

**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*.

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. The ARB will review changes to existing landscaping only if the originally approved landscaping (at the time of new home construction) is to be removed and not replaced with similar size and type of planting material.
4. All major landscaping projects, which significantly alter the originally approved landscape plan, must be approved in advance.
5. 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.

Fence Guidelines

1. No fences shall be constructed without approval from the Salt Creek Architectural Review Board (“ARB”) and/or Players Club Architectural Control Committee (“ACC”).
2. The composition of any fence to be constructed shall be consistent with current community standards and its composition, color, location and height shall be visually compatible with surrounding homes and other fences.
3. Fences are allowed primarily for swimming pools or spas; however, exceptions can be made on a case-by-case basis, considering extenuating circumstances. ARB approval of fences due to extenuating circumstances is not transferable to subsequent owners. The latter must submit a request to maintain the

existing fence if extenuating circumstances apply. Otherwise, the fence must be removed prior to change of ownership or an agreed-upon date, whichever comes first. In the event that shrubbery is approved by the ARB in lieu of a fence (“natural fence”), the height must be maintained at six (6’) feet or less.

4. The maximum height limit for fences is four (4’) feet.
5. Chain-link, stockade-type, and split-rail fences are prohibited from use on any lots.
6. Invisible fencing is preferred for pets.
7. Landscaping shall be provided along the outside perimeter of the fence to screen and soften the fence line.
8. 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.
9. 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.
10. See Setback standards for fence placement.

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 should be located so as to not be visibly obtrusive from streets, adjacent lots, and across lakes.
3. Basketball backboards shall not be installed (facing the street) on the house or the roof of the garage.

4. The pole and base of freestanding basketball backboards (those not set in concrete) should be a dark color. Clear backboards are preferred. Basketball nets must be or a neutral color.
5. Freestanding basketball backboards should be placed next to the driveway (and off the concrete).
6. All hoops must be positioned no more than halfway down the driveway in the case of front entry or courtyard garages. All hoops must be positioned behind the front corner of the house in the case of side entry garages.
7. The entire basketball unit must be maintained in good repair at all times.

Play Structures and Equipment

1. All play structures 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 visibly obstructive from streets, adjacent lots, and across lakes.
3. No play structures composed of 100% plastic are permitted.
4. All play structures must be constructed of wood. 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. Any existing play structures are required to be dismantled prior to the sale of a home.
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. The ARB and the Players Club Architectural Control Committee (the “ACC”) will make every effort to maintain and improve the aesthetics of the community and conserve as many trees as possible by considering the overall effect that any tree removal will have on the property upon which it is located, as well as the surrounding properties.
2. Prior to approving or disapproving the removal of a tree or shrub greater than four inches (4”) in diameter measured one foot (1’) from its base, ARB and ACC members consider the following:
 - **The purpose for the tree removal.** Trees that are prevalent throughout the community, such as tall pines and cabbage palms, 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. However, tree replacement should be given full weight under Par. 2 above and Par. 7 below.
 - **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. If in doubt, enlist the assistance of the Sawgrass Players Club Architectural Controller. 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, subassociation ARB representatives are authorized to approve removal of the tree(s). The ACC Controller should be notified as soon as possible of the situation and the approval to remove.
3. Stump grinding is required for all removed trees.

Mailboxes

1. There is a uniform mailbox design that is required for use by all homeowners, as specified by the Salt Creek Board of Directors in January 2012.
2. The standard will be a black metal mailbox, post and finial similar to the black sign posts used throughout Salt Creek. The house numbers will be legible from both directions for safety as well as convenience.
3. 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 sample is required to be submitted with the application.