



# **JGCC Property Owners Association** **Architectural Planning Criteria**

**(Effective February 2025)**



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## I. **INTRODUCTION**

JGCC POA is a premier property featuring traditional/transitional style homes. Jacksonville Golf & Country Club community is operated by JGCC Property Owners Association, Inc., (the “Association”) who is responsible for the enforcement of these guidelines. ANY and ALL exterior updates, improvements or modifications including but not limited to: windows, doors, garage doors, landscaping, lighting, gutters, driveways, walkways, pools, screen enclosures, roofs, painting, fences, decks, summer kitchens, pergolas, fountains, tree removal, basketball backboards, play structures, exterior façades, flag poles, generators, patios, fireplaces<sup>1</sup>, retractable awnings and additions to existing structures must be submitted to the Architectural Review Committee (ARC) for approval. ANY and ALL approved exterior updates, improvements or modifications MUST have an “APPROVED BY ARC” sign in a front window and clearly visible from the street.

In addition to these guidelines, homeowners shall comply with all valid laws, zoning, ordinances, and regulations of all governing bodies having jurisdiction. These guidelines are subject to Florida Law, Chapter 720 as amended from time to time. Such amendments to Florida Law shall be automatically incorporated in these guidelines, regardless of Board amendments to the guidelines.

### A. **Purpose of this Architectural Planning Criteria**

The objective of the Architectural Planning Criteria for the Association is to implement a process that will promote and maintain a high quality of community appearance. The Architectural Planning Criteria is intended to enhance compatibility and the neighborhood's overall economic value. The Architectural Planning Criteria are intended for use by builders, property owners, realtors, architects, landscape architects, engineers and surveyors. It is also the purpose of this booklet to specify design submission requirements and the design review process.

The sketches and written statements that follow are intended to convey an overall design framework. The Architectural Planning Criteria are not intended to be detailed working drawings, but rather are intended to establish parameters within which detailed design solutions can be prepared. Finally, these Architectural Planning Criteria are subject to change by the Association's Board of Directors.

### B. **How to Use the Design & Planning**

These Architectural Planning Criteria should be reviewed by builders, designers, and property owners so that they may be able to comprehend the material and requirements prior to starting preliminary drawings. **No construction may commence before all written approvals are obtained on the final drawings from the ARC. Failure to adhere may result in fees or fines.**

Any new construction, building expansion, additions, modification or any new landscape installation that is approved and completed, shall also be subject to the requirements in these criteria and to review and approval by the ARC.

### C. **Variances**

The Architectural Planning Criteria set forth herein are intended as criteria to which adherence shall be required by each Owner within the Property; provided however, the ARC shall have the authority to recommend to the Association Board to grant variances in the manner provided in the Declaration of Covenants of Restrictions for Jacksonville Golf & Country Club (Single Family Lots), as the same may be amended from time to time (the “Declaration”).

### D. **Disclaimer**

These Architectural Planning Criteria shall be enforceable to the extent they do not violate applicable laws or administrative regulations. If there is any conflict between these Architectural Planning Criteria and such laws or regulations, the more restrictive interpretation shall apply.

## II. **ARCHITECTURAL DESIGN & PLANNING STANDARDS**

### **General Provisions**

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<sup>1</sup> For purposes of these guidelines “fireplace” shall include wood burning or propane fireplaces, fire bowls, torches, fire columns, pizza ovens, fire pits, fire tables, chiminea, solo stoves, or any other open flame fire feature.



The Architectural Planning Criteria is intended to assist homeowners in their planning, use and maintenance of single-family homes within the subdivision. These standards are also used by the ARC to evaluate the appropriateness of the proposed changes and additions to primary structures.

The Architectural Planning Criteria has been established pursuant to the Covenants and Restrictions for JGCC POA. These Covenants and Restrictions should be reviewed by the homeowner, builder and architect and are identified as:

- A. Declaration Assessment Covenants for JGCC POA.**
- B. Declaration of Covenants for JGCC POA (Single Family Lots).**
- C. Architectural Planning Criteria for JGCC Property Owners Association.**

### **III. DESIGN REVIEW**

#### **A. The Architectural Review Committee (ARC)**

The ARC is responsible for reviewing and approving all exterior improvements, remodeling and future additions which the property owners may undertake on their lots including but not limited to; windows, doors, garage doors, landscaping, lighting, gutters, driveways, walkways, pools, screen enclosures, roofs, painting, fences, decks, summer kitchens, pergolas, fireplaces, fountains, tree removal, basketball backboards, play structures, exterior façades, flag poles, generators, patios, retractable awnings and additions to existing structures. ALL must be submitted to the ARC for approval. ANY and ALL approved exterior updates, improvements or modifications MUST have an “APPROVED BY ARC” sign placed in a front window and clearly visible from the street.

#### **B. The JGCC Property Owners Association Architectural Review Committee Function**

The primary function of the ARC is to review applications, plans, specifications, materials and samples submitted to determine if any proposed exterior improvements including, but not limited to: windows, doors, garage doors, landscaping, lighting, gutters, driveways, walkways, pools, screen enclosures, roofs, painting, fences, decks, summer kitchens, fireplaces, pergolas, fountains, tree removal, basketball backboards, play structures, exterior façades, flag poles, generators, patios, retractable awnings and additions to existing structures conform in appearance and construction with the Architectural Planning Criteria.

#### **C. The ARC does not assume responsibility for the following:**

1. The structural adequacy, capacity or safety features of the proposed improvement.
2. Soil erosion, incompatible or unstable soil conditions and/or improper drainage.
3. Compliance with any or all building codes, zoning codes, safety requirements, governmental laws, regulations or ordinances.
4. Performance or quality of work by any contractor or design professional.

### **IV. PROJECT SUBMITTAL AND APPROVAL PROCESS**

Project plans must be submitted in accordance with the following REQUIREMENTS FOR PLANS AND SAMPLES found under Section V hereafter. A submittal will be reviewed only when it is complete. Submission of plans to the Building Department for the City of Jacksonville is required and each contractor or owner is responsible for contacting the Building Department for City plan requirements and procedures.

**The deadline for submittals to the ARC is no later two weeks prior to the next scheduled meeting.**

#### **A. ARC Preliminary Review**

The homeowners must submit the JGCC ARC Application, Checklist and JGCC Deposit Agreement forms. The ARC committee receives, reviews and renders a decision of all complete and timely submitted applications.

#### **B. ARC Approval**

Following the final ARC approval, builder/owner must submit their plans to the City Building Department and other such agencies having jurisdiction for required permits if required to do so by the city.



Owner shall have 60 days to commence the approved scope of work from the time of the ARC approval excluding an addition which shall be 120 days to commence following ARC approval. ARC approval will be rescinded if the project is not commenced within 60 days of ARC approval excluding an addition to the property which shall commence within 120 days of ARC approval unless an extension is requested and approved. If rescinded, the homeowner must reapply to the ARC as if it were a new project, subject to the covenants and guidelines in effect at the time of the new application. The homeowner will be required to pay the fees in effect at the time of the new application. The assigned number below is the number of days given to complete a project from the time of commencement:

**30 Days:**

- Exterior Color/Paint
- Fencing
- Gutters
- Glass Enclosure (Sunroom)
- Garage Doors
- Exterior Lighting
- Driveway
- Walkway
- Patio
- Play Structure
- Basketball Goal
- Tree Removal
- Flagpole
- Wells

**90 Days:**

- Pergola, Fireplace
- Screen Enclosure

**120 Days:**

- Pool & (Enclosure)
- Spa

**365 Days:**

- Addition

**60 Days:**

- Generator
- Roof Replacement
- Windows & Doors
- Landscaping
- Landscape Lighting
- Summer Kitchen

**C. Architectural Reports**

The approval / denial by the ARC as required in the foregoing Architectural Planning Criteria will be delivered in writing to the Owner submitting same, together with a copy of the approved plans and specifications signed by the Owner and the contractor.

**D. Portable Toilet Facilities**

Portable toilet facilities must be placed on the lot 20 feet back from the curb with the access door preferably facing away from the street. No portable toilet facilities shall be placed at the street. Portable toilet facilities shall be serviced and cleaned out at least monthly.

**E. Trash Containment for Construction**

Only one dumpster is allowed per lot at one time unless additional dumpsters are approved by the Management Company. Dumpsters shall be delivered before construction activities begin and shall be emptied on a regular basis when full and shall not remain on the lot filled. Overflowing dumpsters are not allowed at any time. Dumpsters should be maintained within the property lines, out of view if possible, and shall not be placed in the JEA right-of-way. Burning trash is strictly prohibited. All trash must be contained from infringing on adjacent property and rights-of-way and jobsite debris must be cleaned up daily. Should the Management Company determine, in its sole discretion, that a site is not being maintained properly, it may choose to maintain the property and deduct the cost from the construction deposit. and the contractor may be fined.

**V. REQUIREMENTS FOR PLANS AND SAMPLES**

To provide systematic and uniform review of the proposed structural change/addition, specific design documents are required. Please refer to Design Review and Approval Procedures to determine whether the design documents, as outlined below, are required for Preliminary Review and Final Review.



**A. Plans: General Information**

- North arrow (site and landscape plan only). Scale
- Title Blocks
- Block and Lot Number
- Date
- Name of Owner
- Street Numbers
- Street Address

**B. Site Plans**

- Scale: 1" = 20'
- Lake high water line

**C. Architectural Drawings and Samples for Major Structural Changes or Additions to Primary Structures**

1. Exterior Elevations.
  - Scale: 1/4" = 1'.
  - Show existing grade fill.
  - Indicate finished elevations.
2. Exterior Materials, Colors, Finishes, Including Exterior Changes
  - Specifications.
  - Give samples of materials and/or product photos.
  - Submit samples of all paint colors to be used including manufacturer and paint number.
3. Floor Plans
  - Scale: 1/4" = 1'
  - Required dimensions and materials
4. Building Sections
  - Scale: 1/2" = 1'
  - Wall section detail
  - Roof section details, pitch and type
  - Foundation detail, grade and materials
  - Required dimensions and material
5. Show design and detail of doors, windows, and chimneys, etc.
  - Service doors should be solid panel doors.
  - Windows should have trim added.
  - Window treatment should be identical on all elevations.
6. Indicate service areas, mechanical equipment, screen walls.
7. Give all dimensions.
8. Indicate materials to be used.

**D. Landscape Drawings and Planting Plan**

If you are improving less than 25% of your overall lot landscape, it is not required to submit an approval application. If you are improving more than 25% of your overall lot landscape at the front, back and side, the following is required:

A detailed landscaping plan shall be submitted and approved by the ARC prior to any landscape changes. In all instances the Association and ARC encourage owners to plant Florida Friendly Landscaping. Information on Florida Friendly Landscaping can be found at: <https://ffl.ifas.ufl.edu/>.



- Scale: 1" = 10'.
- Property lines.
- Lake high water line.
- Easements and rights-of-way.
- Existing trees should be indicated by and type (i.e. SP- Palm, P.E.- Pine, H- Hardwood).
- Proposed grades.
- Drainage patterns.
- Driveways and walkways.
- Foundation outline.
- Decks, patios, summer kitchens, fireplaces, pergolas, generators, service areas, screen walls, fences, pools, pool equipment and spas should be outlined.
- Overhanging roofs and balconies should be outlined.
- Planters.
- Exterior lighting.
- Surface material, beds outline etc.
- Plant material listed separately into trees, shrubs, ground cover and sod with schedule of quantity, botanical/common names, sizes
- Tree protection detail and limits on the landscape plan.

**The following notes shall appear on the plans and will be part of the requirements for approval:**

- All planting beds shall be mulched with minimum 3" thick, "Grade A" mulch.
- Natural stone or shell may be used as mulch but must be confined to planting beds, cannot be used as trim around driveways, pools, or any other area not defined as a planting bed, and stones and shell must not exceed 5/8".
- Positive surface drainage shall be maintained throughout the site after sodding.
- A 100% coverage and fully automatic irrigation system is required.
- Artificial turf is permitted when not visible from street and golf course.

**Removal of Trees**

Under no circumstance shall a Hardwood tree be removed without approval of the ARC. Approval may be given when such approval is necessary for the addition of a dwelling or other improvement. A letter from an independent arborist is required to remove a Hardwood if suspected of disease or letter from contractor if Hardwood is posing structural damage to dwelling or driveway. Emergency approvals can be granted under special circumstances if an urgent need exists. If a hardwood tree is removed for the addition of the dwelling or other improvement a replacement is required, if no other hardwood exists on property, The replacement can be anywhere on the owner's property and must be at least 15 gallons.

Pine trees or palm trees may be removed without further approval, however each homeowner must notify the Management Company in writing of intent prior to tree removal. All stumps from tree removal must be ground or completely removed, when practical, and debris removed. Tree(s) removal or tree(s) installed must be marked on homeowner's survey noting tree location.

Any tree removal must be performed by a licensed and insured tree removal contractor and must be performed in a manner that does not damage neighboring or common property.

**VI. SETBACKS**

**Intent**

Setbacks (BRL's) have been established to provide enough space between streets to buildings and buildings to buildings or between site amenities and buildings. Property lines, right-of-way lines, and/or drainage and utility easements should be indicated on each individual homeowner's survey.

**A. Corner Lot**

Corner lot setbacks on all street sides shall be the same and are classified as front yards. The streetscape character can only be maintained within the minimum front yard setbacks. Buildings should be sited so that it does not face one street exclusively.



**B. Dimensioning**

Setbacks shall be measured from the exterior wall of the dwelling to the right-of-way line, or the rear property line or side property line, whichever is the more restrictive. No portions of a building or other improvement shall encroach upon an easement.

**C. General Building Setbacks**

1. Front Yard: Twenty (20') feet from the right-of-way line.
2. Side Yard: Ten (10') feet from side property line, unless a lesser setback requirement is permitted under a supplementary declaration to the Covenants and Restrictions.
3. Rear Yard: up to Twenty (20') feet from rear property line
4. Corner Lots: Twenty (20') feet from the right-of-way line of each street.

**D. Decks, Patios, Pools, Spas, Fireplaces and Screen Enclosures Setbacks**

A patio is defined as an outdoor space that may or may not adjoin a residence and is made of concrete, pavers, stones or other permanent material that is used for dining, recreation, or furnished with chairs, tables, benches, or other types of patio furniture.

1. Front Yard: PROHIBITED
2. Side Yard: PROHIBITED
3. Rear Yards: Pools, patios, decks 6" high or less, etc., five (5') feet from rear property line. Screen enclosures, fireplaces, etc. five (5') feet from rear property line. Lots adjoining water are to be measured from the drainage easement boundary depicted on the applicable plat map, as established by a registered land surveyor.
4. Corner Lots: Twenty (20') feet from right-of-way line of each street.
5. Above Ground Hot Tub/Spa: Above ground hot tubs/spa are allowed in the rear of the home only and set no more than 3' from the exterior rear wall of the home. Same setback as dwelling from side property line provided it's not visible from street.

**E. Screen Wall, Privacy Wall and Mechanical Equipment Setbacks**

1. Front Yard: PROHIBITED
2. Side Yard: Five (5') feet from side property line provided minimum combined side yards' dimensions are fifteen (15') feet.
3. Rear Yard: No less than ten (10') feet from rear property line. Lots adjoining water are to be measured from the drainage easement boundary depicted on the applicable plat map as established by a registered land surveyor.
4. Corner Lots: Twenty (20') feet from right-of-way line of each street.
5. Mechanical Equipment shall not be visible from public view with masonry walls rather than landscape material. Mechanical equipment walls shall project a maximum of 5' (feet) from wall of dwelling and shall be a minimum of 1' (foot) above top of mechanical equipment. Masonry walls shall match color and material of dwelling except where dwelling is constructed with lapboard siding or similar material. The masonry wall will match color of dwelling.

**F. Fence Setbacks**

1. Front Yard: PROHIBITED.



2. Side Yard and Rear Yard: Must be located on the property line and must connect with any existing adjacent fence. On lots that adjoin water, fences must not be located within any drainage easement. If owner elects to do so any required removal will be at homeowners' expense.
3. Corner Lots: Twenty (20') feet from right-of-way line of each street. Fence materials and heights are referenced in Section XI, Accessory Furnishings Standards.

**G. Planter, Retaining & Decorative Wall Setbacks**

1. Front Yard: 15' feet from street curb.
2. Side Yard: Ten (10') feet from the side property line.
3. Rear Yard: Five (5') feet from rear property line. Lots adjoining water are to be measured from top of bank survey established by a registered land surveyor.
4. Corner Lots: Twenty (20') feet from right-of-way line of each street.

**H. Athletic Play Structure Setbacks**

1. Front Yard: PROHIBITED
2. Side Yard: PROHIBITED
3. Rear Yard: Ten (10') feet from rear property line. Lots adjoining water are to be measured from high water line established by a registered land surveyor.
4. Corner Lots: Thirty (30') feet from edge of pavement or twenty (20') feet from the right-of-way, whichever is greater.
5. Free standing basketball backboards will be subject to review and approval by the ARC. In no event shall such structures be permitted any closer than (30') feet from the edge of pavement.

**VII. BUILDERS, PROPERTY OWNERS, REALTORS, DESIGNERS, OTHER CONTRACTORS AND CONSULTANTS INVOLVED IN MAJOR STRUCTURAL CHANGES TO PRIMARY STRUCTURES**

- A. All construction activities shall be compliant with the Declaration, these Architectural Planning Criteria and any and all governmental regulatory requirements.
- B. All contractors and professionals shall be licensed in the state of Florida and certified within their field of work.
- C. All contractors must supply the JGCC Property Owner's Association with a certificate of insurance which includes acceptable general public liability and worker's compensation coverage before approval of any submittal.

**VIII. SITE GRADING**

**A. Intent**

Site grading shall attempt to enhance the existing topography, protect the existing vegetation and provide positive on-site drainage. Landscape mounding shall be implemented with smooth transitions resulting in subtle forms to enhance the existing conditions. Landscape mounding shall not be "lumpy" and "abrupt" resulting in an artificial look.

**B. Existing Grades**

Where existing vegetation will be saved, the existing grades shall be maintained with positive drainage from the trunk to the drip line of the vegetation.

**C. Drainage**



1. Run off shall be directed away from building pads at a minimum slope of two (2%) percent cross slope or otherwise comply with all local building codes.
2. Walkways-and patios shall have a two (2%) percent cross slope.
3. Landscape swales shall have a one and one-half (1-1/2%) percent minimum slope to achieve positive drainage. Swales shall not retain standing water for extended periods of time. Landscape drainage shall be directed, to the extent possible, away from a neighboring property.

#### **D. Mounding and Swales**

1. Mounds and swales shall be designed to be an integral part of the grading and shall have smooth transitions between changes in slope.
2. Mounds shall not interrupt swale drainage or be placed between the trunk and drip line of existing vegetation.
3. Mound slopes shall not be greater than a ratio of 3:1.
4. Swale side slopes should be between the ratio of 6:1 and 7:1.

#### **E. Retaining Walls**

1. If space limitations result due to existing conditions of grade or plant materials, retaining walls may be employed to facilitate grade changes or to protect existing trees, etc.
2. Retaining walls shall be constructed of materials which are compatible or match those of the primary building.
3. All retaining walls with more than a twelve (12") inch grade change will require the special approval of the ARC.

### **IX. DESIGN STRATEGIES FOR MAJOR STRUCTURAL CHANGES OR ADDITIONS**

#### **A. Intent**

The Architectural Planning Criteria provide a range of design criteria, principles, and treatments which are directed towards presenting a visual environment that is complementary to the overall community image of Jacksonville Golf & Country Club as a quality residential community.

#### **B. The Neighborhood Context**

Exterior building architecture creates the appearance of each individual home and contributes to the neighborhood. The primary application of these architectural standards directed towards (1) individual "building architecture," and (2) the public and publicly viewed portions of the individual home which creates the "streetscape".

### **X. BUILDING ARCHITECTURE**

#### **A. Intent**

On an individual structure, architectural form and exterior materials may be manipulated to reduce monotony and produce interest. In this way, monotonous structural building planes such as the "blank or near-blank flat stucco walls" need not occur. Wall and roof planes may be articulated to subdivide the building exterior into comprehensible sub-elements. Similarly, exterior architectural features such as overhangs, trims, windows, moldings, projections, chimneys and vents, garden walls and gates can be used to further articulate building faces or create visual interest areas. Regular and irregular arrangements of all building face elements can be used to achieve visual balance. Common exterior building materials can be used to unify the structure as a common entity. Alternatively, different exterior building materials can be effectively used on one structure to articulate various building plane surfaces.



## **B. Dwelling Quality**

The ARC shall have final approval of all exterior building materials. Exposed concrete block shall not be permitted on the exterior of any building or detached structure.

### **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 which shall not exceed thirty-five (35) feet in height and shall have a private and enclosed garage for not less than two (2) nor more than four (4) cars unless approved by the ARC, as to use, location and architectural design. No garage, tool or storage room may be constructed separate and apart from the residential dwelling.

## **C. Layout**

No foundation for any structural addition such as a patio, room/garage addition, pool, and porch shall be poured, nor shall construction commence in any manner or respect, until the ARC approves the layout for the structure. The purpose of this requirement is to facilitate that the addition is being placed on the lot in the most advantageous position to provide the best visual and acoustical privacy.

## **D. Architectural Form**

1. Building faces (particularly front elevation planes) shall be varied in placement and size to reduce visual monotony, create interest and focus, and to create human scale. Elevation character shall be continued on all sides of the building.
2. Introduction of architectural sub-elements such as architectural projections, dormers, roof ridge jogs, roof overhangs, building face trims, recessed doorways, bay windows or entry courts can further articulate building elevations and roof planes.
3. In two (2) story structures, varied and/or offset ground and second level floor plans can be used to produce exterior building and roof plane articulation.

## **E. Exterior Elevations**

1. Similar elevations shall not be located directly adjacent or across from each other. The ARC may also restrict the number of similar elevations within specific sections of the Subdivision, if necessary, to preserve the overall aesthetic quality of such areas.
2. Elevations, especially front, side and rear views which are visible from the street will be reviewed most thoroughly for their design quality and compatibility with adjacent lots and neighborhoods when applicable.
3. Rear elevations that are viewed from streets or across lakes or from the golf course shall have visual interest in terms of massing, roofs, color/materials, window variances, use of patio structures, and privacy walls. Elevations must have visual continuity in terms of architectural design and use of materials.
4. Except as permitted under Federal law, no aerial or antenna shall be placed or erected upon any lot or structure unless approved by the ARC. The ARC does reserve the right to regulate the placement of all satellites or antennas (see section XI, L Satellite Dishes and Antennae)

## **F. Vertical Accessory Structures**

Vertical accessory structures including trellises, pergola, arbors, chickee huts, etc. require ARC approval.

## **XI. ACCESSORY FURNISHINGS STANDARDS**

### **Intent**

This article covers site furnishings not directly attached to the primary dwelling. The elements include, but are not limited: mailboxes, mechanical equipment, accessory structures, decorative objects, athletic/play structures,



fountains, playhouses, swing-play sets, children's portable play equipment, basketball backboards, flag poles, fences, pergolas, summer kitchens, docks, waterfront structures, wells, satellite dishes, antennae, all exterior color, roofs, garages, garage doors, signs, swimming pools, removal of trees, permanent electric generators, exterior lighting, landscape lighting, driveways, walkways, garbage and trash containers, screen enclosures, shutters, retractable awnings, windows, doors, name plates/house numbers. THE INSTALLATION OF ALL OF THESE ITEMS REQUIRES PRIOR ARC APPROVAL.

**A. Mechanical Equipment**

1. All mechanical equipment including, but not limited to trash cans, HVAC units and pool/spa equipment shall be screened from public view with masonry walls as prescribed under Setbacks in Section VI Item F5.
2. HVAC units, pool mechanical equipment and other noise making equipment shall be located away from the bedrooms of adjacent property owners to the extent possible.
3. Solar equipment use shall be specially requested through the ARC and will be reviewed on its own merits and in accordance with applicable law. New developments in solar technology resulting in collector designs and size requirements, which could make the units more compatible with the community architectural styles, shall be presented to the ARC as and when available.
4. Air Conditioning Units (see section XI, T).
5. Permanent Electric Generators (see section XI, U).
6. Satellite dish and antenna location "and size, where permitted" require ARC approval. Satellite dishes will be installed in accordance with Section XI, I, Satellite Dishes and Antennae.
7. All gas tanks 100 gallons and larger must be buried underground.
8. Smaller gas tanks under this size can be located on sides of house, or at the back of the house if the property is not located on the golf course or lake view and cannot be located in the front of the property. Must be hidden from street view using landscaping.
9. All water softener tanks shall be located inside the garage.
10. All above ground tanks less than 100 gallons must be shielded from view by means of mature shrubs and plants or a wall that insures full coverage of tank/tanks from view.
11. Irrigation back flow shall be screened from streets and adjacent lots with landscape plantings.

**B. Accessory Structures, Decorative Objects and Athletic/Play Structures**

1. All elements, such as playhouses, dog houses, trellis or roofed shade structures, lattice structures, barbecue units, decorative and ornamental yard figures, athletic netting, swing sets, slides and any other accessory structures, shall be located within the rear yard and side yard setbacks as found in Section VI, Setbacks.
2. The design, materials and colors shall be complimentary to those of the building. The ARC shall approve the design, location, materials and colors in advance. Colors shall be natural wood, wood tone, dark green, dark brown or black.

**C. Fountains**

1. Fountains are limited to one visible fountain from the street and must not exceed 6' in height. It must be concrete, fiberglass, or bronze material and must be earth tone in color. Fountain must be tasteful and non-offensive in the absolute discretion of the ARC. Fountain must be cleaned, always maintained and working.
2. Fountains shall not be permitted within any lake, pond or other water body within the community.



#### **D. Playhouses**

1. Playhouses may not be placed on any lot without the prior written approval of the ARC. The location and exterior of playhouses must be submitted by written application to the ARC.
2. Playhouse is defined as a small separate structure for children's play that is designed to look like a miniature house. Playhouses must be constructed with four walls, a floor, roof, windows and doors. Dimensions of playhouses shall not exceed 4'x 8'x 5' high. The design, materials and colors shall be complimentary to the home. Playhouses will be suitably landscaped to soften the view from the street, the golf course and lake view. Playhouses do not include wooden or plastic play/swing sets with accompanying covered enclosed platform, portable plastic/fiberglass, modular play equipment, plastic castles, tree houses/platforms or any other structure that is not consistent with this definition.
3. Playhouses shall be located within the rear or side yard setbacks of the homeowner's property.

#### **E. Swings & Swing Play Sets**

1. Swing-Play sets shall be defined as an apparatus used or intended for children's play that contain one or more of the following components: slide(s), ramp(s), pole(s), platform(s), seat(s), swing(s), or tent(s).
2. A swing-play set for children's play or a free-standing swing shall be constructed of wood, with a cross bar of no more than 8 feet high, not to exceed 12 feet in total height and at least a ten-year warranty covering materials.
3. Approval is required by the ARC prior to the placement of a swing-play set in the homeowner's yard. The approved colors for slides are blue or green. Application to the ARC for approval must include a manufacturer's brochure highlighting the set or plans of the swing-play set that are designed and built by the homeowner. Such approval shall be valid for five (5) years. Homeowners must reapply for ARC approval for existing swing-play sets every five (5) years.
4. Swing-play sets shall be of a neutral color and placed in the rear yard and be suitably landscaped to soften the view of adjacent neighbors. No side yard placement will be approved unless the ARC, in its sole discretion, determines that unusual circumstances dictate otherwise.
5. Tree mounted swings are not allowed if visible from street.

#### **F. Children's Portable Play Equipment**

1. Such accessory structure(s) of a permanent nature are to be regulated by the ARC. The location and exterior of these structures must be submitted by written application to the ARC and will be approved or denied by the ARC.
2. These accessory structure(s) shall be located within the rear or side yard setbacks of the homeowner's property. When they are no longer used, they shall be removed from the property and not converted to any other use. Structure(s) shall be properly maintained and not allowed to deteriorate and detract from the main home or the community.

#### **G Basketball Backboard and Flag Poles**

1. Basketball backboards should be located to not be visibly obtrusive from streets, adjacent lots and across lakes. Backboards located in a free-standing position, shall have the pole painted a flat black color and backboard shall be a white or clear color. Lights are NOT permitted on basketball backboards or poles to which the backboard is attached. Additional landscaping can be used to help screen its view from streets, adjacent lots and across lakes.
2. Flagpoles from wall brackets will be no longer than 8' (feet).
3. Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon



an easement.

4. The homeowner may display in a respectful manner up to two of the following portable, removable flags, not larger than 4 1/2 feet by 6 feet:
  - The United States flag.
  - The official flag of the State of Florida.
  - A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
  - A POW-MIA flag.
  - A first responder flag. A first responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag. For purposes of this subsection, the term “first responder flag” means a flag that recognizes and honors the service of any of the following:
    - a. Law enforcement officers as defined in s. 943.10(1).
    - b. Firefighters as defined in s. 112.191(1).
    - c. Paramedics or emergency medical technicians as those terms are defined in s. 112.1911(1).
    - d. Correctional officers as defined in s. 943.10(2).
    - e. 911 public safety telecommunicators as defined in s. 401.465(1).
    - f. Advanced practice registered nurses, licensed practical nurses, or registered nurses as those terms are defined in s. 464.003.
    - g. Persons participating in a statewide urban search and rescue program developed by the Division of Emergency Management under s. 252.35.
    - h. Federal law enforcement officers as defined in 18 U.S.C. s. 115(c)(1).

#### **H Fences, Pergola, Fireplaces and Summer Kitchen**

1. The ONLY fence material allowed is four (4') foot black aluminum open, flat top, 2-rail or 3-rail fence. Fencing needs to be along the property lines per the survey and all fencing must connect with any existing adjacent fence structures. Existing shadowbox fences may be replaced on the rear line of the property IF the ARC determines it is a back-to-back lot having been originally installed by the developer. Side and front facing fencing MUST be in the black aluminum material. ANY lot with ANY other fencing material along the sides or facing front must be replaced with four (4') foot black aluminum open rail fence if existing non-conforming fencing is in need of ANY repair.
2. Pergolas, Chickees, Fireplaces & Summer Kitchen - A professional rendering of the scope of work including a landscape design must accompany the application and additionally drawings must be submitted to the ARC shown on property survey. A sample of the materials must be on site for ARC consideration. Fireplace height is not to exceed 8 feet.

#### **I. Docks, Waterfront Structures and Wells**

1. New docks and decks in lake and drainage easements are not allowed. Existing docks and decks with more than 50% repairs needed must be replaced entirely with ARC approval. Retaining walls must be submitted to the ARC for consideration. Retaining walls shall be constructed of paver block, Compac or concrete block and finished in a manner that is visually compatible with the applicable home. Pressure treated wood planks and pilings are acceptable if not visible from adjacent or opposing homes (i.e. across lakes, golf course, etc.). All retaining walls must be approved by the ARC.
2. The only type of well approved is a deep well, sometimes referred to as an Artesian Well. Shallow wells 70 to 150 deep are not considered Deep Wells by the ARC as the iron can cause rust on sidewalks and homes. Regardless of the well depth homeowners are responsible for any rust damage as a result of the well to homeowner property or POA property including sidewalks, driveway, and walkways. Requests to install a well shall be included in the Landscape Plan, identifying the location and screening required to shield the equipment from view. The well head, pressure tank and any visible PVC must be painted a Flat Green to blend into the surrounding area. Additionally, landscape will be required to screen the pressure tank and well head.



## **J. Satellite Dishes and Antennae**

The following rules governing the installation, maintenance, and use of satellite dishes and antennae shall be regulated by the Architectural Review Committee (ARC) in accordance with 47 C.F.R. Section 1.4000, Over-The-Air Reception Devices Rule (OTARD). See Section XI C 6.

1. The following types of satellite dish antennas are the ONLY types of satellite dish antennas that may be installed and used in Jacksonville Golf and Country Club.
  - a. A satellite dish antenna that is one meter (39.37") or less in diameter is designed to receive direct broadcast satellite service, including direct-to-home satellite service.
  - b. A satellite dish antenna that is one meter or less in diameter or diagonal measurement and is designed to receive video programming services via MMDS (wireless cable). Such antennas may be mounted on "masts" to reach the height needed to establish line-of-sight contact with the transmitter. "Masts" higher than 12 feet above the roofline are prohibited because of safety concerns.
2. In order to best preserve the beauty, quality and value of the neighborhood, and to ensure that homeowners are provided the minimum level of acceptable quality signal as provided by OTARD, the ARC has formulated a prioritized list of placement preferences for the installation of antennas on subdivision property. Antennas shall be installed only in the highest priority location that permits the reception of an acceptable quality signal, and which does not reasonably delay or prevent installation or unreasonably increase the cost of installation, maintenance, or use:
  - a. Highest priority location: behind chimney
  - b. Second highest priority location: under eave
  - c. Third highest priority location: just below apex of roof
3. An acceptable quality signal is one that is not substantially degraded. Additionally, if a mast reaching above the roofline is required to comply with a priority location higher than one that does not require a mast reaching above the roofline, the ARC may permit selection of the lower priority location.
4. The ARC has also formulated this priority list of locations for the express purpose of insuring safety of others. If none of the above locations provides the homeowner with the minimum level of acceptable quality signal, the homeowner and the ARC shall work together to find an acceptable location for the antennas.
  - a. After installation of an antenna that meets the requirements of Section 2, the owner shall landscape the area surrounding the antenna in a fashion that will not interfere with reception so that it blends against the background against which it is mounted.
5. Any disputes pertaining to the above delineated rules shall first be subject to the jurisdiction of the ARC. The owner should contact the ARC to set up a meeting to discuss the problem. The ARC will work together with the homeowner to attempt to reach an acceptable solution to the problem.

## **K. Exterior Color**

ALL exterior color selections shall require the approval of the ARC. Each Owner must submit a color sample(s) of each color used, this can be either a sample painted on the front of the dwelling in a prominent location for review by the ARC or a physical sample (painted on cardboard) taped to the front door or the side of the front door. The ARC shall consider the extent to which the proposed color plan is consistent with the homes in the area and the extent to which the color plan conforms with the cohesive appearance of Jacksonville Golf & Country Club generally. Exterior doors (excluding front door) must be painted the same trim or body color approved for the remainder of the dwelling. Garage doors or service doors shall also be painted the same as the trim or body color with the exception for wood tone finishes.

## **L. Roofs and Gutters**

1. Flat roofs shall not be permitted unless approved by the ARC. Protrusions through roofs for power ventilators or other apparatus shall not be permitted unless approved by the ARC. Roofing and shingle material for replacement shall be approved by the ARC as to color and material. A sample of materials



must be on site for ARC consideration.

2. All gutter material, size and color is subject to ARC approval.

#### **M. Garages and Garage Doors**

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. 2-car garages must have a single overhead door with a minimum door width of one (16') foot or two (8') foot doors with a two-foot separation. 3-car garages must have either have a single overhead door with a minimum door width of one (16') foot or two (8') foot doors with a two-foot separation OR three (8') foot doors with a two-foot separation. A 4-car garage is the maximum number of garages permitted, and the proposed design shall be reviewed by the ARC on a case-by-case basis. Service doors are optional. Garage additions for golf carts will be a minimum of 5' in width and the depth will match the depth of the existing garage if added parallel to the existing structure. All other configurations shall be reviewed by the ARC for consideration. Whenever possible, garage entrances shall be located on the side of the home rather than the front. Only roll up garage doors are allowed, and the style must be either a 4-panel solid door, 4-panel solid door with one top row of glass panels not larger than the size of the solid panels, carriage solid door or carriage door with one top row of glass panels not larger than the size of the solid panels. Garage door glass panels must be comprised of clear glass. ALL garage doors (new or replaced) MUST have ARC approval. Detached garages must be connected to the main house with a breezeway or other acceptable passageway.

#### **N. Swimming Pools**

Any swimming pool to be constructed on any Lot shall be subject to the requirements of the ARC 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 sidewalls of the dwelling. See Section VI Item 5C for setback requirements.
- C. All swimming pools must be enclosed by a retaining wall, fence or similar structure with access (Gates and Doors) restricted in accordance with the requirements of the Declaration to which this Architectural Design and Planning Criteria is appended and with all applicable ordinances, statutes or rules of governmental authorities having jurisdiction.
- D. Any exterior lighting for a pool or other recreation area shall be designed so as to buffer the surrounding residences from the lighting.
- E. Type of pool heating equipment, i.e. solar or mechanical.
- F. Size and manufacturer of mechanical heating unit(s).
- G. Proposed location of mechanical heating unit to be shown on plan.
- H. Proposed location of pumps and filter equipment to be shown on plan.
- I. Overall length and width of solar panels, if used, and a description of their location.
- J. A professional rendering of the scope of work including landscape design must accompany the application.

#### **O. Temporary Structures**

No structure of a temporary character, trailer, tent, shack, garage, barn or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently.

#### **P. Air Conditioning Units**

No window or wall air conditioning units shall be permitted. All exterior air conditioner compressor units shall be screened from view and insulated by a masonry wall so as to minimize noise. The location of all exterior compressor units must be approved by the ARC prior to installation.

#### **Q. Permanent Electric Generators**

Permanent electric generators are allowed in JGCC with ARC approval. Generator installation must conform to current federal, state, and local regulations. Sound dampening may be required if sound exceeds 85 dBA @ 1meter. Only underground fuel tanks are permitted, and tank must be a minimum of 10 feet from any building



and 10 feet from property line. Fuel tank, generator, piping and equipment shall not be installed within 6 feet of the utility easement. Fuel tank must be located 10 feet from any ignition sources (electric service or equipment). Generator must be installed a minimum of 5 feet from any door or window. All underground piping shall be a minimum of 18" in depth with tracer wire installed. Fuel tank installation shall be anchored and installed according to the tank manufacturer's guidelines and FEMA. Proper submittal shall include the following:

1. Dimensioned site plan noting location of house, generator, and fuel supply storage location and indicate related piping and equipment. Consideration must be taken with location in regard to neighbors (i.e. generator should not be placed next to neighbor's bedroom window). In addition, a property survey must be included showing that all set-back requirements are met.
2. Generator specifications.
3. Installation contractor information.
4. Details of switch gear interface.
5. Fuel type.
6. Venting details.

#### **R. Exterior Lighting and Landscape Lighting**

All exterior lighting is subject to ARC approval. Landscape lighting should be low-key with placement of fixtures coinciding with entry locations and landscaping plan. Excessive light spillage unto adjacent lots is not allowed. All lighting shall be clear and color free. Permanent exterior decorative lighting to be located on a residential structure must be submitted for review and is subject to ARC approval.

#### **S. Driveways and Walkways**

Driveways/walkways will be subject to ARC approval. Driveways/walkways should be well integrated into each lot. The appearance of driveways/walkways should be consistent and complimentary throughout the neighborhood. The width for driveways should be at least sixteen (16) feet, but not less than door-to-door width at the entrance of the garage. Circular driveways will be a minimum width of 12' (feet) and meet existing sidewalk elevations where applicable. Driveways shall be constructed with concrete or paver material. If any driveway is damaged, lifted or cracked to the extent that more than twenty-five percent (25%) of any driveway panel is affected, then the entire driveway must be replaced. For purposes of this determination, individual driveway panels shall be defined by the existing expansion joints located within the driveway.

#### **T. Screen Enclosure**

The only permissible screen enclosure material allowed is bronze aluminum. All screen enclosures are subject to ARC approval. Any other screen enclosure color must be replaced with bronze aluminum if an existing non-conforming screen enclosure requires replacement. Screen material shall be charcoal/black in color.

#### **U. Shutters, Retractable Awnings, Windows, Doors**

Shutters consistent with existing community are allowed. Bahama shutters are NOT allowed. Awnings - only retractable awnings are allowed. Color selection must be approved, and Awnings must be retracted when not in use.

Hurricane: All hurricane shutters must be removed within 7 days of access to Jacksonville Golf and Country Club being permitted by applied by the property by civil authorities, or if such access has not been denied, within 7 days of the passing of the storm. Additional days may be granted if weather delays the removal or for other unforeseen circumstances. All connecting devices must be removed within the same time frame, unless such connecting devices are a part of the permanent structure or of a retractable nature. All devices will be required to be maintained in the same manner as regulated by the Association's governing documents.

**Windows:** All replacements of windows are subject to ARC approval

**Doors:** All replacements of exterior doors are subject to ARC approval. No storm doors shall be permitted on the front or side of any dwelling. No security bars on windows or doors shall be permitted. Subject to prior ARC approval, phantom screens on doors shall be permitted.



**XII. 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.

**XIII. MISCELLANEOUS**

These Rules & Regulations may be amended at any time by the Association's Board of Directors. Notifications of such amendments will be made to all property owners by the Management Company and by regular Board Communications.

ICOE: In case of emergency, an ARC committee member shall be given authority to permit temporary repairs until the next scheduled ARC meeting.

Projects denied by the ARC committee may be appealed to the Association's Board of Directors as provided in the Declaration.