

**ARCHITECTURAL CONTROL GUIDELINES FOR
JOHNS CREEK**

2023-05-17

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100 TITLE

This compilation of guidelines shall be known as the Architectural Control Guidelines, hereinafter referred to as "Guidelines" for JOHNS CREEK.

101 PURPOSE

101.1 The purpose of these Guidelines is to provide certain minimum standards, provisions and requirements for appropriate and acceptable design and minimum required criteria for homebuilders and homeowners implementing new construction within JOHNS CREEK.

101.2 The suggestions, recommendations, and requirements expressed in these Guidelines hinge upon final approval of plans by and at the discretion of the Architectural Control Committee (the "ACC").

101.3 These Guidelines are compatible and in continuity with the Declaration of Covenants and Restrictions of Johns Creek.

102 SCOPE

102.1 New structures hereafter erected within Johns Creek shall conform to the requirements of these Guidelines.

102.2 Additions, alterations, repairs or any other type of change in any structures that affects the exterior appearance shall conform to the requirements of these Guidelines.

102.3 Items to be reviewed by the ACC will include any improvement or structure of any kind, including without limitation, any building, dwelling, fence, wall, sign, site paving, grading, sewer, drain, disposal system, decorative lighting schemes, painting or alteration of a dwelling (including doors, windows, roof), installation of solar panels or other devices, construction of fountains, swimming pools, screened enclosures, jacuzzis, construction of privacy fences, additions of awnings, shelters, gates, flower boxes, shelves and statues.

102.4 These Guidelines are for the purpose of outlining the minimum requirements for residences in Johns Creek as well as to assist homebuilders and homeowners in the design of their residences. The evaluation of each submittal to the ACC relates to matters of judgment and taste which cannot be reduced to a simple list of measurable criteria. It is possible a submission may meet all guidelines and criteria listed below and still not receive approval, if in the judgment of the ACC its overall aesthetic impact is not acceptable. The approval of an application for one proposed improvement shall not be construed as creating any obligation on the part of the ACC to approve applications involving similar designs for proposed improvements pertaining to different lots. The role of the ACC is to ensure that the overall quality level of Johns Creek is maintained at the highest level possible while still allowing for each owner's individual taste, in design, colors and materials.

201 PROCESS FOR CONSTRUCTION

201.1 Homebuilders or homeowners will examine the enclosed material for items required for review on submitted plans and specifications.

201.2 Plans are to be submitted along with submission fee (refer to Exhibit A for fee schedule) to the ACC. In cases of prototype models, a blanket approval may be obtained for a particular model to be used at Johns Creek only. In cases of custom homes, or individual modifications, an individual submittal will be required for each one.

201.3 The ACC will release the plans submitted by the homebuilder or the homeowner for Building Permit after full plan review and approval by the ACC is accomplished.

Note: Approval of homebuilder or homeowner plans and specifications by the ACC does not release the homebuilder or the homeowner from fully complying with all applicable codes and requirements. The ACC review process is strictly for compliance with Johns Creek design parameters as dictated in this document.

201.4 Send all revisions to the plans and specifications to the ACC for approval in accordance with the above outlined procedure and with the requirements listed in Section 201. Should deviations from approved final plans become apparent during or after construction, without having been approved previously, these shall be subject to removal at homebuilder's or homeowner's expense, and at the discretion of the ACC.

201.5 Allow two (2) weeks time for processing and plan review.

201.6 The homebuilder or homeowner may start construction proceedings upon written approval of the construction plans by the ACC and receipt of all required permits from municipal or other authorities having jurisdiction over the project.

202 PLANS SUBMITTAL REQUIREMENT

202.1 The homebuilder or homeowner will submit comprehensive construction plans and specifications, which shall include but not be limited to the items listed:

1. Architectural construction plans:
 - a. Site plan: Showing the location of the house with all property lines, easements, setbacks and restrictions lines, drives, walks, roof plan, pools, fences, walls, patios, etc.
 - b. Floor plans at 1/8" or 1/4" scale with dimensions.
 - c. Elevations with finish notations at 1/8" or 1/4" scale with dimensions:
 - i. Showing all exterior materials noting colors and textures.
 - ii. Note type, size and material of all openings.
 - iii. Roof pitch, type and quality of roof covering material.
 - iv. Doors, windows, fences, mechanical equipment.
 - d. Typical wall section.

2. Landscaping and irrigation plans:
Showing location, quantity, sizes and species of all plants, trees, shrubs and ground cover proposed. (See 400). Show driveways, sidewalks, patios, and existing trees of 6" in diameter and above at a point three feet (3') above ground level. (See 402).

3. Specifications:
Provide information on type and quality of all exterior materials.

4. Square footage (first and second floors):
 - a. Air-conditioned space (living area)
 - b. Other

203 ARCHITECTURAL REVIEW CLARIFICATION

203.1 Per Section 10.1 Architectural Review and Approval of the Declaration of Covenants and Restrictions for Johns Creek, no landscaping, improvement, or structure of any kind, including without limitation, any building, fence, wall, screen enclosure, sewer, drain, disposal system, landscape device or object, driveway or other improvement shall be commenced, erected, placed, or maintained upon any Lot, or upon the Common Area, nor shall any addition, change, or alteration therein or thereof be made, unless and until the plans, specifications, and location of the same have been submitted to, and approved in writing by, the Developer or the Developer's designee.

203.2 There will be an extra non-refundable fee if an architectural modification is started or completed without an approved application. This fee will be in addition to the application fee for submitting an Architectural Review Application (see Exhibit A for Fee Schedule).

203.3 The following clarification related to like-for-like repairs is as follows:

Smaller-scale projects that are a repair or replacement of an existing structure or landscaping feature do not require the submittal of an Architectural Review form if it is like-for-like (same size, material, and color). Examples include repairing damage to windows, doors, roofs, fences/gates, landscaping, swimming pools, enclosures, etc. Like-for-like does not include replacing or updating structures (e.g., roof replacement, updating windows, repainting exterior walls/doors, etc.).

(Section 203 added per policy approved April 20, 2023)

300 ZONING

Existing zoning requirements will be considered as per St. Johns County Zoning Ordinance.

301 SITE CONDITIONS

301.1 All lots in Johns Creek have curb and gutter at the front or side of the lots. This paving and drainage design shall not be altered in any way.

301.2 Homebuilders and homeowners shall refer to site development drawings for any information of these areas.

302 PARKING

302.1 No parking will be permitted on areas where the subdivision's drainage flow may be interrupted.

302.2 Additional driveway for parking purposes is subject to review and approval.

302.3 No boat, motorcycle, ATV, utility trailer, travel trailer, mobile home or motor home, or similar vehicles, or commercial vehicles (as defined below), can be placed, parked or stored on any lot unless totally contained within a garage or otherwise screened from view and located in a rear yard, subject to approval of the ACC. For purposes of this guideline, "commercial vehicles" shall be any vehicle which has more than four (4) wheels (including tandem wheels); and/or which weighs more than 8,000 pounds; and/or which contains advertising the ACC finds objectionable. All public safety vehicles that a lot owner must drive to their residence are exempt from this guideline.
(Section 302.3 amended on March 22, 2007)

302.4 Recreational Vehicles (RVs) may temporarily be parked in driveways with permission from the Board of Directors. Owners must obtain permission prior to parking and must provide dates of use in order to receive permission. At no time shall the use be more than two (2) consecutive days.
(Section 302.4 added per policy approved June 20, 2013)

303 SETBACK REQUIREMENTS

- 303.1 Living unit setback requirements:
1. Front - 20 feet
 2. Side - 5 feet
 3. Rear - 10 feet

All yards shall be measured from the property line to the wall of the structure except where the setback is five feet and then it shall be measured from the edge of the eave.

With homes with front facing garages, the required front yard setback shall be 25 feet which shall be measured from the property line to the garage door. For homes on a corner lot, the required front yard shall be 20 feet on the side of the lot used for access to the lot. The portion of the lot not used for access which has frontage on a right of way shall also be known as a front yard with the required yard being one half of the required front yard (10 feet). The remaining two yards shall be deemed the side yards.

303.2 The foregoing setback requirements may be waived by a written instrument executed by the developer or ACC. Homebuilders and homeowners are under a legal obligation to comply with county requirements even if a waiver is issued.

304 SITE DEVELOPMENT CONSTRAINTS

304.1 The maximum lot coverage for residential development shall not exceed thirty five (35) percent. Residential dwellings shall not exceed thirty-five (35) feet in height.

400 LANDSCAPE REQUIREMENTS

400.1 All landscaping will be in accordance with the requirement of the St. Johns County landscape ordinances and Florida Friendly Landscaping legislation. Nothing herein shall be construed to be less than nor to reduce the requirements of the County or the State. Landscaping shall be maintained and constructed to be in similar composition and character throughout Johns Creek.

400.2 All front and side elevations facing the street require landscaping as outlined in section 404 and 407 of these guidelines.

400.3 Landscape plans submitted shall not be at a smaller scale than 1" = 20'-0". All trees, shrubs, screen material, berms, paving patterns, groundcover areas and any other elements necessary to convey the design intent shall be shown. Plans submitted for approval shall have common names, height, spread and quantities of all plant material. Plant distances, in the case of hedge material and groundcovers, and spot elevations where earthwork is part of the design intent, will also be required. Plans should also include distance of landscape features from adjacent properties, right-of-ways, and easements as to not impede maintenance access or negatively impact adjacent properties.

400.4 Walks shall be constructed of four-inch (4") concrete. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials must be submitted and are subject to review and approval. However, asphalt pavement shall not be permitted. This section was amended as follows under Miscellaneous Policies.

Pavers

Purpose: This policy only relates to pavers visible from outside the house lot (which generally means any area of the host lot not hidden from view by a fence). This policy primarily relates to the addition of pavers along the outside edges of existing driveways and for installation of sidewalks. The POA shall consider the replacement of existing driveways and sidewalks with pavers under certain circumstances and conditions and with prior approval.

Use: Approved pavers may not be used as a surface to store any vehicle, trailer, boat, motorcycle or other object, but may be used for periodic parking such as when used along the outside edges of a driveway. Pavers may be used for pads, subject to size, location and use approval by the POA.

Width Restrictions: Pavers added to the outside edges of existing driveways may not exceed twenty-four inches (24") in total width, and must be the same width on each side of the driveway. Pavers used for sidewalks may not exceed thirty-six (36") in total width.

Color: The color of pavers used must compliment the color of the host house.

Size of Pavers: Individual pavers may not exceed 7" x 10" in size.

400.5 Any plant material, trees or sod which dies or becomes unsightly after installation will be replaced by approved plants within 4 weeks or any notification by the ACC. Exceptions to the four-week limitation will be made based on seasonal conditions.

400.6 Equipment Screening: All air-conditioning units, well pumps, pool equipment, etc. shall be screened with landscape or other screening approved by the ACC.

400.7 Yards shall be sodded with turfgrass that is appropriate for lot conditions. Turfgrass selections are limited to: Bahiagrass, Centipede, St. Augustinegrass, or Zoysiagrass.

400.8 It is the responsibility of each lot owner whose lot abuts a lake to maintain the lake bank to the water's edge. It is the responsibility of each lot owner to sod and maintain the area between his property line and the street. It is the responsibility of each lot owner to prevent erosion on all areas of his lot, including easements, by sodding or implementing appropriate landscaping techniques.

401 LANDSCAPE INTENT

All landscaping will be in accordance with the requirement of the St. Johns County landscape ordinances and Florida Friendly Landscaping legislation. Nothing herein shall be construed to be less than nor to reduce the requirements of the County or the State. Landscaping shall be maintained and constructed to be in similar composition and character throughout Johns Creek.

Johns Creek, LLC, the developer of Johns Creek, considers landscaping to be a critical design element to the community and to the individual homes within the community. Landscape design should be integrated into the design of the home, from its inception. The use and preservation of native and naturalized landscape materials is strongly encouraged. Landscaping plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in the design.

402 PRESERVATION OF EXISTING TREES

Preservation and enhancement of any lot areas retaining native vegetation is strongly encouraged. During the initial home construction, no trees measuring twelve inches (12") or more in diameter at a point three feet (3') above ground level may be removed without written approval of the ACC, unless it is located within ten feet (10') of the living unit. After the initial home construction, no trees measuring six inches (6") or more in diameter at a point three feet (3') above ground level may be removed without written approval of the ACC, unless it is located within ten feet (10') of the living unit.

403 TREES

Trees shall be located in as a manner as to not impede easements, right-of-ways, utility access, or adjoining properties (as shown on Exhibit B).

404 PLANT MATERIAL

404.1 Plant material shall be Florida No. 1 grade or better and should not be considered invasive according to the University of Florida/IFAS extension.

404.2 Yards shall be sodded with Bahiagrass, Centipede, St. Augustinegrass, or Zoysiagrass, dependent on lot conditions.

404.3 Groundcovers other than sod shall be planted and mulched in such a manner to present a finished appearance within three months after planting.

404.4 Hedge Shrubs shall be cold tolerant and non-deciduous and be a minimum three gallon (3 gal.) plant, be of a minimum height of twenty-four inches (24") immediately after planting and shall be planted at a distance of a minimum of eighteen inches (18") on center and a maximum of twenty-four inches (24") on center and conditional that the Hedge Shrubs are capable of growing to close all gaps within the first year after planting. Accent Shrubs shall be a minimum seven-gallon (7 gal.) plant, be a minimum height of forty-eight inches (48") immediately after planting and shall be installed as a contiguous design element to accent the Hedge Shrub material. Groundcovers shall be a minimum one-gallon (1 gal.) plant and shall be planted at a distance of a minimum of twelve inches (12") on center.

404.5 Synthetic material in the form of plants is not permitted, unless approved on an exception basis.

404.6 Shade Trees shall be species with a mature spread of twelve feet minimum and having a trunk, which can be maintained, in a clean condition of at least three feet of clear trunk.

404.7 Shade Trees shall be a minimum of eight feet (8') in height when planted. Trunk caliper shall be minimum of three inches (3").

404.8 A minimum of one (1) Shade Tree as outlined in this document, or the minimum required by St. Johns County, whichever is greater, shall be provided by the homebuilder. Additionally, the street side elevation on side yards of corner lots require two (2) additional Shade Trees to be planted. The number of Hedge Shrubs will be determined by the extent of the exterior elevation(s) fronting a street(s). All front lot elevations require landscaping. For landscape purposes, the extent of front and side yard elevations is defined as the continuous lineal footage of the exterior walls (including the lineal footage of side walls on "bump-outs" or "L-shaped" designs that are not visible) from the outside front corners on the respective elevation, minus the lineal footage of not more than a two car garage door opening. In addition, the street side elevation of side yards on corner lots will require landscaping. The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage opening, divided by one and one half (1½') (the maximum distance between plants) will yield the minimum number of Hedge Shrubs. The Hedge Shrubs may be planted in clusters or in a hedge-like fashion. The minimum number of Accent Shrubs per elevation is four (4). Accent Shrubs may be used as a finial to a hedge, the center element in a cluster of shrubs, or side elements to bring focus to an entry. The minimum amount of required Accent Shrubs should not be planted separately, freestanding from other plant material. The number of Ground Covers will be determined by the extent of the exterior elevation(s) fronting a street(s). The lineal dimensions of the elevation(s), minus the lineal footage of not more than a two car garage door opening, divided by one foot (1') (the distance between plants) will yield the minimum number of Ground Covers. The

minimum amount of Ground Covers may be used to frame Hedge Shrubs or clustered in focal areas around Accent Shrubs.

405 IRRIGATION

405.1 All yards, lake banks and areas between the property line and the street shall be 100% irrigated. The irrigation system shall comply with the St. Johns landscaping ordinance and the applicable utility company's rules and regulations. The irrigation system shall be automatically controlled by a time clock. Provisions shall be made for the removal of rust or stain if it is present in the water supply. In the event of rust or stain in the water supply, chemical filtration shall be incorporated in the irrigation system. If staining occurs after the homebuilder has sold the lot, the homeowner shall be responsible for the removal of the stains and the providing of appropriate filters to the system.

406 LANDSCAPE LIGHTING

Lighting is to be low-key and when used, should be used on accent entrances and special features. Overall high levels of light are not desired. Intensity should be no greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties. Colored lighting is discouraged and shall be subject to ACC approval.

407 RECOMMENDED LANDSCAPE MATERIAL

407.1 The following criteria should be considered when selecting plants for use within Johns Creek.

1. Florida-Friendly, non-invasive species and evergreens.
2. Relatively resistant to insects and diseases.
3. Cold hardy material.
4. Adaptability to existing soil conditions.
5. Long life expectancy.

407.2 The selection of plant material for development within the project should be given careful consideration. Attention should be given to year round appearance, maintenance requirements and cold resistance. A list of generally acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables, therefore it is necessary that all plans be reviewed and approved by the ACC to ensure that satisfactory plants have been selected for each location.

408 PLANT LIST

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

408.1 GROUND COVERS

<u>Botanical Name</u>	<u>Common Name</u>
1. Asparagus Sprengeri	Asparagus Fern
2. Liex Cornuta Rotunda	Dwarf Holly
3. Juniperus	Various Juniper Ground Covers
4. Liriope	Lily Turf
5. Pyracantha Walderii	Walders Dwarf Pyracantha

408.2 SHRUBS (Hedge and Accent)

1. Raphiolepis Indica	Indian Hawthorne
2. Cocculus Laurifolius	Snailseed
3. Cortaderia Selloana	Pampas Grass
4. Eleagnus Pungens	Silverthorn
5. Ilex Burfordii	Burford Holly
6. Ilex Vomitoria	Yaupon Holly
7. Juniperus Spp.	Various Juniper Shrubs
8. Ligustrum Lucidum	Glossy Privet
9. Mahonia Bealei	Leatherleaf Mahonia
10. Nandina Domestica	Heavenly Bamboo
11. Nerium Oleander	Oleander
12. Photinia Glabra	Red Photinia
13. Pittosporum Spp.	Various Pittosporum
14. Viburnum Odoratissimum	Sweet Viburnum
15. Viburnum Suspensum	Sandankwa Viburnum
16. Crataegus Sp.	Dwarf Tudeau Hawthorne
17. Ilex crenata 'Compacta'	Compacta Holly
18. Ilex cornuta "Carissa"	Carissa Holly
19. Ilex crenata "Helleri"	Helleri Holly
20. Rhododendron indicum	Azalea
21. Ternstroemia gymnanthera	Cleyera
22. Buxus macrophylla	Japanese Boxwood
23. Ilex x 'Oak Leaf'	Oak Leaf Holly
24. Gardenia jasminoides	August Beauty Gardenia

408.3 SHADE TREES

1. Quercus Virginiana	Live Oak
2. Quercus Laurifolia	Laurel Oak

409 MISCELLANEOUS

409.1 Lawn ornaments located on the property within street view are limited to 5 items. This includes pots, planters, statues, bird baths, fountains, plaques or any object resembling the aforementioned types. These objects must be placed within 4 feet from the house or within a landscape bed only. The objects shall be proportional to the residence. Planters and pots must be or resemble a ceramic or terracotta type and must contain live plants at all time. No temporary plastic planters are permitted. Seasonal landscape flags shall be reviewed by the ACC on a case by case basis.

409.2. Landscape border must be brick or concrete to compliment the colors of the residence. If plastic border is used, the color must blend with the architecture and be installed in such a way to be invisible above ground.

(Section 409 added per policy approved in May 2009)

500 INTRODUCTION

500.1 The following design guidelines pertain to specific items of a structure that give the character and the overall impression of the house and which must be constant for the design continuity of all the buildings at Johns Creek.

500.2 Homes in Johns Creek shall be erected of frame or steel construction or concrete block (CBS). All block and framing must be covered as specified in Section 502.

500.3 Minimum square footage contained within a living unit excluding garages, patios, porches or other unheated, unairconditioned areas is as follows:

60'x110' – 1,400 square feet.

65'x110' - 1,500 square feet.

70'x110' - 1,600 square feet.

90'x125' - 2,500 square feet.

The ACC or the Developer, in its sole discretion, may grant up to a 10% variance to this requirement.

Lots 202 – 214, 152, 153, 175, 176 and 177 shall be one story.

501 ROOF AND ROOFING

501.1 Roof structures shall be out of conventional frames, or wood trusses. Minimum roof overhang shall be 16”.

501.2 Finish materials for pitched roofs must be consistent throughout Johns Creek. Wood shakes, gravel or barrel tile roofs are not permitted. Other materials not specifically mentioned are subject to review and approval by the ACC. Shingles may be used as long as they are specified to be fiberglass or 30-year asphalt architectural dimensional roofing shingles and fungus resistant (FRS).

501.3 Mansard roofs and Gambrel roofs, characterized by steep lower slope and flatter upper portion shall not be permitted.

501.4 Roof top mechanical equipment must be so located to reduce or eliminate its visibility from street, sidewalk of adjacent properties.

501.5 Gutters and down spouts may be exposed only if painted properly to match the color of fascia, wall or column.

501.6 All exposed roof vents, valleys, flashings, eave drip, and pipes extending through the roof shall be painted the same color as the roof.

501.7 Minimum roof pitches in Johns Creek shall be 6:12. Lower roof pitches will be

considered by the ACC on an individual basis for minor components of the main roof (i.e., dormers, porches, bay windows, etc., if compatible with a particular style.)

502 EXTERIOR WALLS

502.1 The following requirements apply to all exterior walls and all kinds of facade applications for all structures. All elements of all elevations shall complete a total and continuous design.

502.2 All materials must be in compliance with the Standard Building Code.

502.3 Exterior wall finishes will be consistent in color schemes, texture, compositions and character throughout Johns Creek. All exterior finishes will be subject to review and approval by the ACC. Exposed concrete block walls, walls with any other type of exposed modular concrete units, and walls with metal finishes are not permitted.

502.4 The finishes are the following:

- | | |
|---------------------------------|---------------|
| A. Brick | C. Lap siding |
| B. Stucco (Except heavy trowel) | D. Stone |

All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements of nature.

502.5 The houses in Johns Creek must consist of a minimum of twenty-five percent (25%) of the elevations in brick, stucco, or stone. The houses in Johns Creek shall either have all-brick or brick and siding, or all stucco or stucco and stone, or stucco and siding, brick and stone, or brick and stucco in their exterior walls. However, the finish materials in each elevation will be limited to two (2). Sidewalls between the front outside corners are considered part of front elevation for purposes of this section. It is the intent of this paragraph that the front elevation be predominantly brick, stucco or stone.

When using brick and siding or brick and stucco in the front elevation, the brick shall wrap around 24" minimum to the side elevations. When using stucco and siding, the stucco shall wrap around 24" minimum to the side elevations.

502.6 It is suggested that the houses on corner lots should have the garage located on the side property line farthest from the street.

502.7 Where monolithic slab construction is proposed for foundations, sufficient footing shall be incorporated into the slab construction so that any exterior walls requiring brick or stucco finish can be constructed with stucco or the first row of brick starting below finish grade. In other words, the brick or stucco wall section should have the same appearance as if the foundation slab was constructed with a stem wall design.

503 EXTERIOR WALL COLORS

503.1 Homebuilders may offer color schemes previously approved by the ACC.

503.2 When finish materials for the exterior of the structures require painting, the color selection shall be based on compatible colors throughout Johns Creek. Paint colors are subject to review and approval by the ACC.

503.3 Proposed paint/color schemes and color samples shall be submitted to the ACC and color coordinated with the elevation for approval. Pre-selected color schemes for prototype models may receive blanket approvals.

504 WINDOWS

504.1 All window framing will be bronzed, cream or white anodized aluminum or wood.

504.2 Window shutters may be used. Painted wood or fiberglass will be acceptable.

504.3 All exterior windows shall be double paned.

505 GARAGES

505.1 All homes shall have a minimum of two (2) car garages.

505.2 All driveways shall be of min. 4" poured concrete or as required to meet county requirements.

505.3 No metal or fiberglass covered carports will be permitted throughout this subdivision.

506 DOORS

506.1 Screen doors shall be compatible with the design and color of the home.

506.2 Entrance doors shall be compatible with the house design and made of solid wood, fiberglass or metal insulated type. Glass inserts may be included.

506.3 Garage doors shall be compatible with entrance doors and may include glass.

507 SCREENED ENCLOSURES

No screened enclosure shall be permitted on the front of the house. Patio or pool screened enclosures shall be permitted subject to review and approval by the ACC. If the proposed enclosure comes with a roof, then it shall be consistent with the main house roof (i.e., use same color and

type of roof shingle). If the roof of the proposed structure is made of metal then it is recommended that the metal match the color of the roof of the house.

508 AWNINGS

Awnings shall be permitted only at the discretion of the ACC.

509 DETACHED STRUCTURES

Any freestanding structure contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, playhouse, storage room, cabana, etc. must be submitted for approval with the required drawings and information. Aluminum or metal storage sheds are not permitted. Approval will be granted only upon the merit of the structure and desirability for the neighborhood. This section amended as follows under Miscellaneous Policies:

Playsets

Purpose: This policy relates to the installation of children’s playsets on Johns Creek lots. All playsets must be approved before installation.

Location: Playsets must be installed in rear yards of lots, and at least ten (10) feet from lot boundary lines. The POA reserves the right to require any lot containing a playset to be fenced. Play sets located on corner lots must be fenced so play set cannot be seen from either street at ground level.

Size: Playsets may not exceed a size and height considered extreme by the POA.

Maintenance: Playsets must be maintained in a good and proper condition, and not present an eyesore.

Removal: Playsets not used on a regular basis must be promptly removed.

(Amended June 20, 2013)

Storage Sheds

Purpose of this Guideline: To establish size, design, placement and related criteria of sheds installed on lots within Johns Creek, towards maintaining a consistent and pleasing appearance.

Uses: Sheds allowed under this guideline may only be used for the storage of the personal property of the lot owner, and may not be used for any business purpose. Their use or existence may not create a nuisance or eyesore. Moreover, a maximum of one shed per lot may be approved by the POA.

Size: The structure footprint shall not be larger than eight (8) feet by ten (10) feet. Sheds shall be no higher (to their highest point) than eight (8) feet six (6) inches from the ground surface.

Exterior: The exterior surfaces, including the roof and sides, must be of a material, style and color that compliments the look of the host house, but in any event may not be constructed of metal of any kind. The roof shall be of the same type material and color of the host house.

Utility Service: No utilities of any nature, including electric or water, shall be run to or serve any shed.

Location: The POA shall approve the shed location. Sheds are only allowed on fenced lots to screen its view. Sheds are not allowed on lots adjoining lakes unless it is located on the side of the house or directly behind the house so it does not obstruct the lake view from the adjacent lots.

Discretion of POA: The POA shall have reasonable discretion in determining compliance under this guideline, including the right to grant exceptions.

Regulatory Codes: Notwithstanding these guidelines, the property owner shall be responsible for complying with all zoning and other applicable codes and regulations relating to this subject. (Amended on March 16, 2023)

510 FENCING

Fencing of lots is permitted at Johns Creek.

510.1 Privacy fence is authorized for fencing of private lots at Johns Creek. This fence type is used to create visual privacy and/or security for lot area. This type of fence may be incorporated on the property lines of any lot subject to the restrictions contained herein. This fence type is 6' high PVC, wood shadow box, or board on board. All privacy fencing shall be either natural wood or white vinyl in composition. Colored stains and paint are not permitted. Fencing on lots bordering lakes is discouraged but may be allowed subject to the details on Exhibit D. Aluminum or wrought iron type fencing shall be 4' high and bronze or black as shown on Exhibit D.

510.2 No chain link fencing will be permitted on the lots in Johns Creek.

510.3 No fencing shall be allowed closer to the front of the house than the mid-point of the sidewall plane of the structure. For corner lots, no fence is allowed on the side yard facing the street closer to the street right of way than 20 feet. No fences are allowed in front yards except for on model homes subject to Developer approval. Front yard fencing shall be removed when homes are no longer used as a model. Structural side and support post to face inside of lot.

510.4 Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the ACC on an individual case basis. Exceptions to these requirements may be granted upon review, based upon architectural merit, especially where stucco walls, or trellises, or other similar extensions of the structure are incorporated as part of such fence enclosures.

511 RECREATION STRUCTURES

All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball backboard) shall be constructed on any part of the lot located in front of the rear line of a residence constructed hereon and shall be constructed so as not to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior approval of the ACC and without limiting any other criteria for approval, the ACC shall review the height of such structures to assure the privacy of neighboring homeowners.

This section was amended as follows under Miscellaneous Policies.

Trampolines:

Purpose: This policy relates to the installation of children’s trampolines on Johns Creek lots.

Location: Trampolines must be installed in rear yards of lots, and be substantially hidden from view of any and all streets. The POA reserves the right to require any lot containing a trampoline to be fenced.

Maintenance: Trampolines and the areas around them, must be maintained in a good and proper condition, and not present an eyesore.

Nuisance: The use of trampolines may not cause excessive noise or create a nuisance as determined by the POA.

Removal: Trampolines not used on a regular basis must be promptly removed.

Basketball Goals:

Purpose: This policy relates to the installation of permanent-mounted basketball posts and goals adjacent to driveways, and in rear yards of Johns Creek lots.

Location: Posts must be installed on the “outside” side of driveways, and no closer to the street than one-half (1/2) the distance between the street curb and front of the host house. The location of posts installed in rear yards must be pre-approved by the POA on a case-by-case basis.

Basketball goals attached to the house must have approval and can only be attached at the rear of the house.

Maintenance: Posts and goals must be kept in a good and proper condition, and not present an eyesore, or become a nuisance.

Removal: Goals not used on a regular basis must be promptly removed.

(Amended on June 20, 2013)

512 AIR CONDITIONERS

No window or wall air conditioning units will be permitted. All air conditioner compressors shall be screened from view, insulated by a fence, wall or shrubbery so as to minimize noise.

513 FIREPLACES AND CHIMNEYS

All proposed chimneys shall be submitted to the ACC for review and approval. A detail of the chimney top should be shown.

514 SWIMMING POOLS AND TENNIS COURT

Any swimming pool or tennis court to be constructed on any lot shall be subject to the review and approval of the ACC. Above ground pools are not allowed unless the yard is completely fenced in with a 6-foot fence conforming to Section 9.17 of the recorded Declaration of Covenants and Restrictions for Johns Creek. Owner must submit application and receive approval prior to erecting pool. No pool shall be larger than 15 feet in diameter and 30 inches in depth. Pools must be located in the rear of the house.

Kiddie Pools will be allowed without fencing requirement, but cannot be larger than 6 feet to 8 feet around in diameter and no more than 12 inches in depth.

(Amended on June 20, 2013)

515 WELL LIMITATIONS

Excavation of wells for the purpose of irrigation of Lots may be permitted, subject to local regulations and provided that in connection with the excavation and installation of such well, the Owner agrees as follows:

1. The Owner shall obtain, at his cost and expense, all permits necessary and convenient for the installation of such well.

2. The Owner shall assume all liability arising from the installation and operation of the well, including without limitation, contamination of the potable water source, any discoloration of improvements, erosion of soil conditions or flooding. The Owner shall undertake to correct and repair any resulting damage including discoloration of buildings, driveways and sidewalks and to inhibit further damage immediately upon discovery of such injury or damage.

516 SATELLITE DISHES

Satellite dishes which conform to the FEDERAL COMMUNICATIONS COMMISSION Over-the-Air Reception Devices Rule (As directed by Congress in Section 207 of the Telecommunications Act of 1996) need not to be submitted for approval.

517 CABLE T.V., TELEPHONE AND CONDUIT

All new houses that are constructed in Johns Creek shall include the Home-Run Wiring Specifications attached hereto as Exhibit E.

518 ELECTRIC METER BOX AND CONDUIT

Electric meter boxes and conduits shall be painted to match the color of the exterior wall finish.

519 MAILBOXES

All new single-family homes built at Johns Creek are required to utilize a standard double mailbox and pedestal (see Exhibit F). Such mailbox structure shall be installed at the front of the lot, at the edge of the road pavement as described on Exhibit F.

520 WAIVERS

The architectural planning criteria set forth herein are intended as guidelines to which adherence shall be required by each homebuilder and homeowner in the property; provided, however, the ACC shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

521 SIGNS

Definition of Sign: “Sign” shall be defined as any material or surface which is inscribed with any information or message, which can be viewed from outside the host lot.

Purpose of this Guideline: To establish size, design, placement and related criteria of such signs, towards maintaining a consistent and pleasing appearance within Johns Creek.

Number of Signs: No more than one post and sign of each of the various types allowed below may exist on any lot at any one time, with the exception of security company signs.

Placement of Signs: Signs must be placed at least six feet (6’) from the street curb of the host lot, except for lawn treatment signs which must be placed within twenty four inches (24”) of the street curb, and security company signs which must be placed near the host house. The lot owner shall be responsible for ensuring signs do not interfere with utilities.

Maximum Size of Signs: No sign surface may be larger than eighteen inches (18”) wide by twelve inches (12”) high, except for signs specified under paragraphs 4 and 5 of the following section.

Allowed types of Signs:

- 1) Real estate “For Sale” and “For Rent” signs pertaining to the host residence. Design criteria for a sign is shown in attached Exhibit “G”.
- 2) Lawn treatment signs: These may only be of a temporary type and must be removed within 48 hours after any one lawn treatment.
- 3) Security company signs relating to the host house.
- 4) Temporary signs considered acceptable by the POA (e.g., real estate “Open House”, and party signs). These must be removed immediately after their purpose is satisfied.
- 5) Other signs allowed by applicable law.

Unauthorized Signs: No signs shall be permitted on Johns Creek lots except for those specified in the preceding section, and all other signs which are allowed by applicable law,

Discretion of POA: The POA, or its designee, shall have reasonable discretion in determining compliance under this guideline, including the right to grant exceptions.
(Amended on June 14, 2007)

600 MAINTENANCE DURING CONSTRUCTION

During construction all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g., wire fencing) to assist in keeping the debris from being scattered.

After construction no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ACC. Failure to comply with the request will cause removal of the debris by action of the ACC and all related costs plus an administrative fee will be charged to the homebuilder or the homeowner.

601 PROPERTY MAINTENANCE

Property owners are responsible for routinely mowing their lawns (grass heights should not exceed 6" between cuts); edging around the base of the home, driveways, walkways and planting beds; prune shrubs; control weeds and diseases by application of appropriate products; trim tree branches; remove dead palm fronds each season, remove and replace dead trees and plants; dispose of trash; apply water and maintain irrigation systems; replace mulch; and other necessary maintenance measures, including fertilization and pest control to ensure all vegetation is maintained in a neat and healthy condition.

Lawns that have been damaged by yard pests (e.g., chinch bugs) or disease (e.g., fungus) must be repaired in a timely manner. After appropriate treatment of bug infestation, fungus and/or dead grass, approved replacement grass plugs or new sod must be placed in the affected area(s).

The POA's Property Management Company will enforce property maintenance to ensure these conditions have been satisfied. Violations that have been identified and not corrected are subject to review and fines may be imposed in accordance with Florida Statute 720.305.
(Section 601 added per policy approved September 18, 2014)

Exhibit A
Fee Schedule
JOHNS CREEK

New Construction

- | | |
|---|----------|
| • Complete plans – new house plan, site plan, landscape plan and exterior colors | \$180.00 |
| • Pre-approved house plan with site plan, landscape plan and exterior colors | \$100.00 |
| • Landscape plan and exterior colors submitted after original submittal | \$50.00 |
| • Resubmittals | \$50.00 |
| • Miscellaneous approvals for pools, screen enclosures, fencing, etc. on new construction | \$25.00 |

New construction plan submittals must be accompanied by a check payable to **Johns Creek POA**.

Miscellaneous Approvals:

Any improvement, addition, alteration, or structure of any kind including, but not limited to, any building, fence, wall, painting, alteration of dwelling (including doors, windows, roof), installation of solar panels, swimming pool, screen enclosure, Jacuzzi, and addition of awnings and landscape improvement.

Miscellaneous submittals must be accompanied by a check payable to **Johns Creek POA** in the amount of \$25.00.

Policy- Penalty for Not Filing Architectural Review Requests. (Revised April 20,2023)

There will be an extra non-refundable fee of \$100 if an architectural modification is started or completed without an approved application. This fee will be in addition to the \$25 fee for submitting an Architectural Review Application.

SUBMITTAL FEES ARE SUBJECT TO CHANGE

Lot Landscaping Requirements

Johns **Exhibit B-2**

Premium Lot Requirements September 2003

STANDARD LOT	REQUIRED	PROVIDED
FRONT YARD	33'	33'
HEDGE PLANTS	22	22
ACCENT PLANTS	4 MIN.	4
GROUND COVER	110	112

NOTE: ONE LIVE OAK TREE REQUIRED WITHIN R.O.W. AND THREE TREES ANY SPECIES REQUIRED ON LOT

PLANT SYMBOLS



TREE



ACCENT SHRUB OR SMALL TREE



HEDGE SHRUB

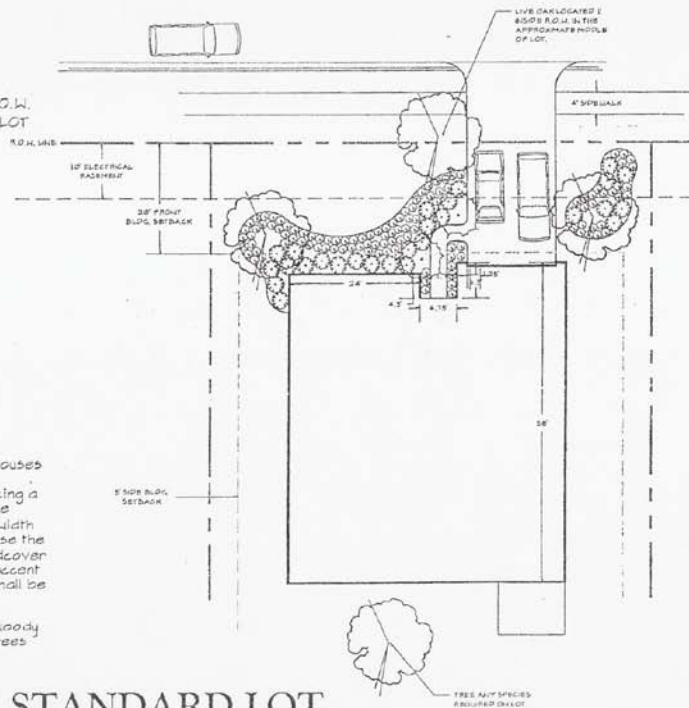


GROUND COVER

CAUTION PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWERLINES & UTILITIES!

Calculations are based on the linear feet of the houses roadway frontage. Linear feet shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the linear feet and divide by 1.5' (width of minimum shrub). For groundcover quantities use the linear feet as the number (i.e. 30 L.F. = 30 groundcover plants). All houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be sodded.

NOTE: Electrical easement plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.



STANDARD LOT

England-Thimms & Miller, Inc.

Lot Landscaping Requirements Exhibit B-3

Johns Creek

Lot Landscaping Requirements September 2003

FRONT YARD	REQUIRED	PROVIDED
HEDGE PLANTS	33'	33'
ACCENT PLANTS	4 MIN.	4
GROUND COVER	33	37

NOTE: ONE LIVE OAK TREE REQUIRED WITHIN R.O.W.
AND ONE TREE ANY SPECIES REQUIRED ON LOT

PLANT SYMBOLS

- TREE
- ACCENT SHRUB OR SMALL TREE
- HEDGE SHRUB
- GROUND COVER

CAUTION PRIOR TO DIGGING LOCATE ALL UNDERGROUND POWERLINES & UTILITIES!
Calculations are based on the linear feet of the houses roadway frontage. Linear feet shall be the total distance of all walls and doorways on the side facing a particular street excluding the garage. For hedge quantities take the linear feet and divide by 18" (width of minimum shrub). For groundcover quantities use the linear feet as the number (i.e. 33 L.F. = 33 groundcover plants). All houses shall have a minimum of four accent plants. Remaining areas not planted or mulched shall be sodded.

NOTE: Electrical easement plantings may include woody shrubs less than three feet tall or grasses. No trees are permitted within the easement.

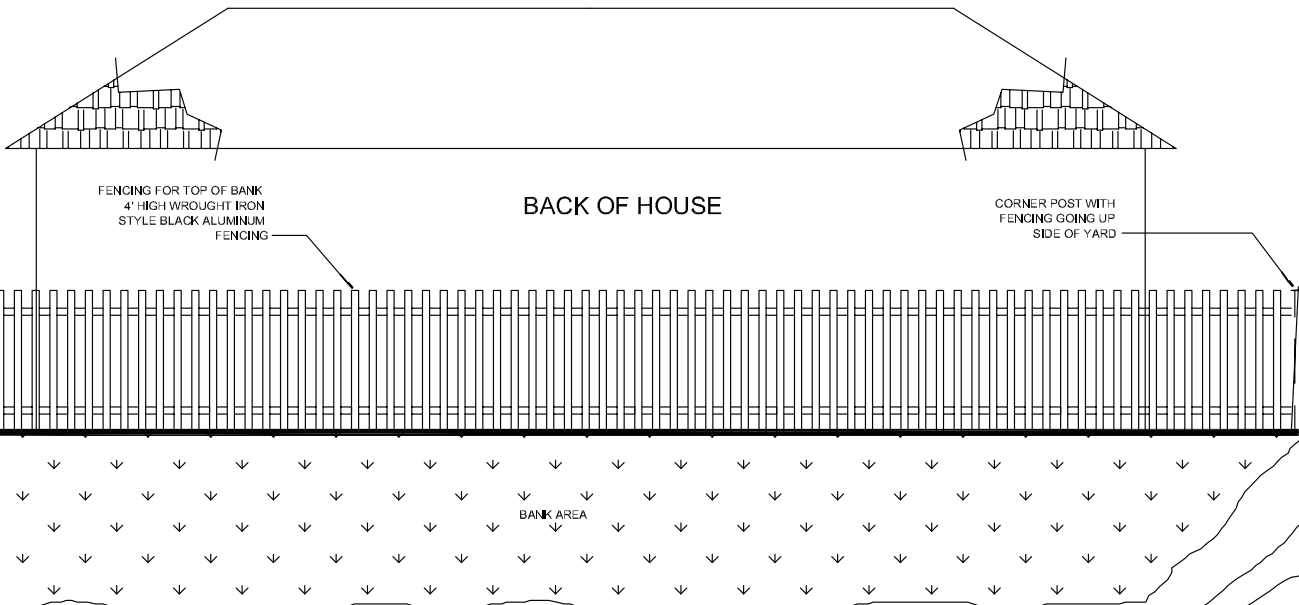
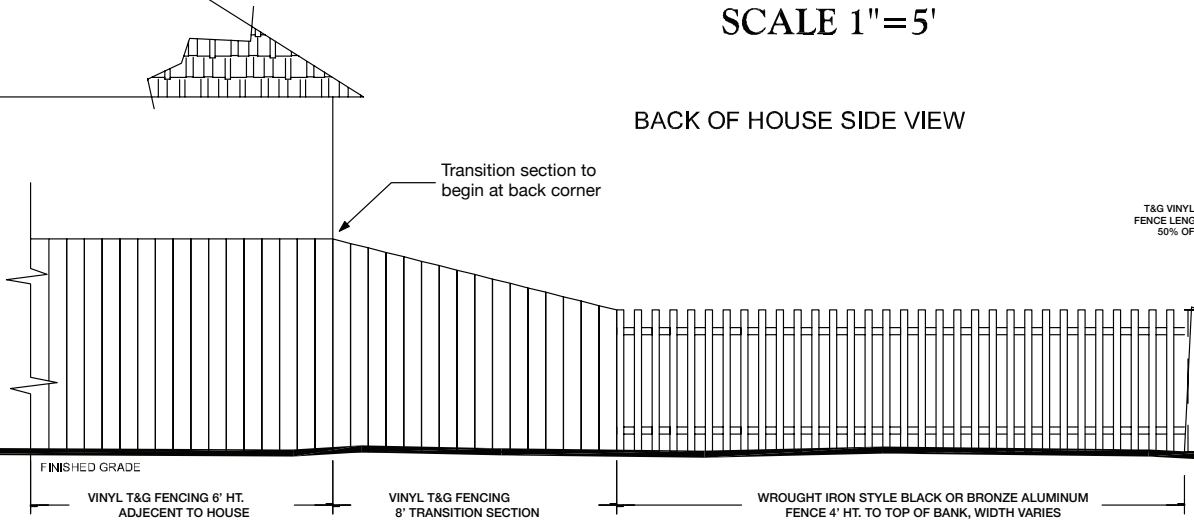
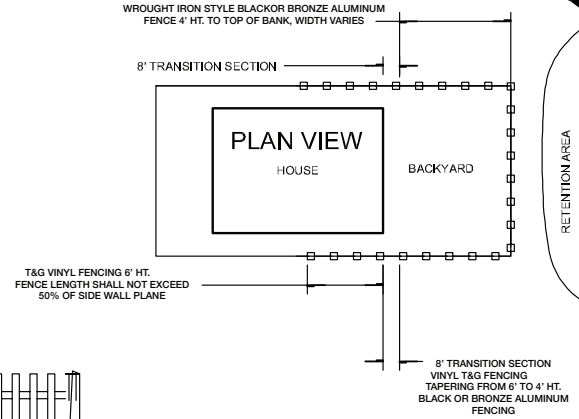
CUL DE SAC LOT

England • Thimby & Miller, Inc

Johns Creek Typical Fence Detail

SCALE 1"=5'

BACK OF HOUSE SIDE VIEW



RETENTION / DETENTION AREA

Exhibit E
Home Run Wiring Specifications
LOW VOLTAGE HOME WIRING SPECIFICATIONS

This Home Wiring System specification provides a reliable, advanced foundation wiring system for today's modern home. The system uses proven off-the-shelf technology configured to meet the consumer's growing need for telecommunications connections for television, telephone, and data. The system is designed to provide a smooth interface with every community network, allowing the new homebuyer access to services available today, and in the future. The system provides a flexible, upgradeable platform for optional services as well. Many currently available, branded structured wiring systems and products meet or exceed this specification. Primary requirements include:

Central control center- A central, climate-controlled area that, at a minimum, contains a Category V connecting block, a 1 GHz Co-axial cable splitter, a central alarm panel, and a 110 VAC duplex power outlet. Cables for telephone, data, video, and alarm systems are home run from locations throughout the house to this location. The power is required for the central alarm panel and for future amplifier or server needs.

Category V Wiring - Used primarily in the past for commercial LAN applications, Cat. V wiring has become the standard for telephone and data use by quality homebuilders nationwide. It allows for reliable high-speed data transmission via the telephone network. Consumers will need this wiring to receive ISDN; T1 or future xDSL type services for their phone, fax, Internet or other high-speed data transmission applications.

Quad Shielded Coaxial Cable - Quad-shielding provides added protection from outside broadband interference- the primary cause of poor cable television pictures in the home. These specifications also anticipate future Digital TV products such as digital cable, HDTV and satellite television.

Home Alarm System - The added safety of a monitored home entry alarm system is a major consideration for today's homebuyers. A complete ground floor system, with all windows, doors and second floor accessible entry locations contacted is included. Other optional features may be added, such as: glass break or motion detection sensors, fire and smoke detectors, or remote (panic) features. Homeowners may save 10-20% off homeowner's insurance rates with a monitored alarm system (Homeowners should check with their insurance agent for details).

Options - Optional Video camera systems can be added, using the co-axial cable system, for delivery of pictures from any coaxial outlet (front door, nursery, pool area, etc.) to any TV outlet on a selected television channel. Category V telephone wiring may also be adapted for use for the optional home computer LAN (local area network) – a must for the home office or multiple student study areas. Home Theater, Surround Sound; or Satellite systems are other options, and may also be integrated into the Home Wiring system.

Exhibit F
Mailboxes

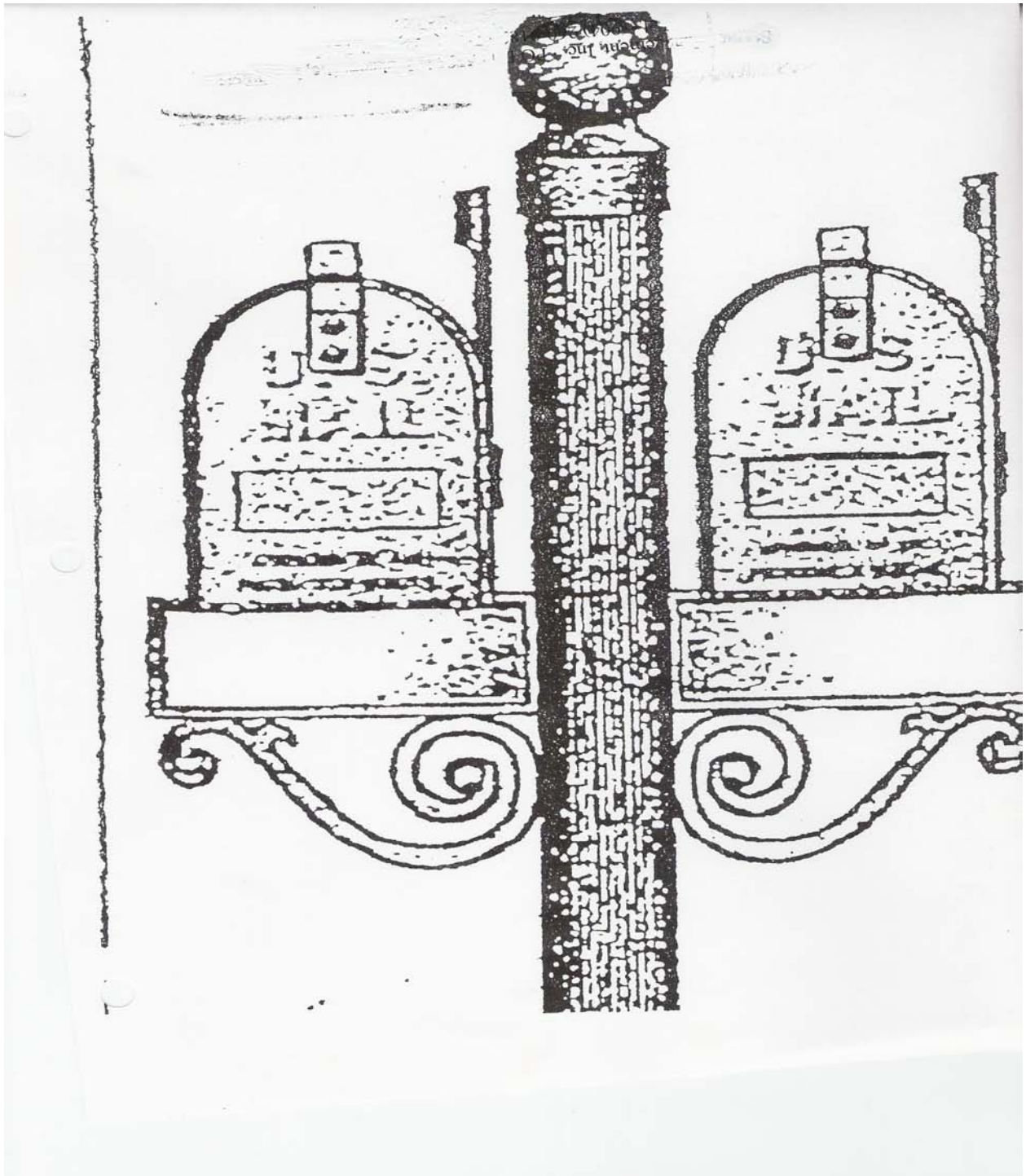
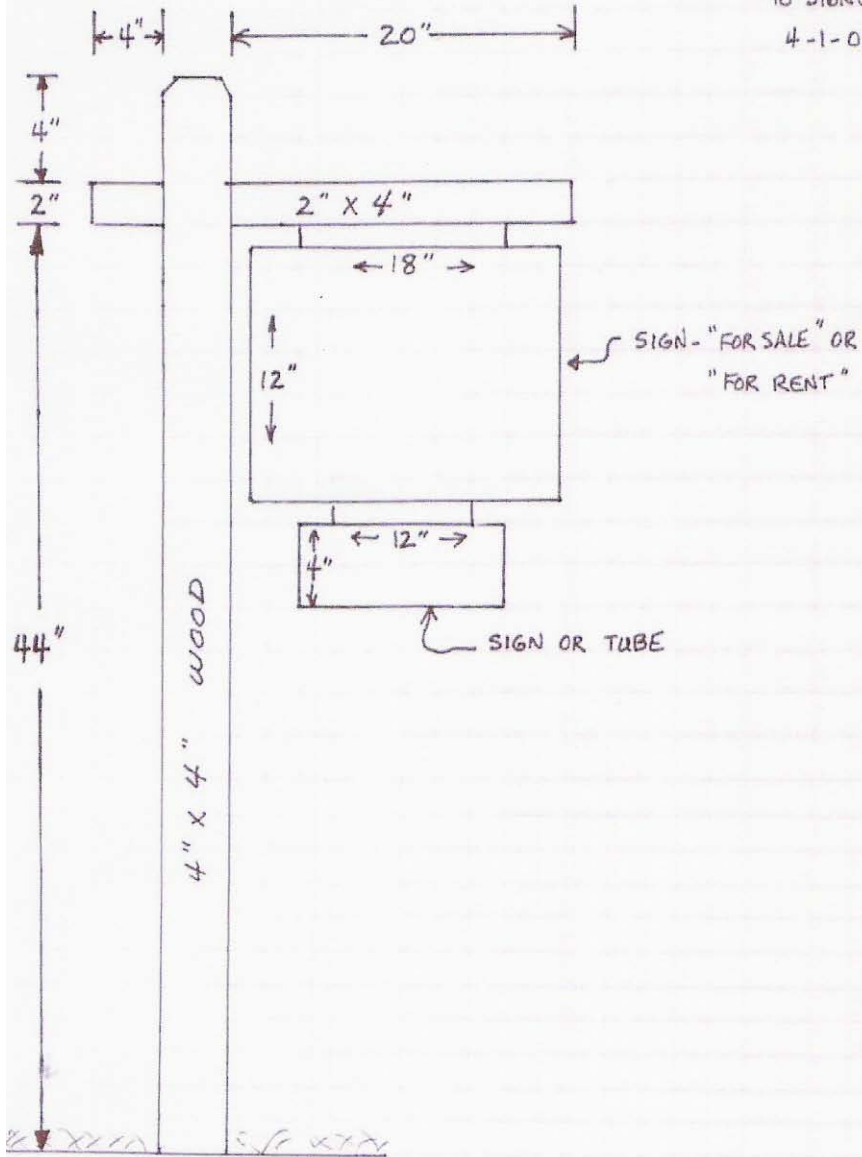


Exhibit G
Signs

Exhibit "G"

DRAWING "G"
TO SIGN GUID
4-1-07



CRITERIA:

- COLOR: POST MUST BE DARK GREEN OR BROWN.
SIGN(S) MAY BE ANY COLOR(S) ACCEPTABLE TO POA.
- SIZE : SIGNS MAY BE NO LARGER THAN SHOWN ABOVE
POST MUST BE SUBSTANTIALLY AS SHOWN ABOVE.
- APPROVAL: FINAL APPROVAL AT DISCRETION OF POA.