

MARCUS
POINTE

ARCHITECTURAL GUIDELINES

Updated by

ARCHITECTURAL REVIEW COMMITTEE
OF
MARCUS POINTE HOA

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Section 1 C INTRODUCTION TO MARCUS POINTE SUBDIVISION

INTRODUCTION

Marcus Pointe is a premiere residential golf community located in Escambia County, north of the City of Pensacola, Florida. The subdivision consists of approximately five hundred (500) custom homes built on lots ranging from patio-sized to more expansive parcels. Approximately twenty percent (20%) of homes are situated on golf course lots or lake front property.

PURPOSE FOR ARCHITECTURAL GUIDELINES

Intent

The intent of these Architectural Guidelines is to establish a set of standards for quality home construction and maintenance which preserve the natural setting and help to maintain and enhance an upscale neighborhood esthetic. These guidelines institute procedures and regulations regarding construction of homes, accessory buildings, driveways, swimming pools, terraces, landscaping, fences, and other requirements necessary for the enjoyment of the property by its owners. All residences, structures, and improvements shall be designed to present a pleasing, attractive, tasteful, neat, and well-maintained appearance from all views. By establishing these guidelines and regulations, each property owner is guaranteed that his/her rights will be preserved; ensuring that any added amenities and landscaping will preserve the quality and compliment the appearance of the neighborhood.

Implementation

To ensure the implementation of the following guidelines, each owner, original and subsequent, must submit a site plan and architectural drawings to the Marcus Pointe Architectural Review Committee (ARC) for approval prior to commencing any phase of site modification or construction. The site plan shall contain all existing and proposed (and/or additional) buildings, one foot contour lines, all trees 6" caliper or greater, decking, terraces, swimming pools, driveways, walks, fences, walls, irrigation systems, plantings, lawn grasses, and any other elements relocated on the owner's lot(s). The set of construction documents for the building plan to be constructed shall include floor plans, elevations, roof plans, sections, and specifications to identify the materials used. Samples are to be submitted showing the colors selected for all exterior elements of the building(s).

Interpretation

Interpretation of conformance to the Architectural Guidelines is the responsibility of the Architectural Review Committee (ARC) for the Marcus Pointe Subdivision, or of individuals or companies specifically designated by the ARC.

Enforcement

The Architectural Review Committee (ARC) is charged with the responsibility for enforcement of these guidelines, unless it defers to the Board of Directors of the Association.

Variations

Requests for variations to the guidelines shall be clearly demonstrated and shown on the drawings. These requests will be subject to the approval by the ARC whose decision will be final. It is the intent of the ARC to allow for architectural creativity with respect to the enhancement of the overall project while respecting the rights and concerns of the other property owners.

Section 2 C PLANNING STAGE

PLANNING STAGE CONSIDERATIONS

Building Zone(s)

A *Building Zone* is an area bounded by control lines and property lines.

The **Building Zone** (BZ) is a continuous area remaining within each lot after the dimensions are established for the front yard zone and side and rear yard zones.

The **Front Yard Zone** (FYZ) is a continuous area for front property line to front yard control line and side property line to side property line which extends a specified distance into each lot from all street frontage property lines.

The **Rear Yard Zone** (RYZ) is a continuous area from rear property line to rear yard control line and side property line to side property line which extends a specified distance into each lot from the rear property line.

The **Side Yard Zone** (SYZ) is a continuous area from side property line to side yard control line and from front property line to rear property line.

The chart on the following page establishes the **Control Lines** for each of the above-mentioned zones:

Control Lines

I. Interior Lots:

Front Yard Line	25 ft.
Rear Yard Line	25 ft.
Side Yard Line	8 ft.

II. Corner Lots:

Each Front Yard Line	25 ft.
Each Side Yard Line	15 ft.

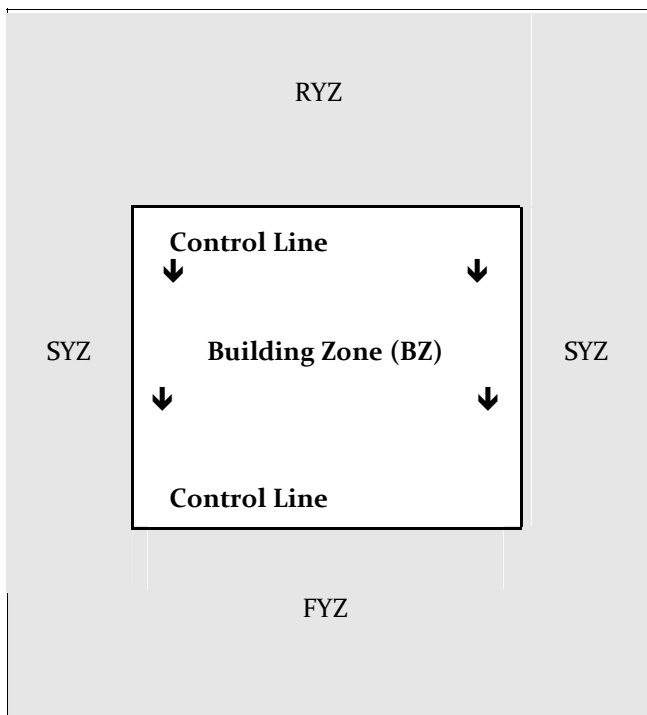
III. Golf Course Lots:

Front Yard Line	25 ft.
Side Yard Line	8ft.
Golf Course Lot Line	25 to 35 ft. (refer to plat)

IV. Patio Lots:

Front Yard Line	25 ft.
Side Yard Line	5 ft.
Rear Yard Line	5 ft.

See Declaration of Covenants for other restrictions.



All buildings and accessory buildings shall be built in the Building Zone (BZ). All driveways, decking, terraces, and swimming pools shall be built in the Building Zone (BZ), except that owners are allowed 720 square feet to build these items within the Yard Zones.

Building Height

The Building Height shall have a maximum height, measured from the existing natural grade, to be no more than 35 feet.

In the **Rear Yard Zone (RYZ)**, the height of terraces shall not exceed four (4) feet above grade. The height of accessory buildings, such as detached garages, tool rooms or cabanas located adjacent to pools shall not exceed fifteen (15) feet in height above grade. Accessory buildings shall be located to the rear of the dwelling, so as to be generally out of view from the street.

On waterfront lots, the height of a boathouse shall not exceed ten (10) feet above decking.

Building Placement

The building shall be placed on lots within the Building Zone (BZ). Garages shall be provided either within the building placement area or as an accessory structure. Entrances to garages shall not face the street. Driveways shall provide primary automobile access to garages and if desired, for auto court for guest parking. No driveway shall be located nearer than one (1) foot from any side lot line and five (5) feet from rear lot line.

Pool Backwash & Drainage

The backwash and drainage system must be shown on the plat, draining to the street.

See Architectural Standards section for specific requirements.

Building Character and Articulation

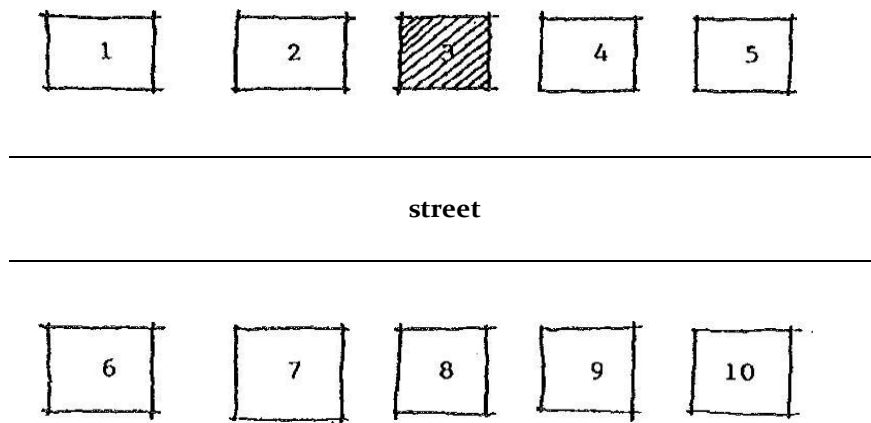
The primary building massing shall be maintained within the building zone and shall be proportionately compatible with any accessory structures. Garage doors shall not open directly facing the street front and should be designed to be compatible with the architecture of the entire house. The street facade of each building shall provide a definitive front entry element that is not blocked or interrupted by elements in the front yard zone. In all cases, this entry should be covered by a minimum thirty (30) square foot covered area. Each individual elevation shall be reviewed based on design merit by the ARC.

Section 3 C ARCHITECTURAL STANDARDS

STYLE

Architectural style is not intended to be restricted. In an effort to maintain a "controlled" diversified aesthetic, architectural originality is encouraged. The submitted architectural designs, should not be repeated in floor plan or elevation in an adjacent area - within three (3) lots - on either side of the erected building, on both sides of the street. Major building materials used shall be of varying colors in this area. For example, two (2) adjacent houses should not have the same brick color as each other.

A consistency of architectural style in adjacent areas is encouraged, but similar floor plan designs and elevations are discouraged in the 10-house area (see below).



PREFERRED MATERIALS

Exterior Building Walls

- A. Brick or natural stone.
- B. Stucco or integrally-colored synthetic stucco.
- C. Painted wood or integrally-colored vinyl siding - to be used only in conjunction with brick, stucco or natural stone. Siding must not exceed forty percent (40%) of the exterior wall material.

All other material choices are subject to individual approval by the Architectural Review Committee (ARC).

ARCHITECTURAL CONFIGURATIONS & PERMISSIONS

The following configurations are permitted:

Material Continuity

Building material continuity" is encouraged for all sides of the house and must be maintained on the front and 2 sides of the house. This requirement precludes the placement of, for example, brick only on the front face of the house.

Chimneys

Fireplace structures are to be of stucco or brick. Chimneys extending above and penetrating roofs may be of an acceptable exterior material.

Eaves

Vinyl siding may be used above eave lines in gabled end houses.

Crawlspace

All "crawlspace" or voids under porches and balconies, unless cantilevered from the main structure of the house shall be of solid material. (This area may be ventilated, but the intention is to discourage lattice or other open systems).

Appurtenances

All appurtenances, such as electrical meters, dryer vents, exhausts, etc., shall not be located on the front of the building; Vents and stacks are to be painted to match the roof color.

Street Numbering/Identification

Street numbers/identification shall be of numbers not to exceed 8" in height mounted on the main exterior wall of the house and not exceeding 8 feet above grade.

Colors

All colors shall be approved by the Architectural Review Committee. All stucco color shall be integral, as approved by the committee. Exterior service and garbage can storage areas shall be concealed and hidden from street view and neighbor view.

Exterior Light Fixtures

All exterior lighting fixtures shall be located so that a soft lighting is achieved without impedence upon neighboring property owners. No HID (high-intensity discharge) lighting is allowed on individual properties.

ARCHITECTURAL CONFIGURATIONS C RESTRICTIONS

The following items shall not be located between the building and the street frontage or be visible from the street or golf course:

- Air Conditioner (AC) Compressors
- Garbage Cans
- Campers, trailers, boats, trucks, and non-automobile-type vehicles
- Pet Enclosures
- Basketball Goals

The following items are not allowed:

Clotheslines

Outside clotheslines or other items detrimental to the appearance of the subdivision shall not be permitted on any lot.

Overhead Wiring

No above-ground cabling or wiring shall be permitted.

Signage

No sign of any kind shall be displayed to public view on any Lot except the following:

- **Realtor Sign**
One professionally made sign of not more than six (6) square feet advertising the property for sale
- **Builder Sign**
One professionally made sign of not more than six (6) square feet used by a building during the construction period to advertise his construction
- **Street Sign/Numbering**
A name plate and/or street number identification marker, the design, color, location, and specifications of which shall first be approved by the Architectural Review Committee (ARC).

FREESTANDING WALLS AND FENCES

The following walls and fences are permitted:

- A. Stucco, brick, and stone which matches the principal building material.
- B. Wrought iron or aluminum painted black.
- C. Wood fences of pressure treated pine, cedar, cypress or redwood, stained natural finish or left to weather naturally. Wood slats are to have support posts on the property owner's side of the fence.

Fences are not to exceed six (6) feet in height above grade and shall have consistent uniformity to the natural contour of the ground.

Exception: Fences on golf course rear lots are to be located no closer than ten (10) feet to the property line and shall be no more than four (4) feet in height. Golf course lot owners are to erect fences made of wrought iron (or aluminum with a "wrought iron appearance") with pilasters matching principal material of house. A secondary suitable option would be a growing hedge not to exceed four feet (4') in height.

The following fences are not permitted:

- A. Chain link fences.

SCREENING

Items such as pool equipment, trash receptacles, generators, air conditioner condensing units, etc., that are visible from the street, must be screened. Examples of materials that may be used for screening are as follows:

A. **Brick**

If brick screening is used, it must be constructed on a poured concrete base and the brick color must match the brick used on the home.

B. **Lattice**

Wood framed latticework constructed in a crisscross pattern may be used to provide screening providing that the gap in the design is small enough to obscure the item from view.

C. **Shrubbery**

If shrubbery is used, it must be at an initial minimum height of not less than eighteen (18) inches and reach a maximum height of four (4) feet and ninety (90) percent opacity after planting.

BALCONIES AND PORCHES

The following materials are permitted:

- A. Brick, stucco or stone for piers
- B. Wrought iron or wood railings for porches
- C. Composite decking

The following configurations are permitted:

- A. Porches designed in order to be a part of the main structure as opposed to added on.
- B. Masonry arches shall be no less than eight (8) inches in depth.
- C. Columns shall be proportioned compatible with the opening in order to visually create structural integrity.
- E. Exposed metal or steel lentils will not be allowed.

DRIVEWAYS

Driveways shall be used for vehicular and equipment access only and shall be located so as to enhance the approach to the house. Driveway entrances are to be no greater than eighteen (18) feet wide, provided that it is no nearer than one (1) foot from side lot line. Driveways are to be located, except for patio homes, on the opposite side of any adjacent driveway. The intent is to eliminate the possibility of two (2) driveways adjacent one another.

Approved driveway materials are as follows:

- A. Concrete
- B. Brick Pavers

OUTBUILDINGS AND ACCESSORY STRUCTURES

The following materials are permitted:

Permitted materials are those that conform to that of the primary structure. Massing of the primary accessory structure shall conform to that of the primary structure *within the height restrictions and area restrictions* allowed.

The following uses of outbuildings are permitted:

A. Permissions:

1. Garden pavilions and greenhouses
2. Gazebos, trellis structures and arbors
3. Garages and workshops, guesthouses and artist studios
4. Saunas, below grade or semi-below-grade swimming pools, pool cabanas, equipment and equipment enclosures
5. Barbeques, terraces and decks

B. Restrictions:

1. Aboveground pools are not allowed.

ROOFS AND GUTTERS

Roofing Materials

The following roofing materials are permitted:

- A. Clay or concrete tiles
- B. Asphalt fiberglass shingles, 240 lb. minimum
- C. Painted metal standing seam roofs

Roof Configurations

The following roof configurations are permitted:

- A. Simple, symmetrical hip or gable roofs with a minimum pitch of 6 in 12
- B. Simple shed roofs with a minimum pitch of 6 in 12

- C. Dormers shall be configured to be compatible with the overall design as approved by the ARC.
- D. Downspouts and conductor heads shall be placed to maintain the architectural integrity of the design.
- E. Where overhangs are provided, a minimum of 24 inches is required, unless otherwise approved by the review committee based on architectural **merit**.
- F. Roofs shall not drain water into adjoining properties.
- G. Skylights, vent stacks and solar panels are permitted. Skylights are to be flat and flush with the roof line, and no greater than nine (9) square feet in size.

Gutters are not mandatory, but are encouraged to control water runoff.

WINDOWS AND DOORS

The following materials are permitted:

- A. Clear glass, tempered or insulating, double or triple
- B. Painted or stained wood windows, vinyl or aluminum clad
- C. Paint colors are to be reviewed by the ARC
- D. Hurricane shutters, if they are integrally designed into the opening

The following configuration is permitted:

Windows and doors, through placement and design, shall be compatible to the architectural character of the building. Additional window trim is encouraged. Wood shutters or bahama shutters are not allowed unless they are used as sun shading devices and are subject to approval by the ARC. Canvas awnings must be approved by the Architectural Review Committee prior to implementation.

TEMPORARY STORAGE UNITS (PODS, U-BOX, ETC.)

The use of a temporary storage unit, such as a Pod or U-Box, is permitted on a limited basis. Before placement of a temporary storage unit, approval must be obtained from the ARC. Placement must be in the driveway. The length of time allowed for a temporary storage unit to remain on premises is to be determined by the ARC**.

** Placement of a subsequent temporary storage unit on property requires additional review and prior approval by the ARC.

ARCHITECTURAL REVIEW REQUESTS / PROJECT COMPLETION TIME LIMITS

Once ARC approval has been given to the homeowner for their requested project(s), the homeowner must arrange for the completion of their project(s) within the following time guidelines:

Roof Replacement	Ninety (90) days
Tree Removal / Stump Grinding	Ninety (90) days
Landscape Revisions.....	Ninety (90) days
Fencing (new / replacement)	Ninety (90) days
Driveway (repair / replacement)	Ninety (90) days
Painting (Color change / color refresh)	Ninety (90) days
Maintenance Items**	Ninety (90) days
New Home Construction	Nine (9) Months

** Maintenance Items to include, but not be limited to exterior entry doors, windows, garage doors, gutters, porches, exterior light fixtures, mail boxes, etc.

Section 4 C LANDSCAPING STANDARDS

LANDSCAPE CONSIDERATIONS

Site Preservation:

All trees, greater than six (6) inches in trunk diameter, at a point measured four (4) feet from the ground, shall remain undisturbed within the front, side, and rear yard zones without ARC approval.

Trees are defined as a long-lived woody plant with a single predominant stem and are included in the species listed under “TREES” later in Section 4.

Owners are encouraged to preserve as much of the natural tree coverage on the lot as possible. To create open areas under existing trees, prune off the lower limbs of the trees rather than removing the trees.

If an oak tree(s) needs to be removed, for disease or other issues, obtain a certified, licensed arborist opinion stating that removal is necessary. Prior to an oak tree removal, this arborist opinion needs to be submitted along with an ARC request detailing the removal plan, as well as a photograph of the tree(s) to be removed. For all other species of trees, only submit the ARC request detailing the removal plan along with a photograph of the tree(s). **TREES ARE NOT TO BE REMOVED WITHOUT ARC APPROVAL.** If trees are removed without approval a fine of \$100 per tree per day, with an aggregate amount not to exceed \$1,000 per any single occurrence of violation, will be assessed to the lot owner.

If the request for tree removal reduces the total number of trees on the lot below the minimum required total of five (5) trees, then the lot owner will be required to plant additional tree(s) (3-inch caliper or greater measured from four (4) feet above grade) to bring the total number of trees on the lot to five trees or greater. The ARC request plan is to detail the species and location on the lot of these new trees.

If a tree is removed, the remaining stump is to be removed to below the surface of the ground and the area is to be sodded or mulched to match the existing landscape area.

Site Improvement:

Each lot is to be improved with new landscaping as follows:

- A. Lawn areas should not exceed eighty percent (80%) of the Front Yard Zone (FYZ) and ninety percent (90%) of the Side Yard Zone (SYZ). Ground cover plant material, shrubbery, and annuals are to fill areas not grassed.
- B. All lawns in all zones are to be sod grass.
- C. If the lot has less than five (5) trees of 6-inch caliper or greater, the lot owner is **required** to plant a minimum of 5 trees of 3-inch caliper or greater measured from four (4) feet above grade.
- D. When creating “gardens”, isolate the lawn area in the FYZ to a single area.
- E. Owners are encouraged to plant “ground cover” material to screen parking areas, mechanical equipment, meters, etc.
- F. A working landscape sprinkler system is required for each home so that landscaping can be diligently and properly maintained at all times.

SUGGESTED LANDSCAPE / PLANT PALETTE

TREES

Oak (Live, Water, Laurel, Black, Red and White)
Pine (Longleaf, Shortleaf, Sand, Slash, Spruce,
Virginia, Eastern White, Loblolly)
Maple (Red, Florida)
Birch
Tulip Poplar
Magnolia
Sable Palm
Sweet Gum
Windmill Palm
Willow

ORNAMENTAL TREES

Apple
Chinese Pistache
Delta Series Crepe Myrtle
Flowering Dogwood
Flowering Pear
Japanese Maple
Vitex (Chaste tree)
Cedar
Cypress
Cherry Laurel
Redbud
Citrus trees
Tulip Magnolia
Weeping Yaupon

GRASSES C ORNAMENTALS

Aztec
Evergreen Giant Liriope
Festival
Liriope "Big Blue"
Miscanthus
Mondo
Muhly
Pampas
Purple Fountain

VINES / GROUNDCOVER

Colorado Creeper
Creeping Fig
English Ivy
Jasmine
Juniper
Mandevilla

SHRUBS C SMALL

Agapanthus (flower)
Beach Sunflower (flower)
Cootie
Dwarf Nandina
Juniper
Lantana (flower)
Plumbago (flower)
Purple Pixie Loropetalum

SHRUBS C MEDIUM/LARGE

Abelia (many varieties)
Azalea
Baby Gem Boxwood
Camellia
Gardenia
Holly "Robin"
Hollywood Juniper
Knockout Rose
Loropetalum
Majestic Beauty Hawthorn
Oleander
Pittosporum
Silver Saw Palmetto
Sunshine Ligustrum
Sweet Olive
Texas Sage
Yaupon Holly

PALMS

European Fan
Pindo
Sabal
Windmill