

## PHASE VII-B HOA

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### ❖ Residential Use

### ❖ Construction Specifications

- 1 story home: 1,600 living Sq. Ft
- 2 story home: 1,400 Sq. Ft
- Exterior wall: stucco, stone, brick
- Roof: 30-year composition, standing seam metal, cement tile, clay tile
- Flat roofs are acceptable

### ❖ Setbacks

- Subdivision Plat (Attachment)

### ❖ Mailbox area



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## ❖ Fences, Walls and Hedges

- **Front Fence:** All fences on the front of a lot shall be out of the stucco of the same finish and color of the single family residence on its respective lot. Said Fence (s) shall be a Minimum six(6') feet and maximum seven (7')feet. The seven (7') foot stucco fence can be capped with the proper capping of no more than six (6") inches in height, with metal (aluminum, wrought iron) door.





## ❖ Sides Fences:

- All fences on the sides of a lot shall be constructed of horizontally placed boards of cedar or treated pine. Said cedar or treated pine boards shall be six (6') or eight (8') inch thick boards, with a minimum height of five (5') feet and maximum six (6') feet with tops lipped of no more than two (2") inches in height. All fences shall be approved in writing by the Architectural control Committee before construction of fence can take place





## ❖ Non-Fairway Back Fence:

- All fences on the sides of a lot shall be constructed of horizontally placed boards of cedar or treated pine. Said cedar or treated pine boards shall be six (6') or eight (8') inch thick boards, with a minimum height of five (5') feet and maximum six (6') feet with tops lipped of no more than two (2") inches in height. All fences shall be approved in writing by the Architectural control Committee before construction of fence can take place





### ❖ Fairway Lot Back Fence:

- All fences shall be constructed of black shiny / glossy metal (aluminum, wrought iron) with minimum of four (4') feet maximum of six (6') feet. All fences shall be approved in writing by the Architectural control Committee before construction of fence can take place.



### ❖ Garage:

- Minimum two (2) cars

### ❖ Driveways and Sidewalks:

- Four (4') foot sidewalk across the front of the lot.



## ❖ Yards:

- Type grass: Tifway 419 Bermuda grass
- front yards shall be landscaped in a professional manner, with shrubs, hedges and ground covers and trees including but not limited to two (2) live oak trees of a minimum of two (2) inch diameter and a minimum of ten (10') foot height. In addition to the live oaks, each Front yard shall have either one (1) blue berry tree; or (2) fox tail palms. Each Owner shall maintain grass, trees and shrubbery and keep them disease free and healthy, and if any such trees either dies or become diseased or of unhealthy appearance they shall be removed and new trees shall be planted in their place

