from the golf course/lake with trees and shrubs. Where a fence is provided on the rear lot line abutting a lake bank the Lot Owner/Builder/Developer shall provide cord grass at a minimum 2', but no more than 4' in width on the upper portion of the lake bank adjacent to the rear lot line. No planting shall be allowed on the golf course except by the developer or Golf Club.

Drainage easements or lake maintenance easements abut the rear of all lots, therefore, a minimum of 2' abutting the rear lot line or side corner lot line at open space shall be planted in shrubs or groundcover to provide separation from the golf course, lake, or open space where adjacent to paving, pools, and screened enclosure. To buffer and to enhance the views from other lots, the setback areas around all patios, tennis courts, pools, patios, screened enclosures, children's play houses, and play equipment/tot lots shall be visually buffered from the lake, golf course, and

adjoining lots with trees/palms and shrubs/groundcover that run the full width of such structures (except for access and door openings).

Canopy tree requirement for rear yards:

- SF-A & SF-D with standard width of less than 75' – minimum of one canopy tree.
- SF- D with standard width of 75' or greater - minimum of 2 canopy trees in single-family rear yards.

This shall be in addition to palms and/or small flowering trees.

The SF-D lot development required minimum budget for Installed Plant Material (not including sod) for each lot:

1. 50' width lots: \$4,500.00
2. Lots over 50' width but less than 100' width: \$4,500+\$100 / foot of width over 50'.
3. Lots 100' or greater in width: Shall require a minimum of \$30,000.00 or such greater amount to fully landscape the lot. Plans with budgets shall be submitted for an approval by the Architectural Review Committee prior to plant installation.
4. SF-A :\$2,500.00.

The ARC shall evaluate how well each of these goals is achieved in each submittal. Too often residential planting design is approached as an exercise in yard decoration. This is not the approach for Walkabout. The approach is to create well designed functional space.

1. Single Family Detached / Custom Homes

Single family homes traditionally reflect a higher degree of individual expression than with other housing types. The ARC recognizes this and the personal taste of the homeowner is to be respected as long as it meets the anticipated design standards of the ARC. The size and quantity of installed plants and plant masses must be in scale with the size and mass of the home and the size of the lot. Each lot/home is to be a separate submission to the ARC, since the lot shapes may vary substantially and model homes may vary.

2. Single Family attached Homes

Since these homes are sold as fully pre-designed homes with little variation in lot shapes, the Builder/Developer may submit typical unit plans for repetition on all lots within one parcel. As each model is selected, the plans shall be submitted for ARC review. The ARC approval may be required if significant changes are made or if the review of constructed models calls for revisions.

SF-A homes are allowed a higher of private lot area. When this is combined with paving and pools, spa, a much smaller percentage of the lot area is pervious than in a conventional single family home. This presents a greater opportunity to minimize sod areas and to increase percentage of groundcover/shrub area, but presents a greater challenge in placing large trees/palms to create shade. The wall of the adjacent unit shall be screened with eye-level material. Since the rear yards of Single family attached homes are typically tight, shrubs shall be located directly between the patio, pool, or enclosure and the golf course/lake without disrupting the drainage. Trees shall be located on either side (left or right) of any exposed SF-A screened enclosure to overhang its edges.

D. Horticultural Criteria

1. All road rock, soils not suitable for horticultural use, construction debris (paint, stucco oils, roof tile, concrete, wood, trash, etc.) shall be removed from all planting areas and replaced with clean, on-site, virgin topsoil or imported topsoil meeting fertility rates and percolation rates to promote vigorous plant growth.
2. Sod shall be Florida Premium Grade St. Augustine (Floratom, FX-10, Seville or Palmetto varieties). Small strips of sod less than 3' in width shall not be permitted. Sod shall cover all areas not covered in shrub/groundcover bed mulch and shall extend to the curb of abutting roadway(s).
3. Staking and planting details shall be provided for the ARC review and shall be strictly adhered to. All large trees and palms shall be staked or guyed into stable soil (not backfill areas) without damaging or penetrating trunk or root ball. Soil level at top of root ball shall set level with finished grade. The plant pit shall be a minimum of 18" greater in diameter than root ball for trees and palms and a minimum of 12" greater in diameter than root ball for shrubs and groundcover.
4. Root bound, diseased, or damaged plant material is not permitted. Florida #1 or Florida Fancy must be provided.
5. Dead or damaged plant material shall be removed within 10 calendar days of notification.
6. Girdling and bark damage caused by weed eaters is prohibited.
7. The ARC may impose 'Tree Abuse' fines ranging from \$1,000 to \$5,000, based on the severity of the abuse.

8. No Homeowner, Builder, Contractor, or sub-contractor may plant any trees, palms, shrubs, or groundcover, or allow such to be planted outside the residential lot/parcel, except as required adjacent to the rear lot line and lots adjacent to the golf course, as defined in other sections of these guidelines.

E. Irrigation Design

This criteria is provided since details and inspections are not regulated by the county. All irrigation systems require submission of plans that provide:

1. 100% coverage and overlap.
2. an eave mounted rain sensor (such as Mini Click II) with wire to sensor in painted PVC conduit.
3. electric globe or angle valves with electric controller and lightning protection.
4. pipe sizes indicated (minimum Class 200 laterals and Schedule 40 mains).
5. bubblers or canopy sprayheads on all specimen trees: Oaks and Royal Palms.
6. concrete rings/donuts are not permitted.
7. above ground risers are not permitted in lawn areas.
8. pop-up heads shall be used in lawn areas and in shrub areas adjacent to paved areas.
9. as a matter of Walkabout policy, the irrigation water shall come from a reclaimed water source.
10. rear yard irrigation heads (3.0 gpm min.) shall overlap 38' into open space/lake banks/golf course. This may be accomplished by adding rotor heads to each lot irrigation system or by the Parcel Developer installing a loop line of rotors around the parcel perimeter property line.
11. front yard irrigation shall cover the sod in the street ROW.
12. after 3 years or when shrubs and trees are established (whichever occurs first), an inspection shall be conducted to evaluate watering time and heads that may be capped or refitted with low gpm heads to conserve water.

VIII

architectural design criteria

All buildings and architectural features, including repainting, renovations, or additions after Certificate of Occupancy, shall obtain the ARC approval.

A. Design Concepts

The design of a home within Walkabout shall reflect a consistent design theme, style or image. Eclectic design is discouraged. The final design image shall be well refined and carefully detailed. The floor plans and elevation designs shall work in unison to achieve consistency in scale, simplicity in function, balance in proportion and harmony, and logic in use of materials, color and detailing. The siting of the house shall be such that outdoor accessory uses are not constrained, the streetscape, golf course/lake/O.S. views are enhanced, and adjacent homes are not adversely impacted.

B. Design Duplication

Each Builder/Developer shall submit at the preliminary ARC review a proposal to the ARC outlining a program to avoid a repetitive appearance within the parcel. At a minimum, no abutting single family homes shall have the same elevation or same color. Abutting parcel development houses (if not custom) must be of a different color scheme and elevation. Alternate elevations may be applied to the same floor plan. This shall apply to both front and rear elevations.

C. General Criteria

1. Building square footage shall be as determined in the Builder/ Developer's contract with the Master Developer. All proposed dwelling shall have a minimum of 1,550 SF under A/C.
2. The following are the building height limitations per BC PCD approval for Walkabout.

Type	Maximum Stories	Maximum Height
SF-detached	2	35
SF-attached	2	35
Custom Homes	2	35
Commercial Office	2	45
Commercial Retail	2	45
Sales Center	2	35

*A third floor may be permitted by the ARC with square footage less than 50% of the ground floor area.

3. All houses shall have a minimum of 2 contrasting colors/shades (i.e. a base color and a trim color). Bright or strong building colors are not permitted. Matte finish earth tones are permitted. Garage doors shall be one color. See Section VI.B.1 for Trellises, Awnings, Gazebos, Cabanas, Greenhouses, and Guest Cottages
4. The mass and scale of all buildings shall be reduced through use of architectural detailing, windows, patio walls, and varied roof lines. Long, unbroken expanses of roofs are not permitted.
5. Placement of doors and windows shall respond to projection of horizontal and vertical lines.
6. Emphasis shall be placed on front doors with columns, arches, roof projections and/or additional detailing. The location of the front doors shall be in a position of prominence emphasized by the design of the facade.

D. Elevations

1. Use of the following features or appurtenances is strongly recommended:
 - a. porches/verandas
 - b. balconies
 - c. roof top decks
 - d. balustrades
 - e. arches
 - f. columns
 - g. bay or bow windows and rooms
 - h. corbels, keystones, quoins
 - i. transoms and sidelights
 - j. metal gates and railings
 - k. clerestory windows
 - l. sconce lighting at entrances
2. Directional and material changes shall respond to form and function, not to exterior decoration.
3. Details, materials, textures, door and window types, treatments and sizes selected shall be common to all elements to achieve unity. No frontal decoration is permitted. (Stucco shall extend 12" below finished grade). All openings shall be articulated through the use of shutters, projecting lintels, sills or surrounds. Bay windows shall either extend to grade level or provide emphasis to structural cantilever when used in one-story or stacked in a two-story. The panel between two or more levels of bay windows shall be articulated.
4. Raised planters abutting a house are not permitted due to waterproofing problems and plant survivability.
5. Roofs:
 - a. The roof forms must be designed to:
 - provide same character on all elevations
 - express the same number of floors in all elevations
 - have no connection between one and two story roof portions
 - preclude any lower story roof element from interrupting or breaking the continuity of an upper floor eave, rake or fascia
 - eliminate shed roof appearance
 - avoid complex or awkward design solutions
 - align eaves

- articulate eaves and rakes with multiple fascia boards, cove and crown moldings or gutters
- b. Roof pitches shall be a minimum of 4 in 12.
- c. Flat roofs require ARC approval.
- d. Consideration should be given to combinations of hip, gable, jerkin head, and the reverse gable above hip.
- e. If skylights are to be used, they must be incorporated into roof design, preferably on the rear side of the house. Dormers can be used to function as skylights and cupolas can be used to function as roof vents.
- f. Awnings, canopies, shutters, and permanent hurricane shutters are permitted only when designed as an integral part of the building elevation.

E. Materials

1. Roof Materials Permitted:

- barrel clay tile (limited use with ARC conditions, including color)
- concrete 'S' tile (limited use with ARC conditions, including color)
- concrete or aggregate flat tile
- slate
- standing seam metal (limited use with ARC conditions, including color)

Not Permitted:

- asphalt or fiberglass shingles
- roll roofing
- aluminum shingles
- wood shingles or shakes

2. Building Materials Permitted:

- painted stucco (limited to sand finish and min. requirement of 3 elements from elevations paragraph on page 66).
- natural stone/keystone .
- Hardi boards.
- glass block.
- anodized or baked enamel metal
- brass or stainless steel.
- clear or tinted glass (gray or solar bronze).
- painted or stained oak, cypress, or p.t. pine trim, doors, and window frames.

- copper, anodized aluminum, zinc, or tummetal flashing and gutter.
- man-made keystone
- brick

Not Permitted:

- wood siding
- decorative or raw concrete block
- job site painted metal
- plastics
- vinyl siding
- shingle siding
- imitation stone other than keystone
- reflective/mirrored glass
- raw aluminum and uncoated zinc gutters & flashing
- hardboard or particle board
- all other simulated products

F. Utility Details

1. All roof mounted vents or stacks shall be the same color as the roof. All chimney stacks shall be the same color as the base chimney structure, and when located at an exterior wall shall extend to grade and shall be supported by foundation.
2. All gutters shall be concealed or designed as a part of eave detailing. Downspouts shall be painted to match the building walls.
3. Gutters may connect to underground dry wells or 8" piping connecting to bubble up structures entirely contained within each lot. Bubble up structures shall be a min. of 5' off any lot line.
4. No roof drainage may be piped to the golf course, lakes, or other open space (Sheet flow drainage over yard is permitted).
5. No mechanical equipment is allowed on pitched roof.
6. Window or wall mounted air conditioner units are not permitted.
7. All homes shall be prewired for cable TV, telephone, and a hard wire security and fire alarm system using CAT 5 wiring for low voltage systems.

8. All garages shall accommodate a minimum of 2 full-size cars. All garage doors shall be fitted with a remote control garage door opener. No carports are permitted.
9. All exterior utility connections, disconnects, boxes and meters shall both be accessible and be located in inconspicuous locations recessed or screened per Section VI of this Manual.
10. All exterior lighting (including motion activated or photocell activated security lighting) located either on the home or in the yard shall be directed to not cast light on the adjacent property/lots or homes.

G. CPTED Principals

The following CPTED principals shall be followed:

- If the front entry door is a solid door and has a side pane window, the side window should be located on the opposite side of the door handle and door lock.
- Equip all sides of the house, including porch areas, with electrical outlets to help facilitate motion sensor security lighting.
- Entry doors that swing inward should be equipped with metal frames or other protective measures to "target harden" the doorway and discourage forced entry. (Double doors, glass doors, or specialty doors are exempt from this provision).
- Out-swinging exterior doors should be equipped with security hinges.
- Alarm panels should be kept out of view from windows.

H. Security Systems & Central Monitoring Minimum requirements

A. Security Specifications

All security systems shall meet these minimum security specifications:

1. Master control panel shall be a minimum of eight (8) zones and capable of DUAL reporting, (not split reporting). A communications dialer shall be included in all systems. No proprietary equipment (i.e. Brinks, ADT, Honeywell, etc.) is permitted. Parts shall be readily available to any licensed alarm contractor. Programming format shall be a generic industry standard; i.e. 4x2/contact point I.D. (no Sillent Knight of Radionics formats).

2. All systems standard shall be wired "home run" to individual openings (NO LOOPING.) Electrical wire numbers shall identify each drop. A schematic diagram shall be supplied for each individual system prior to activation and issuance of code number.
3. A 12 volt strobe indicator light shall be installed under eave (front of garage door is preferred) to assist identification of unit by Security & Police. One interior siren is mandatory. NO EXTERIOR SIRENS are permitted.
4. An RJ3X telephone jack and interface cord shall be supplied with each system to deliver signal and to aid disconnection in event of a runaway alarm.
5. The installing company shall obtain a code number from the Walkabout Master Security Provider. Emergency contact information shall be submitted to the Walkabout Master Security Provider prior to issuance of code number. The installing company is responsible for programming communication and testing the connection to the gatehouse and the central station, thereby assuring the resident that the entire system functions properly before final acceptance and/or completion of installation.
6. The telephone run from the master panel to the telephone company interface shall be a home run dedicated line.
7. ALL wiring and devices shall be U.L. rated specifically for use in an alarm application. Alarm panels shall be earth grounded per the National Electric Code.
8. A 12 volt photoelectric smoke detector fire circuit shall be integrated into each alarm system. The fire circuit may NOT be installed by the electrical contractor and shall be installed by the security system installer.
9. The settings for all download, installer, & master codes will remain @ FACTORY DEFAULT setting.
10. The builder shall be responsible for correcting any system that is not installed in compliance with each of the above requirements or omits one of the above requirements. Upon discovery of such defects, () will correct the system and the resulting costs shall be charged back to the builder, regardless of warranty status.

B. ACTIVATION INFORMATION

The phone numbers and reporting codes for WALKABOUT are as follows:
This development has a DUAL REPORT SYSTEM.

- CENTRAL STATION (Primary)

1. Receiver phone number: (000)000-0000
2. Voice phone number: (000)000-0000

To test an account number, WALKABOUT has it's own line card prefix – 00; for example, account # 00-0000. Central will ask you for two items in order to authorize it:

- A) Dealer number: The generic number for techs is 000
- B) Tech number: The generic number is 0000

- GATEHOUSE (Secondary)

1. Receiver phone number: GATEHOUSE NOT OPERATIONAL AT THIS TIME
2. Voice phone number: GATEHOUSE NOT OPERATIONAL AT THIS TIME

- REPORTING CODES: (4x2) (OR CONTACT POINT I.D. IS AVAILABLE):

- 11 = FIRE
- 22 = PANIC
- 31 TO 39 = BURGLARY ZONE 1 - 9
- 44 = MEDICAL
- 49 = CANCEL
- 50 TO 59 = BURGLARY ZONE 10 – 19
- 60 TO 69 = BURGLARY ZONE 20 – 29
- 70 TO 79 = RESTORE ZONE 1 – 9
- 80 TO 89 = RESTORE ZONE 10 – 19
- 90 TO 99 = RESTORE ZONE 20 – 29

C. Storm Shutters

Temporary storm shutters are permitted but should not be installed more than 48 hours before hurricane warnings for Brevard County are issued. The temporary storm shutters shall be removed either:

1. within 3 calendar days after hurricane warnings for Brevard County are lifted.
2. If damage is incurred the latter of:
 - a. within 15 days after a hurricane hits the project area or
 - b. immediately after hurricane damage repairs have been made to the structure.

Permanent storm shutters are permitted only when incorporated into the design of the house and approved by the Architectural Review Committee. It is strongly recommended that permanent shutters be approved with the preliminary architectural approval.

The applicant shall obtain ARC approval of the type of shutter, color, material and design prior to obtaining a permit. The Contractor shall obtain a permit prior to installation. All shutters (other than colonial or Bahama) shall either be stored inside the house (removable), retractable, or hidden from public view when not in use. Storm shutters are for storm protection only and are not for "security" (occupied or unoccupied).

TYPES PERMITTED:

Temporary:

- Storm Panels (aluminum (perforated or solid), steel, or Clearshield©)
The color of all permanently affixed portions of the shutter assembly (such as mounting brackets) shall match the color of either window frames, banding, or other window surrounds and stored inside home.
- All temporary shutters shall be stored within the home. No outdoor storage is permitted.

Permanent:

- Accordion Windows/Doors - Accordion shutters shall be used only on the rear and side elevations. The ARC prefers that only removable panels be used on the front elevation. The ARC may consider accordion shutters on the front elevation, if the shutters are fully hidden behind a well detailed/designed window surround. The color of the accordion shutters shall match the window frames, banding or other window surrounds.
- Roll-Up Shutters - The "box" for roll-up shutters shall be concealed from view through use of awnings or through incorporation into the design of the ARC approved building elevation. Where roll-up shutters are used inside a screened patio, the roll-up box will not have to be concealed from view. The ARC must review and approve both the shutter and the design for the awning or detailing used for concealment. The color of the tracks or any other permanently mounted component shall match the window frames, banding or other window surrounds. All decorative awnings (such as canvas) shall be removed prior to a storm and replaced in the time frames outlined above.
- Colonial or Bahama Shutters - Colonial or Bahama shutters will only be considered if they are submitted as part of the initial ARC approval and are included as an element of the original architectural design submission or through a revised submission by the Architect of record for the home.

TYPES NOT PERMITTED:

Slatted Aluminum Awnings - The 'Florida' style slatted awnings with telescoping supports shall not be permitted in either a temporary or a permanent situation.

IX

construction criteria

A. Site Conditions:

1. All construction sites shall be maintained in a neat and orderly condition with minimal dust and pollution generated.
2. Construction activity shall only occur from sunrise to sunset Monday through Saturday. This time frame may be revised as a parcel nears completion.
3. On-site portable toilets shall be provided, regularly maintained and sanitized a minimum of twice each week.
4. Construction debris and trash shall be deposited only in a dumpster. The dumpster shall be emptied, off site, on a weekly basis. The dumpster shall be set min. of 5' from all property lines.
5. No stockpiling is allowed in a yard fronting on a street, or on other property including golf course and streets. All stockpiled debris shall be placed in the dumpster at the end of a workday. Any debris that is discarded off the property/lot or is blown into lakes, preserve, or golf course, etc. shall be retrieved and placed in dumpsters immediately but no later than the end of the work day.
6. SF-D Custom Lot Development requires one dumpster per house.
SF-D Parcel Development requires one dumpster per two houses.

SF-A Development requires one dumpster per 2 buildings.

Commercial Development requires a sufficient quantity of dumpsters to contain all trash and construction debris.

7. The Contractor shall verbally notify the Master Developer's Construction Manager or Project Director within 30 minutes of an accident or of cutting any utility lines.
8. Vehicle operators shall clean up and report any spillage from their vehicles.
9. Any damage to common facilities, abutting lots, roads, golf course and lake banks will be repaired by the Master Developer and the cost for such repair deducted from the construction deposit or billed to the responsible party (Section IV.G.).
10. A 4' high mesh silt fence (BLACK IN COLOR) shall be erected along the entire property line(s) abutting O.S., lake, or golf course, and into the non-exposed property lines for a distance of 10' for zero lot line homes and 20' for single family homes. This fence shall remain erected from the time of initial staking until the sod is placed. If the Builder/Developer fails to erect and maintain this fence, the Master Developer will perform the work and charge the Builder/Developer's deposit account at 2 times the Master Developer's cost.

B. Access, Parking, and Security

1. Each Builder/Developer shall:
 - a. Furnish a list of all employees, consultants, contractors, and subcontractors who are permitted to enter Walkabout.
 - b. Post and keep on record with the Master Developer the names and phone numbers of 3 individuals to be contacted on a 24 hour basis for emergencies.
 - c. Notify all employees of Builder, consultants, contractors, subcontractors of the vehicle search policy under item #7 below.
2. All construction vehicles shall enter Walkabout through the construction entrance designated by the Master Developer. Personnel may enter manned access gate if construction entrance is closed.
3. Construction vehicles or contractors' vehicles shall not be parked at night on Walkabout property.

4. No loud music, washing of vehicles, exceeding speed limits, fishing or hunting or alcoholic beverages are allowed in Walkabout prior to, during, or after construction activity.
5. All contractors, subcontractors, employees and consultants must stay off the golf course. If access to the golf course is required, it shall be only under the supervision of the Walkabout Golf Course Superintendent or the Master Developer's Site Construction Manager.
6. Any construction equipment left overnight shall be kept on the lot/site under construction and not in any street R.O.W., common area, or other lots.
7. No children, pets, friends, and/or relatives of workers are allowed on the lot or site under construction.
8. The Master Developer reserves the right to conduct vehicle searches at any time within Walkabout.

C. Construction/Development Office Trailers

All construction/development office trailers shall:

- a. be fully landscaped
- b. provide on-site parking including handicapped parking
- c. provide a deck/ramp or grade for handicapped access as required by ADA for offices
- d. obtain ARC approval

No offices or storage will be allowed in model units without specific ARC approval.

D. Signs

No signs, flags, except for the United States flag, or banners are permitted on any building or any property in Walkabout except for:

1. Those installed by the Master Developer.
2. Permanent signs approved by the ARC.
3. Building permit signs and permit plan holders constructed in strict compliance with the Standard Walkabout Detail.
4. No trespassing signs which are consistent with community signage and lettering. Design and location of no trespassing signs requires ARC approval.

5. A United States flag may be displayed as a portable, removable flag in consistent with Title 36 United States Code (U.S.C.) chapter 10 by utilizing a bracket attached to the main house. All flag locations must be approved by the ARC before installation.

E. Compliance

Any contractor, subcontractor, material supplier, employee or other person involved in the construction activity on the Property who fails to comply with this Manual or any other requirements of the Builder/Developer, may cause:

- (1) a \$500.00 fine per infraction to be levied;
- (2) suspension from the project and/or;
- (3) use of construction deposits to remedy the problem as determined by the Master Developer or by the ARC.

The Master Developer reserves the right to request vehicle searches at any time on Walkabout property.

HOMEOWNER
WALKABOUT ARCHITECTURAL REVIEW
COMMITTEE APPLICATION

Date Submitted: _____
 Property Address: _____

Village Name: _____
 Summary of Request: _____

Parcel #: _____ Lot #: _____

SUBMISSION TYPE: PRELIM _____ FINAL _____
 (by Architectural Development Guidelines Section No.)

FEE(S): _____
 (See Section No. IV.G)

- _____ VI. Site Design Elements
- _____ VII. Planting
- _____ VIII. Architectural
- _____ IV.D Time (EXTENSION) (REACTIVATION)
- _____ IV.E Variance
- _____ IV.F WPOA Board Appeal

Sec. V. Lot Site Plan is required for all submissions

- The lot "owner" warrants that all individuals & firms listed below have read & fully complied with all sections of the Architectural Development Guidelines for Walkabout:

TOTAL FEE(S) (CHECKS ONLY) \$ _____

- Contact underground utility locator prior to digging
- Notify WPOA of contractor or consultant change
- Submit only signed and sealed plans
- Obtain ARC approval prior to obtaining bldg. permit

HOMEOWNER (ie: Lot "Owner");

Address, Phone, & Fax: _____

Name: _____
 Signature: * _____

CONTRACTOR:

Firm Name, Address, Phone, & Fax: _____

Name: _____
 Signature: * _____
 License # _____ (ATTACH COPY)

ARCHITECT:

Firm Name, Address, Phone, & Fax: _____

Name: _____
 Signature: * _____
 Registration # _____

LANDSCAPE ARCHITECT:

Firm Name, Address, Phone, & Fax: _____

Name: _____
 Signature: * _____
 Registration # _____

ENGINEER: (STRUCTURAL OR CIVIL)

Firm Name, Address, Phone, & Fax: _____

Name: _____
 Signature: * _____
 Registration # _____

SURVEYOR:

Firm Name, Address, Phone, & Fax: _____

Name: _____
 Signature: * _____
 Registration # _____

*(Signature required for Homeowner. Also, required for Contractor or Consultant if serving as contact person)

See Sec IV for SUBMISSION REQUIREMENTS and Sec IX for CONSTRUCTION REQUIREMENTS

HOMEOWNER APPLICATION
LIST OF DOCUMENTS SUBMITTED (REF. SEC. 4)

1. _____
2. _____
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
9. _____
10. _____
11. _____
12. _____
13. _____
14. _____
15. _____
16. _____
17. _____
18. _____
19. _____
20. _____

(Attach sheet if required)

Board Action:

_____ ARC

_____ WPOAB

_____ Approved as submitted

_____ Approved as noted

_____ Revise and resubmit

Board Chairman _____ Date: _____

Project Director _____ Date: _____

Conditions:

1. _____
2. _____
3. _____
4. _____
5. _____

**BUILDER/DEVELOPER
WALKABOUT ARCHITECTURAL REVIEW
COMMITTEE APPLICATION**

Date Submitted: _____

Property Address: _____

Parcel #: _____ Lot #: _____

SUBMISSION TYPE: PRELIM _____ FINAL _____
(by Architectural Development Guidelines Section No.)

- _____ VI. Site Design Elements
- _____ VII. Planting
- _____ VIII. Architectural
- _____ IV.D Time (EXTENSION)(REACTIVATION)
- _____ IV.E Variance
- _____ IV.F WPOA Board Appeal

Sec. V. Lot Site Plan is required for all submissions

- The Builder/Developer warrants that all individuals & firms listed below have read & fully complied with all sections of the Architectural Development Guidelines for Walkabout:

BUILDER/DEVELOPER (ie: Lot "Owner"):

Name: _____

Signature: _____

Signature required for Bldr./Devel

CONTRACTOR:

Name: _____

Signature: * _____

License # _____ (ATTACH COPY)

ARCHITECT:

Name: _____

Signature: * _____

Registration # _____

LANDSCAPE ARCHITECT:

Name: _____

Signature: * _____

Registration # _____

ENGINEER: (STRUCTURAL OR CIVIL)

Name: _____

Signature: * _____

Registration # _____

SURVEYOR:

Name: _____

Signature: * _____

Registration # _____

* If serving as primary contact person, signature is also required.

Village Name: _____

Summary of Request: _____

FEE(S):
(See Section No. IV.G)

TOTAL FEE(S) (CHECKS ONLY) \$ _____

- Contact underground utility locator prior to digging
- Notify WPOA of contractor or consultant change
- Submit only signed and sealed plans
- Obtain ARC approval prior to obtaining bldg. permit

Firm Name, Address, Phone, & Fax:

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Firm Name, Address, Phone, & Fax:

Firm Name, Address, Phone, & Fax:

Firm Name, Address, Phone, & Fax:

**See Sec IV for SUBMISSION REQUIREMENTS and
Sec IX for CONSTRUCTION REQUIREMENTS**

BUILDER/DEVELOPER
LIST OF DOCUMENTS SUBMITTED (REF. SEC. 4)

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____
- 12. _____
- 13. _____
- 14. _____
- 15. _____
- 16. _____
- 17. _____
- 18. _____
- 19. _____
- 20. _____

(Attach sheet if required)

Board Action:

_____ ARC

_____ WPOAB

_____ Approved as submitted

_____ Approved as noted

_____ Revise and resubmit

Board Chairman _____ Date: _____

Project Director _____ Date: _____

Conditions:

- 1. _____
- 2. _____
- 3. _____
- 4. _____
- 5. _____