

EXHIBIT E

ARCHITECTURAL PLANNING CRITERIA FOR Cypress Creek

1. **Building Type.** No building shall be erected, altered, placed or permitted to remain on any Lot or building parcel, other than one detached single-family residence containing not less than sixteen hundred (1,600) square feet of livable enclosed floor area (exclusive of open or screen porches, patios, terraces, garages and carports) not to exceed thirty-five (35) in height and having a private and enclosed garage (or carport if approved) for not less than two (2) nor more than four (4) cars. Unless approved by the ARB as to use, location and architectural design, no garage, tool or storage room may be constructed separate and apart from the residential dwelling nor can any such structure(s) be constructed prior to construction of the main residential dwelling.

2. **Layout.** No foundation for a building shall be poured, nor shall construction commence in any manner or respect, until the layout for the building is approved by the ARB. It is the purpose of this approval to assure that the home is placed on the Lot in its most advantageous position and to assure that each building within the Property is provided visual and acoustical privacy.

3. **Exterior Color Plan.** The ARB shall have final approval of all exterior color plans and each Owner must submit to the ARB prior to initial construction and development upon any Lot a color plan showing the color of the roof, exterior walls, shutters, trims, etc. The ARB shall consider the extent to which the color plan is consistent with the homes in the surrounding areas and the extent to which the color plan conforms with the natural color scheme of and for the Property and the Players Club at Sawgrass.

4. **Roofs.** Flat roofs shall not be permitted unless approved by the ARB. Minimum pitch of roof will be 5/12. Protrusions through roofs for power ventilators or other apparatus shall not be permitted unless approved by the ARB. Roofing and shingle material shall be approved by the ARB as to color and material.

5. **Elevations.** Similar elevations shall not be built directly adjacent or across from each other.

6. **Garages.** In addition to the requirements stated in Paragraph 1 above, all garages shall have a minimum width of twenty (20) feet and a minimum length of twenty (20) feet as measured from the inside wall of the garage. All garages must have either a single overhead door with a minimum door width of sixteen (16) feet for a two-car garage, or two (2) sixteen (16) foot doors for a four-car garage, or two (2) three (3), or four (4) individual overhead doors, each a minimum of ten (10) feet in width (or eight (8) feet with a two foot separation), and a service door. Whenever possible, garage entrances shall be located on the side of the Residence rather than the front.

No carports will be permitted unless approved by the ARB.

7. **Driveway Construction.** All dwellings shall have a paved driveway of stable and permanent construction of a width of at least sixteen (16) feet, but not less than door to door

width, at the entrance of the garage. All driveways must be constructed with an approved material.

8. **Dwelling Quality.** The ARB shall have final approval of all exterior building materials. Exposed concrete block not be Permitted on the i arior of any building or detached structure unless prior approval is obtained from the ARB. The ARB shall discourage the use of imitation materials for facades and encourage the use of materials such as stone, wood, and stucco, or a combination of the foregoing.

9. **Signs.** No sign of any kind shall be displayed to the public view on any lot except as may be approved as to size, design and otherwise by the ARB.

10. **Games and Play Structures.** All basketball backboards, tennis courts and play structures shall be located at the rear of the dwelling, or on the inside portion of corner lots within the setback lines. No playform, doghouse, tennis court, playhouse or structure of a similar kind or nature shall be constructed on any part of a lot located in front of the rear line of the residence constructed thereon, and any such structure must have prior approval of the ARB. An exception may be granted only in the case of basketball backboards, subject to adherence to the Cypress Creek Homeowners Association basketball Guidelines and approval of the ARB.

11. **Fences and Walls.** The following guidelines are designed to establish criteria for fencing that is not visually obtrusive. No fence, wall or other barrier shall be constructed on any Lot without the prior approval of the ARB, and the PCAARB when applicable. Fences are discouraged, and when a barrier is desired, landscaping is suggested as a substitute. Chain-link, split-rail, picket and stockade type fences are strictly prohibited. Fences shall be ornamental and not exceed four feet in height. All fence applications must include color selection, and will be review on individual merit based on lot configuration and location. St. Johns County fence requirements are to be followed when fencing a pool or spa.

12. **Landscaping.** A detailed Landscaping plan for each lot will be submitted to and approved by the ARB prior to initial construction and development therein.

The Developer shall supply criteria for materials appropriate for landscaping in the Subdivision and the Players Club at Sawgrass and a designation of the number of required trees and shrubs to be planted on each Lot in the Subdivision. All Lots shall have a complete automatic underground sprinkler system.

13. **Swimming Pools and Tennis Courts.** Any swimming pool or tennis court to be constructed on any lot shall be subject to the requirements of the ARB, which include, but are not limited to the following:

- A. Composition to be of material thoroughly tested and accepted by the industry for such construction;
- B. The outside edge of any pool wall may not be closer than four (4) feet to a line extended and aligned with the side walls of the dwelling;

- C. Screening of pool areas is discouraged. Location and design of all pool screening must be approved in writing by the ARB;
- D. Location and construction of tennis or badminton courts must be approved by the ARB;
- E. No exterior lighting other than sidewalk or building lighting shall be installed without the prior approval of the ARB. Any lighting of a pool or other recreation area shall be designed so as to buffer the surrounding residences from the lighting
- F. Tennis court lighting shall not be permitted.

If an owner elects to purchase two (2) adjoining Lots one for recreation purposes, the Lot used for and Use

If an owner elects to purchase two (2) adjoining Lots and use one for recreation purposes, the Lot used for recreation purposes must be adequately screened by landscaping and/or walls or fences on all sides as required by the ARB. It shall be the intent of the ARB to screen any such use from public view.

14. **Garbage and Trash Containers.** No Lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers which shall be kept within an enclosure constructed with each dwelling in a location approved by the ARB. All Lots shall be maintained during construction in a neat nuisance-free condition.

15. **Temporary Structures.** No structure of a temporary character, trailer, basement, tent, shack, garage, barn or other out building shall be used on any lot at any time as a residence either temporarily or permanently.

16. **Removal of Trees.** In reviewing building plans, the ARB shall take into account the natural Landscaping such as trees, shrubs and palmettoes, and encourage the Owner to incorporate them in his landscaping plan. No trees of four (4) inches in diameter at one (1) foot above natural grades shall be cut or removed without approval of the ARB, which approval may be given when such approval is necessary for the construction of a dwelling or other improvement. The ARB may, in its discretion, require Owner to submit a tree survey prior to construction of any improvements on a Lot.

17. **Air Conditioning Units.** No window or wall air conditioning units shall be permitted. All air conditioner compressors shall be screened from view and insulated by a fence, wall or shrubbery so as to minimize noise. The location of all exterior compressor units must be approved by the ARB prior to installation.

18. **Mailboxes.** No mailbox or paperbox or other receptacle of any kind for use in the delivery of mail or newspapers or magazines or similar material shall be erected on any lot other than the uniform design approved by the Developer. If and when the United States mail service or the newspaper or newspapers involved shall indicate a willingness to make delivery to wall

receptacles attached to dwellings, each property owner, on the request of the ARB, shall replace the boxes or receptacles previously employed for such purpose or purposes with wall receptacles attached to dwelling.

19. **Sight Distance at Intersection.** No fence, wall, hedge, or shrub planting which obstructs sight lines and elevations between two (2) and six (6) feet above the roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street property lines and a line connecting them at points twenty-five (25) feet from the intersection of the street lines, or in case of rounded property corner, from the intersection of a street Property line with the edge of a driveway or alley pavement. No trees shall be permitted to remain within such distances of such intersections unless the foliage line is maintained at sufficient height to prevent obstruction of such sightlines.

20. **Utility connections.** Building connections for all utilities, including, but not limited to, water, electricity, telephone and television shall be run underground from the property connecting points to the building structure in such a manner to be acceptable to the governing utility authority.

21. **ARB Reports.** The ARB 's approval or disapproval as required in the foregoing Architectural Planning Criteria shall be delivered in writing to the Board of Directors or the Association and to the lot owner submitting same, together with a copy of the approved Plans and specifications signed by the lot owner and the contract purchaser of the lot, if any. In the event the ARB fails to approve or disapprove plans and specification within thirty (30) days of submission thereto, or in any event, if no suit to enjoin the construction has been commenced prior to the completion thereof, approval will not be required and the related criteria shall be deemed to have been fully complied with.

22. **Waiver of Architectural Planning Criteria.** The Architectural Planning Criteria set forth herein are intended as guidelines to which adherence shall be required by each Owner within the Property; provided, however, the ARB shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver in the best interests of the community and the deviation requested is compatible with the character of the Players Club at Sawgrass and the Property. A wavier shall be evidenced by an instrument signed and executed by the President and Secretary of the Association upon unanimous approval of the ARB.

23. **Players Club Architectural Control Board.** As provided in Sections 8.1 and 8.4 of the Declaration, any provision of these Architectural Control Criteria requiring approval by the ARB shall be deemed to also require approval by the PCAAR3.