

Salt Creek Homeowners Association Architectural Review Board (“ARB”) Guidelines

As described in the *Declaration of Covenants and Restrictions for Salt Creek*, the purpose of the ARB is to review **all** proposed changes to a home or lot, including landscaping, improvements or structures of any kind, fences, swimming pools, screen enclosures, play equipment, tree removal, painting, roof replacements, etc. All plans and specifications shall be evaluated as to visual and acoustical privacy and as to the harmony or external design location in relation to surrounding structures, topography, existing trees and other natural vegetation.

The ARB is committed to processing all applications in a timely manner. The ARB shall approve or disapprove plans and specifications within thirty (30) days of receipt of a submission provided that it is fully and properly submitted. The application must be complete prior to the ARB reviewing the submission.

The following guidelines supersede the *Salt Creek Design Criteria for Builders and Property Owners*. Additionally, this list is not all-inclusive. Refer to Exhibit C, *Architectural Planning Criteria for Salt Creek*, to the *Covenants and Restrictions*.

Applications are to be received by Marsh Landing Management by the Friday before the first and third Wednesday of the month.

Landscaping Guidelines

1. New construction plans must be submitted in accordance with Sawgrass Players Club guidelines.
2. Salt Creek Architectural Board (“ARB”) will review all landscaping plans associated with new structures (other than new home construction), such as with fences, play equipment, pools, fountains, etc. The ARB will forward applications to the Sawgrass Players Club Architectural Control Committee (“ACC”), as required.
3. All major landscaping projects (25% or greater of the lot), which significantly alter the current landscape, must be approved in advance. Suggested changes are to be included on a survey or landscape drawing.
4. The composition of planting material shall be consistent with current community standards and its composition, location, and height shall be visually compatible with surrounding homes.
5. In the event that shrubbery is approved by the ARB as a natural fence, the height must be maintained at 8 feet or less.

Fence Guidelines

1. Fences are allowed only for swimming pools or spas.
2. No fences shall be constructed without approval from the Salt Creek Architectural Review Board (“ARB”) and/or Players Club Architectural Control Committee (“ACC”).
3. The maximum height limit for fences is four (4’) feet.
4. Chain-link, stockade-type, and split-rail fences are prohibited from use on any lots.

5. Invisible fencing is preferred for pets and ARB approval is not required.
6. Landscaping shall be provided along the outside perimeter of the fence to screen and soften the fence line.
7. It is the homeowner's responsibility to identify and comply with all St. Johns County ordinances or rules regarding the fencing or otherwise restricting access to swimming pools or spas.
8. All design materials and colors, height, survey showing location, along with a landscape plan showing size, type (including common names of all proposed plant material) shall accompany the fence application submitted for approval to the ARB and ACC, if applicable. In addition, fence locations must be staked for review by the ARB.
9. In the event that shrubbery is approved by the ARB as a natural fence, the height must be maintained at 8 feet or less.

Fence Setback Standards

1. Fence Setbacks
 - a. Front yard: No fences shall be permitted in front yard.
 - b. Rear yard: Five (5') feet from rear property line.
Lots adjoining water are to be measured from top of bank.
 - c. Side yard: Fences shall not extend past the footprint of the house; exceptions are permitted with ARB approval due to lot configuration.
 - d. Corner lots: Fences are not allowed in yards facing streets. In special cases, with prior ARB and/or ACC approval, fences can be permitted a minimum twenty (20') feet from street rights-of-way line if additional landscaping material is used.
 - e. See Fence Guidelines for material and heights.

Basketball Backboards

1. All fixed and freestanding basketball backboards must be approved by the ARB as to type and location prior to installation.
2. Basketball backboards shall not be installed on the house or the roof of the garage.
3. Basketball backboards should be located so as to be as minimally visible as possible.
4. The pole and base of freestanding basketball backboards (those not set in concrete) should be a dark color. Clear backboards are required. Basketball nets must be a neutral color.
5. The entire basketball unit must be maintained in good repair at all times.

Play Structures and Equipment

1. All play structures, surfaces, and equipment, such as swing sets, jungle gyms, nets, trampolines, etc.,

must be approved by the ARB as to type and location prior to installation.

2. All structures must be in the rear yard and located so as not to be visible,
3. No play structures composed of 100% plastic are permitted.
4. All play structures must be constructed of wood or wood composite. If there are plastic components (such as a slide), the plastic must be dark in color as to minimize the visual impact.
5. Landscaping material will be required to reduce the visual impact to neighbors.
6. **An ARB approval is only in effect for five (5) years.** After five (5) years, a homeowner must resubmit for ARB approval to extend the existing approval. This requirement will ensure the play structure is maintained in good working order and will allow assessment of continued use.
7. An approved play structure is not transferrable to a new homeowner without prior inspection before listing by the ARB. .
8. Any equipment that will remain in position for more than 24 hours is considered a “permanent” structure and requires prior ARB approval. If approved by the ARB, landscaping to shield the equipment may be required.

Tree Removal Guidelines

1. All removals of trees over 4” in diameter 12” from the ground must be approved by the ARB prior to removal.
2. The ARB and the Players Club Architectural Control Committee (the “ACC”) will make every effort to maintain the tree canopy of the community and conserve as many hardwood trees as possible. The following are taken in consideration prior to approving the removals:
 - **The purpose for the tree removal.** Trees that are prevalent throughout the community, should not be arbitrarily removed because the owner doesn't like that particular species of tree or tree trash or other hypothetical reasons.
 - **The number of trees on the lot relative to the number of trees on adjacent lots.** A favorable decision may be considered if adjacent lots have fewer trees than the number on the lot on which the tree(s) are to be removed. If they have equal number or fewer, then this should be weighed.
 - **The overall effect of the tree removal.** Consideration is given to how tree removal will change the property and/or affect the surrounding properties.
 - **The location of the tree(s) to be removed relative to structures.** A favorable decision should be given when trees are too close to the house, driveway or pool deck and could damage the foundation.
 - **The location of the trees to be removed relative to other trees.** In clusters of trees, favorable consideration may be given to the removal of smaller trees growing beneath larger trees.
 - **Removal of trees that interfere with a proposed project.** Tree removal should be approved for projects such as an addition, swimming pool, driveway, etc.
 - **The need for tree replacement.** When warranted, full weighting should be given to replacing removed trees. Review the proposed replacement relative to similar trees on adjacent lots.
 - **Hazardous, dead , seriously damaged or diseased trees.** These should be removed. Any tree that is not visibly dead or a threat must have an accompanying letter from a certified arborist. Do not rely solely on the recommendations of unknown commercial tree-service representatives.
 - **Immediate threat to safety or life.** If a dead, damaged or diseased tree represents an immediate hazard to safety or life, ARB representatives are authorized to approve removal of the tree(s).
3. Stump grinding is required for all removed trees.

Mailboxes

1. The standard will be a black metal mailbox, post and finial design. The house numbers will be visible

on the mailbox from both directions for safety.

2. The location and height shall be in accordance with U.S. Postal Service regulations.

Roof Replacement and Exterior Painting

1. All roof replacement and exterior painting must be submitted to the ARB for approval, even if identical to the existing roof or existing paint color. A paint sample is required to be submitted with the application as well as a 12" x 12" sample on the home itself.
2. No single tab or rolled roof material is allowed.

Hurricane Shutters

Permanent hurricane protection systems require ARB review and approval.

Flagpoles

An owner may erect a freestanding flagpole no more than 20' high on any portion of the owner's property so long as the flagpole does not obstruct sight lines at intersections and is not erected within an easement. The owner may display in a respectful manner one official US flag no larger than 5' x 8' and may additionally display 4' x 6' state flags, US military flags, or a POW/MIA flag of similar size. Please refer to the United States Flag Code for rules for the use and display of the national flag.

Bulkheads and Docks

No docks, bulkheads, moorings, pilings, or any other construction can be erected on or over waterways without prior written approval of the Master OM&W, ARB, and SJC (permit). A property cannot be increased in size by filling in the waters adjacent to it.

Solar Panels

The installation of all solar panels/collectors and associated equipment must be reviewed and approved by the ARB and comply with the standards of the Florida Solar Rights Act: FLA. STAT. Section 163.04 (2017) and other governmental agencies.