



Magnolia Harbor

Architectural Review Board Members

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Magnolia Harbor

Navarre's elite waterfront community

Architectural Review Committee Submission Process

Please fill out page 13 of the MH Architectural Planning Criteria ("APC"), "MAGNOLIA HARBOR HOMEOWNERS ASSOCIATION ATTACHMENT 1: APC APPLICATION FORM," and send to Etheridge Property Management, "EPM," epm@epmfl.net. Courtesy Copies to the MH APC are optional, see page 12 of the MHAPC (2 | A R C) for Committee member contact information.

This ensures that EPM has a record of all request and correspondence for historical and reference purposes.

EPM will forward all submissions to the board. If a response has not been received within 10 working days, please resubmit and contact any APC member.



Magnolia Harbor

Revision I to June 2019:

TABLE of CONTENTS:

Page 2, adds APPENDIX 1. MAGNOLIA HARBOR HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE

Section D. ARCHITECTURAL REVIEW PROCEDURES (new builds); and

adds ATTACHMENT 1. MAGNOLIA HARBOR HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE

to Table of Contents, Index Page 1

Page 2, Para 1. Preliminary Review:

Changes design concept submission from members of the Magnolia Harbor Architectural Review Board/Committee (MHHOA ARB) "...via Etheridge Property Management of Florida (EPMFL)."

Page 12, MAGNOLIA HARBOR HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE changes nstalled the improvements without seeking prior approval form the MHHOA/ARC via EPMFL."



Magnolia Harbor

Navarre's elite waterfront community

Architectural

Planning

Criteria

(APC)

Revision Date: June 2019

MAGNOLIA HARBOR

Architectural Planning Criteria

Guidance

Update and Review – Issued 01 October 2019

This document shall provide written guidance as directed in the “Declaration of Covenants, Conditions and Restrictions of Magnolia Harbor” made on 19 October 2000. Officials recorded as BK 1868, PG 005, file #2000-43395, RCO Dec 14, 2000 at 03:13PM by Mary M Johnson, Clerk of Courts, Santa Rosa County.

Article V, Section 22. Architectural Planning Criteria. The declarant has created a set of Architectural Planning Criteria with respect to the construction, modification and alteration of any improvements upon the property. All construction, modification, and alteration and improvement of any nature whatsoever conducted on any lot must be in accordance with the Architectural Planning Criteria. Until Declarant no longer owns in any portion the property, the Architectural Planning Criteria could only be modified only by the declarant (this clause enacted by sale of property on **** on ** **** 2019). Any modification or amendment the Architectural Planning Criteria including a verbatim copy of such change or modification shall be delivered to each Owner. However, a receipt of a copy of a modification or amendment to the Architectural Planning Criteria shall not constitute a condition precedent to its effectiveness.

Article V, Section 23. Procedures - Architectural Review Committee. The architectural Review Committee (ARC) shall consist of two persons selected by the Declarant for so long as the Declarant, their successors or assigns own a lot in the subdivision. Thereafter, at least three members shall be selected by the Board of Directors of the Association and appointed to the ARC. Decisions of the ARC on any application by an owner shall be final and not subject to a veto by the Board of Directors. Upon the death, disability, resignation or other inability to serve of either the member of the ARC, and until selection of a replacement by the appropriate entity, the remaining member shall exercise the ARC's authority. The initial members of the ARC shall be the Joybrook Company and Betty Fountain. The ARC shall have the power to promulgate such standards, rules and regulations as it deems necessary to carry out the provisions and intent of the declarant, the Declaration (19)October 2000) and the Architectural Review Criteria. The ARC may employ personnel and consultants to act for it, and the expense therefor shall be paid by the association.

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APPENDAGE A Architectural Review Committee Submission Process

MAGNOLIA HARBOR ARCHITECTURAL PLANNING CRITERIA

A. STATEMENT OF PURPOSE

The developer of Magnolia Harbor desired to create an aesthetically pleasing community of compatibly-designed high-quality homes. To achieve this goal, the developer then declared and recorded certain Covenants, Conditions and Restrictions applicable to the lots and common property within Magnolia Harbor. The developer implemented an Architectural Review Committee (ARC) to define and interpret the standard for designs, construction and maintenance of all improvements. The written approval of the ARC must be obtained prior to the construction or exterior alteration of any dwelling, garage, outbuilding, deck, patio, fence, wall, sidewalk, driveway, parking area, swimming pool, spa, sign, mailbox, boat slip, dock bulkhead, exterior lighting, landscaping, or any other improvements to the property. In the event of conflict between the Declaration of Covenants, Conditions and Restrictions of Magnolia Harbor and the Architectural Review Committee (ARC), the provisions of the Declaration shall prevail.

B. ARCHITECTURAL DESIGN OBJECTIVE

The architectural design concept for Magnolia Harbor requires that dwellings and other improvements be unobtrusive and compatible in form and color with each other and with the setting. The architectural style endorsed and encouraged by the ARB is a harmonious blend of the design elements used in traditional southern and Florida homes. The color and texture of exterior finish should enhance the form of the building and compliment the surrounding natural environment. Exterior materials should require minimum maintenance. Design individuality is encouraged. Two dwellings with obviously similar exterior elevations shall not be approved within Magnolia Harbor.

C. ARCHITECTURAL REVIEW COMMITTEE (ARC)

1. Membership:

The members of the ARB shall be appointed and removed solely by the Board of Directions of Magnolia Harbor Homeowners Association (MHHOA). The ARB shall consist of not less than three or more than five persons who shall be owners of lots in Magnolia Harbor.

2. Scope of Responsibility

The ARC shall define and interpret the standards of architecture, construction and landscaping for the Magnolia Harbor subdivision. The ARC members shall review all plans and proposals for new construction or alteration of existing improvements to verify that such plans or proposals conform to the standards recorded in the covenants and/or published in the APC. The ARC members shall inspect improvements when in progress or completed to insure that those improvements conform to plans as approved, or otherwise meets the objectives of the ARC.

3. Limitation of Liability

The ARC shall not express any opinion or judgment as to

- a. Structural adequacy or safety.
- b. Soil conditions (excluding storm water control).
- c. Compliance of building codes.
- d. Quality of material used or works by any contractor.

Any owner making or causing to be made any improvements to property within Magnolia Harbor agrees to and shall hold the ARC, the Declarant and the MHHOA harmless from any liability, damages or expenses resulting construction or alternation of improvements.

4. Basis for Decisions

a. Design approval of proposed improvements or alterations shall be granted or denied by the ARC based upon:

- 1) Compliance with recorded covenants and published planning criteria.
- 2) Harmony of design and exterior finish with the surrounding dwellings and natural environment.
- 3) Quality and color of materials specified.
- 4) Selection of the Builder.
- 5) Such other factors, including purely subjective opinions, which shall determine the aesthetic value of the proposed improvements.

b. Final approval of improvements as constructed shall be granted by the ARC based upon:

- 1) Compliance with the plans and specifications as approved by the ARC.
- 2) Timeliness of construction activity.
- 3) Effects of construction activity on the visual appearance of surrounding property.

5. Enforcement Powers
 - a. The ARC reserves the right during construction of the proposed alteration or improvements as a part of its approval process to enter into the lot to inspect the proposed alterations or improvements to assure their compliance with the approved plans and specifications.
 - b. If any alteration or improvements shall be made without the approval of the ARC, or are not in compliance with the approved plans and specification, the owner shall upon written demand, cause the proposed improvements to be removed or restored within 10 days from the date of the written demand to their original conditions, and such owner shall bear all costs and expenses of such restoration or removal, including costs and reasonable attorney's fees incurred by the ARC.
 - c. If owner has not commenced to remove or restore the unapproved alterations or improvements within the period set forth in subparagraph b hereof, the ARC shall have the right to institute an action to recover sums due for damages, or to seek injunctive relief to require the owner to cease, remove or restore the unapproved alteration or improvement. As the requirements set forth herein may not be adequately compensated by recovery of damages and, accordingly, the ARC on behalf of the Association, may seek an injunction to restrain a violation or breach or threatened violation or breach.
 - d. In addition to the foregoing, the ARC may enforce the provisions hereof in accordance with the compliance deposit hereinafter set forth. All the remedies set forth herein are cumulative. No delay, failure or omission on the part of the ARC in exercising any right, power, or remedy herein shall be construed as an acquiescence thereto to a waiver of the right to enforce its rights, powers or remedies. No right of action shall accrue nor shall any action be brought or maintained by anyone whatsoever against the ARC, the Association, declarant or any owner on account of any failure to bring any action on account of any violation or breach of the provisions of the Architectural Planning Criteria.
 - e. In all enforcement actions, the prevailing party shall be entitled to be reimbursed for its attorney's fees, prior to or at trial or on appeal and all reasonable accrued court costs.
6. Meetings
The ARC shall meet within 10 working days of the receipt of preliminary review submission and again for the final review application. Approval or rejection by the ARC provided in writing shall be within 10 days of the meeting conclusion or receipt of the review fee and compliance deposit whichever occurs later.
7. Approval of Builders
All Builders must be pre-approved by the ARC prior to commencement of construction of any residences within Magnolia Harbor. Each builder shall submit a copy of his resume, license and an application approval. Approval by the ARC does not constitute a guaranty by the ARC, the Association, or the Developer of the quality of the work of the builder. All construction defects shall be handled by the builder and the owner shall rely upon its warranty as provided by the builder.
8. Approval of Variances
All variance requests pertaining to ARC approvals must be made in writing to the ARC. Any variances granted shall be considered unique and will not set any precedent for future approvals.

D. ARCHITECTURAL REVIEW PROCEDURES

1. Preliminary Review
At the discretion of the applicant, a schematic or design concept may be submitted to the ARC in order to determine suitability of a particular style or design for Magnolia Harbor. Preliminary plan submissions are recommended to resolve potential problems before going through the time and expense of contract documents. Preliminary plans shall include, but are not limited to:
 - a. Application form (Attachment 1)
 - b. Site plan at 1/8" or other suitable scale showing all horizontal and vertical improvements with pertinent dimensions, setbacks, etc.
 - c. Floor plans (may be shown on site plan).
 - d. Key elevations or sketches to define exterior.
 - e. List and color of materials and locations of materials.
 - f. Application Review
The ARC will render an opinion as to whether the preliminary submittal would be acceptable. The ARC's opinion will be strictly non-binding and will be offered in an effort to save the applicant time and expense.

2. Final review

In order to provide a systematic and uniform review of the proposed new construction, two sets of architectural documents or on electronic copy shall be submitted to the ARC with suitable drawing scale in addition to the application (attach1) with review fee and compliance deposit. Plans and specifications shall be completed and detailed to the point that all significant aspects of construction are clearly identified and understandable by construction professionals. As a minimum, the drawings shall include:

a. Site Plan

- 1) Access street and walkway, drive and other exterior improvements, including material and color.
- 2) Fill plan, if any, (indicating run-off and tree preservation method).
- 3) Foundation plan if other than slab-on grade.
- 4) Exterior lighting plan.
- 5) Interior lighting and elements which may be readily visible from the outside.
- 6) Mailbox location.
- 7) Service entry to lot for water, sewer, electricity and telephone.
- 8) Mechanical equipment showing location and screening details.
- 9) Location of contractor's ID sign and portable outdoor toilet facilities.
- 10) Fence plan, if applicable

b. Floor Plans

In a scale appropriate to show all detail including and exact computation of the square footage state by floor (in the case of multi-floored residences) and finished floor elevations

c. Roof Plans

In a scale appropriate to show all detail. Must include detail chimney plan, roof pitch and materials. Vent pipes must be located.

d. Foundation Plans

In size appropriate to show detail and slab elevation above grade.

e. Elevations

Depicting all four sides, including hidden views

- 1) Existing and finished grade
- 2) Total height dimension
- 3) Exterior treatment to include all materials, door and window fenestration, walls, fences, etc.

f. Details Depicting

Design features, fascia and trim, gutters, doors, windows and garage doors with any windows.

g. Patios, decks, balconies, verandas, lanais, porches, etc.

h. Landscape plan

- 1) Boundary: Indicate all perimeter property liens, setbacks, dedicated easements.
- 2) Structures: Position all structures on the property and indicate location of all windows, doors and permanent construction elements that are proposed.
- 3) Perimeter Areas: Reflect all adjacent site conditions and pertinent features that may affect the subject property.
- 4) Hardscape: Indicate all proposed vehicular and pedestrian circulation treatments, miscellaneous amenity elements, garden features and permanent site furnishing which may affect the use of the site.
- 5) Utility Elements: show all air conditioner equipment locations, exposed utility meters, garbage areas, pool equipment and service or utility elements which may require landscape treatment or buffer screening.
- 6) Decorative Grading: Indicate general existing grades and all proposed earth berming.
- 7) Existing Vegetation: Generally identify and locate all existing vegetation with a caliper of three inches or greater at four feet elevation, which is intended to be removed, remain or be relocated on the site.
- 8) Proposed Vegetation: Provide a comprehensive landscape layout for all trees, palms, shrubs, ground covers, vines and sod that are proposed through the site.
- 9) Plant List: Identify all proposed vegetation with a plant list that reflects the accepted common name, and general height, spread, caliper, or size at time of installation as well as any necessary remarks which may be required to clearly portray the technical needs for design review, and/or final installation purposes.

3. Review Fee and Compliance Deposit

A review fee and compliance deposit in the sum of \$2,500.00 shall be held in escrow for all new construction. The fee will be returned to the builder within ten days of final inspection following receipt of a copy of the certificate of occupancy; whereby a Letter of Approval notification of successful compliance with the HOA covenants and architectural planning criteria will be issued by the APC with instructions for the return of the review fee and compliance deposit balance. Any unpaid fines or costs to the HOA incurred during the construction may be withheld from the compliance deposit as payment.

4. Building Permits and Certificate of Occupancy

Upon approval by the ARC of the final review application the owner/builder may then submit to the county or other agencies for a Building Permit. The builder is responsible for delivery of the certificate of occupancy copy prior to any refund of the review fee and compliance deposit.

5. Surveys

Upon final approval of the plans and concurrent with beginning construction the builder shall submit a foundation survey to the ARC for review. Upon completion of construction the builder shall submit an as-built survey to the ARB for review.

E. DESIGN STANDARDS

1. Building Set-backs, Heights and Elevations

- a. Each building shall have a minimum set-back of 25 feet from the rear of the property line. There shall also be a minimum five foot set-back from each side of the property line.
- b. No dwelling shall be more than two floors of permanent living space and the maximum building height shall be 35 feet from the first floor of permanent living space to the highest point of the roof (excluding chimneys). This guidance has been amended from original to allow for ground floor placement of enclosed garage and storage space in waterfront homes required to meet elevated flood plan construction.
- c. The minimum finished floor of permanent living space(first floor) shall be 12 inches above the crown of the adjacent roadway or as required by county specification (whichever is greater).

2. Building Size

All dwellings shall have a minimum square footage of 2000 square feet.

3. Required Design Features

a. Entry

Entries must accentuate the overall front elevation and must be aesthetically pleasing. Use of double doors, single door with side windows, transoms, or Palladian with decorative glass is encouraged. No bland, single door entrances are permissible.

b. Garages

All garages must accommodate at least two cars. The garages may be detached from the main residence with a breezeway connected by architectural capability with the main residence elevations. Carports are not permitted.

c. Doors and Windows

1) Front doors should make a strong architectural statement. The use of double front entry doors, or doors enhanced by side and/or two window panels are strongly encouraged.

Sliding patio glass door shall not be visible from the street or used as a front entrance.

2) Garage doors: must be compatible with the exterior wall design and color

3) Windows: Vinyl or aluminum clad wood and aluminum windows will be permitted, subject to color approval. Foil and other reflective material shall not be permitted.

d. Roofs

1) The primary roof shall have a minimum slope of 7/12. Roofing less than 7/12 is acceptable only in minor areas where the primary slope acceptability (7/12) in use is a connection with the more dominate roofing mass. The roof slope of any detached garage or other permanent, detached structure shall be architecturally and aesthetically consistent with the principal structure roof pitch and have a minimum slope of 7/12. Notable exceptions are flat roofs for lanais in the back of the main structure

2) The use of architectural-grade dimensional shingles is preferred. No "three-tab" shingles will be permitted. Color and roofing material used on all roof surfaces and must be approved by the ARC.

- 3) Vents pipes on the roof slopes facing the roadway are strongly discouraged. Effort should be taken to place pipes on side or back roof. In the event pipes must be located on front roofs, they shall be painted to match the roof color.
- e. Cornice Work
Vinyl or aluminum covered wood cornice is desired. Cornice color and materials must be approved by the ARC.
- f. Exterior Finish Materials
The exterior finish shall be brick, stucco, with limited wood or architectural grade fiber-cement siding. Use of vinyl must be approved by the ARB. Use of vinyl on chimneys is strictly prohibited. Color and samples must be provided prior to construction approval. .
- g. Walkways, Driveways and Curbing
 - 1) Driveways shall be concrete of natural colors and shall be continuous with the curbing. Driveways must be sloped similar to Lot 16 curb/driveway interconnection. The ARB must be notified of plans to install driveway three days in advance.
 - 2) Walkways must be of material architecturally consistent with the residence and aesthetically consistent with the landscaping.
 - 3) Curbing shall be cut with concrete saw blade to ensure a smooth connection with driveway.
- h. Walls and Fences
Walls and fences shall be no higher than six feet above the grade and shall begin at a setback of fifteen (15) feet from the principal front corner of the house. Shrubbery and natural hedges are preferred to fencing and walls. Installation of fences must be approved by the ARC.
- i. Pools, Spas, Hot tubs, Saunas and Screened Enclosures
Pools, spas, hot tubs, saunas and screened enclosures shall be permitted in backyards and are subject to consideration of the impact of such improvements on the neighboring views. Pools, spas, hot tubs, saunas and screened enclosures must be architecturally integrated with the residence and cannot be freestanding structures. Pools and spas must be in-ground. Pool coping may not be higher than the first floor elevation of the residence. Pools must be enclosed by an approved privacy fence or screened enclosure. Second floor installation will NOT be approved for any of these structures.
- j. Greenhouses, Storage Sheds
Greenhouses, storage sheds and similar structures may be permitted in back yards. Greenhouses and storage sheds shall be reviewed on a case-by-case basis for compatibility with residence, landscaping and neighboring views. Storage sheds and similar structures shall only be one story and must be of consistent color and design as the principle residence.
- k. Mailboxes
Proposed location of the mailbox must be indicated on the site plan drawing. Mailboxes are required prior to occupancy of residence. The mailbox must be of consistent color and design as the principle residence. The mailbox shall not be modified unless approved by the ARC.
- l. House Number
House address numbering shall be attached to the mailbox, stairwell or above the front door as directed by local county, fire, police and postal services.
- m. Exterior Lighting
Exterior lighting shall be aesthetically pleasing in relation to the residence and landscaping. Floodlights of any type or color shall not be permitted in the front yard of any residence unless approved by the ARC. Security lights with motion sensors may be allowed as long as sensor direction/sensitivity do not activate by pedestrians on the street or in adjacent lots. Bug lights or other similar lamps or devices shall not be permitted in the front yard of any residence. Exterior lighting of the residence shall not interfere with safe vehicular traffic.
- n. Colors
ARC approval of all exterior colors is required to insure a standard that is unobtrusive and compatible with existing design of homes in Magnolia Harbor .
- o. Energy Efficiency
Residences of Magnolia Harbor should seek to use the latest in energy efficient design and materials and at a minimum shall meet the Florida Energy Code.

F. CONSTRUCTION STANDARDS

The following shall apply to any and all construction, improvement, or alteration of structure, to any change to the exterior of any structure and to grading, excavating, tree removal, landscaping or any other change to the grounds of a single-family home site within Magnolia Harbor. In the event any violation of these criteria and guidance occurs, the construction or working being performed shall cease until conformance is achieved. Infractions of the construction rules may be cause for a \$500.00 fine per infraction and/or suspension of a contractor or subcontractor from the community. If the infraction persists, then the Board of Directors may impose upon the recommendation of the ARC up to a \$500.00 fine per infraction upon the Builder (note paragraph 4c specifies an exception to the fine amount).

1. Site Preparation.

The Builder shall be responsible for the timely removal of any organic or inorganic debris from the site of construction. No burning of debris will be permitted on any property within Magnolia Harbor. Site preparation on the eastern and western boundary of Magnolia Harbor must be contained within the lot boundary. The ARC must be notified three days prior to site clearing.

2. Building Layout

Building layouts shall be performed by a licensed surveyor identifying the four principal corners of the foundation.

3. Construction Schedule and Site Management

a. Construction Hours

Construction shall not begin before 7:00 am and will not continue after the earlier of either sunset or 7:30 pm. Exceptions may be made for interior finish work when coordinated with the ARC.

b. Certificate of Completion

The Builder shall notify the APC in writing within five days of completion of the construction. ARC shall have 10 days to issue a Letter of Approval prior to occupancy or to notify the Builder in writing of the reason for not issuing the Letter of Approval.

c. Construction Debris, Damage and Spillage

Construction sites shall be maintained in a clean and orderly fashion. Debris from construction shall be contained in a regularly serviced dumpster, to be either cleaned of debris once per month or when debris is excessively exposed above the top of the dumpster(s), or as requested by the ARC. The ARC may specifically enforce this provision at Builders' expense upon failure to comply within five days of written notice of any violation of this subparagraph. The Builder shall be solely liable for any required cleanup or repair of any damage. The Builder shall be solely accountable for any required cleanup or repairs made necessary due to construction spillage or construction damage at the site, the curbing or common access areas of Magnolia Harbor. The ARC may make actions necessary to repair, replace, or clean up any debris resulting from construction damage or spillage at the Builder's expense. A penalty of \$1,000.00 shall be imposed on the Builder's compliance deposit for debris or cleanup activities affecting the curb inlet operation in front of any Magnolia Harbor retention pond.

d. Worker Behavior, Dress Codes and Noise Levels

Excess noise levels from radios, or other sources, will not be permitted in Magnolia Harbor at any construction site. Alcohol or drug consumption will not be permitted at any construction site within Magnolia Harbor. The MHHOA/ARC assumes no liability for improper or dangerous workers' behavior.

e. Vehicles and Equipment

Construction vehicles and equipment shall be parked on the construction site. Construction vehicles or construction equipment shall not block the roadway or be parked in front of any site other than the approved construction site.

f. Signage

The ARC reserves the right to restrict or prohibit signage that detracts from the aesthetics of Magnolia Harbor, and may remove signage that is excessively large, unprofessional, scattered, or otherwise considered inconsistent with the architectural planning criteria and interest. No signs may be posted on trees or other vegetation.

g. Utility Lines

Builders shall be solely accountable for any damage to utility lines which occur during construction. Builders shall promptly act to effect repairs to damaged utility lines or the ARC may

so act at Builders' expense. Addition of any utilities liens, the removal or relocation of any utility lines must be approved by the ARC in writing before any such action is taken. The MHHOA/ARC assumes no liability for any injury or damage to person or property resulting from damaged or ruptured lines.

h. Portable Toilets

Builders' portable toilet facilities are required at the site and shall be regularly serviced as needed to maintain sanitary conditions at the site. The ARB may specifically enforce the required portable toilet facilities and/or service at the expense of the Builder, if needed. Toilets should be located at least 18 inches from the street curbing on the construction sites, unless otherwise approved only by ARC in writing.

i. Temporary Electrical/Water Service

Builders may not commence construction without installation of temporary electrical/water service for the construction site. The service pole shall be located a minimum of 18 inches from the street curbing on the construction site only. The water faucet must be located adjacent to the water meter.

G. LANDSCAPING STANDARDS

The ARC shall promote an aesthetically consistent scheme of landscaping by establishing minimum standards for all residences. The APC encourages the use of existing vegetation to create a naturalistic setting to enhance the architectural theme of the residence.

1. Planting Requirements

a. Grass

The front yard shall be contiguous sod within 30 days of occupancy. Seeding, plugging or sprigging will only be allowed where lawns are not visible.

b. Shrubs and Trees

It shall be the goal of the ARC to preserve existing trees where possible. Trees situated between the building setback lines and the boundary lines of the lot having a diameter of three (3) inches or more (measured at four (4) feet above ground level) may not be removed without prior approval by the ARC in writing. A minimum of three trees one foot in diameter or greater shall be located in the front yard of all residences within Magnolia Harbor. Tree variety and the use of existing trees will be encouraged and non-pine species such as Magnolias and Oaks are preferred. Whenever possible, existing non-pine trees should be transplanted rather than cut down during site preparation.

c. Mulch

The use of mulch around shrubs, trees, driveways and walkways along with vegetative islands should be of sufficient volume to maintain adequate soil coverage.

2. Wells and Irrigation systems

All necessary wells and irrigation systems for landscaping maintenance shall be completed and operation within 30 days of occupancy of any residence within Magnolia Harbor. Well pumps and other related equipment must be located inconspicuously in the rear or side yard of the residence. Well irrigation systems shall be below the ground and inconspicuously designed. Above-ground sprinkler systems will not be approved in front yards.

3. Landscape Lighting

Limited exterior landscape lighting will be permitted where aesthetically consistent with the external environment and architectural theme of Magnolia Harbor and the principle residence. Lighting shall be inconspicuous; multi-colored lighting is strongly discouraged with the exception of holidays.

4. Minimum Standards

The APC shall set certain minimum standards as required discouraging or encouraging lawn and landscape elements necessary to ensure the aesthetic integrity of Magnolia Harbor.

MAGNOLIA HARBOR HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE

Your homeowners association's ARC has enclosed the APC application form, see attachment 1. The form is designed to assist property owners who wish to submit a request to the ARC for review and approval of a proposed improvement to a pre-existing home.

A sample of the types of improvements to existing homes that have been reviewed and approved by the ARC over the past few years are as follows:

- Construction of vinyl and pressure-treated six foot privacy fences
- Construction of vinyl and pressure-treated lattice screens to conceal structures
- Changes to exterior house and door paint colors
- Changes to siding materials
- Changes to landscaping and grass sod
- Installation of new trees
- Installation of rock mulch
- Construction of pressure-treated decks, railings and pergolas
- Installation of screening to enclose existing porches
- Installation of concrete to widen driveways
- Installation of concrete patios
- Installation of concrete retaining walls
- Installation of driveway/patio color stain and texture and/or ceramic tile and pavers
- Installation of vapor lighting on docks
- Construction of a dock/pier/walkway, including boat lifts
- Installation of storm shutters
- Construction of a room addition
- Installation of an in-ground pool
- Installation of a garden fountain
- Removal of dead or diseased trees

Samples of the types of improvements that have NOT been approved are as follows:

- Installation of a vinyl shed with a vinyl roof
- Installation of a patio/porch enclosure with an aluminum roof
- Installation of a sunroom with an aluminum roof
- Permanent installation of a basketball goal along the road right-of-way

As you can see by the list above, only a few of the requested improvements made by homeowners were disapproved by the ARC based on non-compliance with the MHHOA covenants and/or architectural guidelines. Unfortunately, in several of these instances, homeowners installed the improvements without seeking prior approval from the MHHOA/ARC. Seeking prior approval from the ARB can eliminate unnecessary expenses and distress to a homeowner should an improvement fail to meet the association's guidelines.

MAGNOLIA HARBOR HOMEOWNERS ASSOCIATION ARCHITECTURAL REVIEW COMMITTEE

Additional items that have been or are currently being addressed by the ARC and/or Board of Directors as covenant non-compliance issues are as follows:

- Parking automobiles on the street overnight
- Parking automobiles on vacant lots
- Maintaining boats and RVs in plain view more than three days
- Maintaining skateboard ramps in plain view
- Maintaining trash cans at the curb side
- Removal of dead trees
- Maintenance of lawns and landscaping
- Removal of red mineral/rust stains

IMPORTANT NOTE FOR NEW CONSTRUCTION

Property owners seeking approval to construct a new home on a vacant lot must submit a more comprehensive package to the ARB. These property owners should contact the HOA Board of Directors or an ARC member for advice on the preparation and submission of a new construction application.

IMPORTANT NOTE FOR LOT CLEARING

Property owners seeking approval to clear a vacant lot of trees, growth and debris must also submit an ARB Request. This particular request serve as oversight simply to ensure Owners are aware and cognizance of MHHOA Covenants other guidelines, including noise abatement and tree preservation.

Updated 05/30/2023

Your ARB consists of volunteer MHHOA property owners who are willing to assist their neighbors with this review/approval process. Please take advantage of their services.

Ken Fountain: fountain@fountainlaw.com
Annmarie Fitzsimmons: akkfitz@gmail.com
Peggy Plowman: flygirlaa777@gmail.com

Updated 05/30/2023

MAGNOLIA HARBOR HOMEOWNERS ASSOCIATION
ATTACHMENT 1: APC APPLICATION FORM

I/We request the ARC approve the following property improvement and have discussed this request with other homeowners in my immediate area. Concerns, if any, are documented on attachments to this form.

Date:

Project Date (Est'd):

Homeowners' Name:

Address:

Contact Phone

Contact E-mail:

Description of Proposal Property Improvement/Request:

A variance or exception is requested as this improvement/request is outside the scope of the ARB Guidelines (e.g. Metal roof, fence setback, rock mulch, RV/boat overnight parking, etc.). Detail specific variance/exception and reason:

ATTACHMENTS: (Sufficient details should be submitted to facilitate the ARB's understanding of your proposed improvement. Incomplete details may result in significant delays to the review and approval process. At a minimum, include plans, conceptual drawings, size/dimensions, materials and colors. Construction projects (e.g. fences, decks, additions, etc.) should include diagrams that show the project in relationship to the lot's property lines – see Architectural Guidelines, paragraph D.



Magnolia Harbor

Navarre's elite waterfront community

Architectural Review Committee Submission Process

Please fill out page 13 of the MH Architectural Planning Criteria ("APC"), "MAGNOLIA HARBOR HOMEOWNERS ASSOCIATION ATTACHMENT 1: APC APPLICATION FORM," and send to Etheridge Property Management, "EPM," epm@epmfl.net. Courtesy Copies to the MH APC are optional, see page 12 of the MHAPC (2 | A R C) for Committee member contact information.

This ensures that EPM has a record of all request and correspondence for historical and reference purposes.

EPM will forward all submissions to the board. If a response has not been received within 10 working days, please resubmit and contact any APC member.