

# ARCHITECTURAL DESIGN STANDARDS Updated 05.06.24 Motion #24-076

These ARC Guidelines or Architectural Design Standards are effective as of the issuance date and do not apply to previously approved ARC requests or construction completed prior to this date. They are intended as an overview of the design and construction process to be followed at River Strand. Other architectural requirements and restrictions on the use of your Lot are contained in the Declaration of Covenants, Conditions and Restrictions for both Heritage Harbour ("Master Association") and River Strand Golf and Country Club, recorded in the public records of Manatee County, Florida, and the Declaration for each association within River Strand if any. If there are any conflicts between the language in these standards and the provisions in the Heritage Harbour and /or River Strand Declarations of Covenants, Conditions, and Restrictions, the rules in the Declarations will take precedence over these standards. These Architectural Standards should be referred to for the specific requirements of your Lot development. All capitalized terms contained herein shall be as defined in the Master Declaration unless specifically defined herein.

All Owners in River Strand are automatically members of the River Strand Golf and Country Club, Inc. and are required to maintain their membership in this Neighborhood and pay their annual dues. The Board of Directors of River Strand has appointed an Architectural Review Committee ("ARC"), which reviews each of the dwelling designs, changes and improvements before construction may begin. Plans and specifications for modifications, additions and construction are required to be reviewed by the ARC in accordance with these ARC Guidelines. Approval must be received in writing before any work can commence. All dwellings, structures and other site improvements previously completed by the Developer and /or Master Association are exempt from the provisions of these ARC Guidelines. All applications received from Coach Homes, Grand Estuaries, Terraces, Verandas, or Villas members must be approved by their association ARC or BOD prior to submission to the River Strand Architectural Review committee. (The Master Declaration fully explains the purpose and general rules for the ARC.)

The ARC Guidelines cover four aspects of construction:

**Site Development Standards:** The analysis of your Lot based on its orientation and natural features. Specific recommendations include the proposed landscape and landscape elements.

Landscape and Irrigation Design Standards: Items to consider in designing landscaping and irrigation for your home.

**Architectural Standards:** Items to consider in designing your home as they relate to the style, building materials, detailing and colors.

**Construction Standards:** Directions to be followed by your contractor, if any, to assure the quality of construction and the maintenance of a well-kept job construction site.

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Residents shall submit plans and material details for all improvements proposed on their dwellings or Lots in River Strand for review and approval by the ARC before construction may begin. To assist in this review, application forms, specific guidelines, and checklists are available on the River Strand website. These forms furnish the ARC with the basic information it needs to review your plans, and function as a checklist for you. Requests are to be submitted to the office staff at the club house during regular business hours and a minimum of ten (10) calendar days prior to the next ARC meeting to be considered at that session. Requests will be reviewed for omissions by the Community Association Manager (CAM). The CAM will respond back to the member with questions and/or additional requirements providing enough time for their replies prior to the next scheduled ARC meeting. You will be contacted via phone/email to clarify information in the request if necessary. Any questions about the ARC Guidelines should be submitted to the ARC. The ARC will make every effort to clarify the standards and interpret the instructive covenants and architectural standards.

When final drawings for your dwelling, anticipated alterations and improvements are complete, they must be submitted to the ARC for final approval. Some of the following information may be required.

- 1. Site survey, where applicable, showing the siting of the improvement or structure under consideration on the Lot. Dimensions with relation to existing structures and Lot and easement lines must be shown on the site survey.
- 2. For permanent structures, plans prepared by an architect and/or professional engineer as evidenced by their seal(s) include:
  - a. Floor Plan.
  - b. Elevations depicting the Front, Rear and side views of the structure.
  - c. Roof Plan.
- 3. Drainage Plan.
- 4. Irrigation Plan.
- 5. Landscaping Plan.
- 6. Exterior Lighting Plan (if applicable).
- 7. Color Sample Boards for Finishes.
- 8. Vendor license if a vendor is utilized.
- 9. Certificate of Insurance naming River Strand as Certificate Holder. Vendors who are not required to be licensed (i.e., painters, handymen, landscapers and others) are not required to have a certificate of insurance.

The ARC will make every attempt to review the plans at the next scheduled monthly ARC meeting after the submittal. At this time, adjustments to the plans may be required. If the revisions are substantial, the ARC may require that the plans be resubmitted for review. *On occasion* there may be situations when approval will be granted conditionally – meaning that homeowners will need to provide additional detail(s) prior to commencing work on the project. No site clearing or construction work of any kind is permitted on the Lot until final approval is received from the ARC. All work must begin within six months of the final approval of the plans, or the approval shall be void. All work must be completed within six months of project commencing. The member may submit a request, with supporting documentation explaining the delay to the ARC if the work period is estimated to exceed six months. This request must include the new anticipated completion date.

Homeowners are responsible for ensuring the vendor adheres to ARC Guidelines specific to the project. The ARC may require inspection of the staking plan for your dwelling and Lot improvements before construction may begin.

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The scope of any review and approval of the ARC is limited solely to whether the respective plans or work meet certain requirements, standards and guidelines relating to aesthetics and the harmony and compatibility of proposed improvements in River Strand. The ARC reviews plans and specifications solely for the River Strand neighborhood including single-family homes, Coach Homes, Grand Estuaries, Terraces, Verandas, and Villas and shall have no liability of any kind to any other party for any matter whatsoever, including but not limited to the conformance or non-conformance by any party with respect to these ARC Guidelines. The ARC reserves the right to waive or modify any conditions of these ARC Guidelines and no person shall have any claim as a result hereof. Any waiver or modification shall be considered a waiver or modification with respect to any other similar or different matter. The ARC may withhold or grant its consent in its sole discretion.

### **SITE DEVELOPMENT STANDARDS**

River Strand occupies a beautiful area in the Manatee community. It is the intent of these ARC Guidelines to preserve and enhance the natural and man-made amenities of River Strand. The siting of your dwelling should emphasize these amenities and strive to preserve as much of the natural vegetation and existing trees as possible.

#### SITE ENGINEERING

The Lots within River Strand are largely open and free of most vegetation. Many Lots border areas of native vegetation which must be carefully preserved in compliance with the Manatee County, state and federal environmental regulations. In addition to the natural characteristics of your site, River Strand requires that setbacks and other restrictions be observed to preserve the appeal of the community. The homes constructed within River Strand must all meet the minimum finished floor elevation requirements of Manatee County. Berms and other obstructions that create water pockets or allow water runoff to adjacent Lots will not be permitted. All utility services within River Strand are required to be underground and connected to your home in accordance with the County regulations.

### SITE IMPROVEMENTS

<u>SETBACKS</u>: The dwellings and all structure improvements at River Strand shall conform to the Manatee County building Code.

No structure may encroach on any easement as depicted on the individual Lot survey.

DRIVEWAYS, SIDE WALKWAYS, AND ENTRY WALKS: Driveways must be designed to avoid fire hydrants, transformers, and other site utilities. All driveways are to have a minimum width of 16 feet unless site conditions necessitate a narrower driveway. Deviations from the standard 16' width must be approved by the ARC. Driveways may not extend past the frontage of the garage. Driveway modifications that extend to the curb or that cross right-of-way, drainage, or public utility easement lines require a permit from Manatee County. Driveway changes should retain the same sweep on each side of the driveway that is common to River Strand. Driveway changes that do not encroach on easements do not require a Manatee County permit but do require ARC approval. Members should contact the ARC and provide detailed sketches of the proposed changes. Brick driveways that have faded may be stained. The stain must restore the brick to the original earth tones.

The layout and materials used for the driveway and entry walk create first impressions of your home. Paver bricks in warm earth tones must be used for your driveway. Driveways and sidewalks in condominium neighborhoods may only be plain broom finished concrete or paver brick. Asphalt driveways are not acceptable. The use of exposed aggregate as a paving surface is prohibited because these materials tend to deteriorate. The entry walkway to your home should be wide enough to provide an entry statement to your front door. Walkway materials must be the same as, or compatible with, the driveway or structure material.

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No epoxy coatings, elastomeric concrete finishes, painted, imprinted, colored or other similar concrete finishes will be allowed on driveways or walkways.

<u>POOLS AND SPAS</u>: Pools, spas and decking shall not encroach upon utility, drainage or other easements located on Lots. Above-ground pools and pools constructed of vinyl or other synthetic materials are not permitted. Spas may be constructed of concrete or synthetic materials; additionally, above ground manufactured spas are permissible but shall be placed in the covered lanai at the rear of the home. All decking around pool and spa areas must be finished, e.g., concrete, aggregate, elastomeric concrete finish, stamped concrete, tile, brick or concrete pavers. Plans for in-ground pools shall also show any additional facilities such as waterfalls, grottos and the location of all pool equipment. The ARC may require additional landscape to screen the pool and its related facilities from view of adjoining properties.

Screen enclosures shall be required and be designed to complement the architecture of your house and may not exceed the height of the house. Swimming pool screen enclosures must be built within the side and rear yard setbacks and must provide adequate room for landscape buffering. All aluminum enclosures must be a dark bronze color, the screen must be a charcoal color, and have either a Mansard/hip or A-line style roof line. No mill or white finish aluminum is permitted. Composite roofs are not permitted.

ACCESSORY STRUCTURES: Permanent basketball hoops are not allowed. Permanent backyard courts, such as basketball, volleyball, tennis, badminton, shall not be permitted. Playground equipment (swing sets, etc.) shall not be permitted. Trampolines are not allowed. Portable basketball hoops and any other portable play equipment including inflatable play equipment are permitted if they are screened from view in owner's garage when not in use (and in no event, later than 9:00 p.m.). All lawn furnishings including fountains, birdbaths, flag poles, ponds and similar accessories are subject to the approval of the ARC. Fountains and statues are best suited to garden environments and must be reviewed by the ARC.

<u>AWNINGS</u>: Awnings are permitted in the rear yard within the lanai and must be retractable. It is recommended that the awnings have mountings with shear ratings that can withstand hurricane force winds. The width of the awning cannot exceed the opening from the covered area by more than 4 feet. Colors must complement the existing home color scheme. ARC approval is required prior to commencement of any work.

<u>OUTDOOR KITCHENS</u>: Structural changes require the approval of the ARC prior to commencement. Detailed plans & drawings must be submitted including information disclosing any impact on the neighbors view of the golf course or lake.

<u>LANAI ADDITIONS AND EXTENSIONS</u>: The structure and screen color must be a dark bronze aluminum enclosure with a charcoal color screen. Chair rail height must conform to existing standards. Roof must be screen or continuation of existing tile roof – Mansard/hip or A-style. Restrictions may apply based on the type of home or living unit. A minimum 18" mulch/ground covering bed around the lanai is required. No structure is allowed in easement.

**EXTERIOR DECORATIONS:** Decorative items (statuary, potted plants, benches, etc.) must be in "earth tones" or consistent with the ARC approved color scheme for the residence and must be appropriately located within a Lot, as further described herein. Decorative items in bright colors or which might otherwise be deemed offensive or an "eyesore" in the Neighborhood in the sole opinion and discretion of the ARC or Board of Directors are prohibited. No more than five (5) decorative items may be in the front yard of a Lot, and no more than five (5) Decorative items may be in the rear yard of a Lot. Bird feeders are not allowed. All Decorative

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items must be located within planting beds or in areas that do not interfere with landscaping activities. Maximum height may not be taller than four (4) feet. Exceptions to the above restrictions may be granted by the ARC in their sole and absolute discretion. Holiday decorations are generally exempt from this requirement but shall not be displayed more than 45 days before the holiday or 20 days after the holiday has occurred and cannot interfere with lawn maintenance.

<u>SCREENING</u>: The use of landscape materials to provide screening and privacy within your yard is preferred. Tall shrub materials must be carefully considered in your landscape plan so that they do not block your neighbors' views of the golf course and/or lake. Service yard areas for the storage location of A/C compressors, pump equipment, pool equipment, etc., must be screened by a high dense hedgerow. A list of suggested plant materials is included in these ARC Guidelines. See Attachment A.

**FENCES OR WALLS:** Fences or walls may not be constructed on any Lot per River Strand Governing Documents.

ACCESS RAMPS: Any Owner may construct an access ramp on or to his dwelling, if the resident or occupant of the dwelling has a medical necessity or disability that requires a ramp for egress and ingress, under the following conditions: 1) the ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practical, and be reasonably sized to fit the intended use; 2)Plans for the ramp must be submitted in advance to the ARC, which may make reasonable requests to modify the design to achieve architectural consistency with the home and surrounding structures.

**TRASH:** All areas of your Lot are to be maintained in a neat and orderly appearance. Lawns and shrubs are to be trimmed and dead plant material and branches are to be removed. All trash, garbage and recyclables must be kept in covered containers which must be kept in the garage and placed at curbside during days and times referenced in the River Strand Declaration of Covenants, Conditions, and Restrictions.

**ENTRY SCREENS:** Front entries may be screened, subject to approved designs from the ARC with dark bronze aluminum enclosure with a charcoal-colored screen. Embossed designs are permitted on the front screen door subject to ARC approval.

<u>PODS (portable storage) & DUMPSTERS:</u> The Neighborhood must be notified in writing of any of the following in advance of each event by submitting a request form located on the River Strand website or at the administration offices of the clubhouse.

PODS or portable moving containers are permitted in the driveway only, for a maximum of 5 (five) days.

Dumpsters are permitted in the driveway for 3 days. Dumpsters being utilized in the renovation/extension of the living unit must be removed within 24 hours of the completion of the work requiring the need for the dumpster. Homeowners must notify the Neighborhood in writing prior to delivery of a dumpster, and they must request approval if the maximum period for the dumpster or pods needs to be extended.

### **ARCHITECTURAL STANDARDS**

River Strand has established that Mediterranean, Spanish or Italianate styles of architecture are the preferred styles for the entire community. It is important that you work closely with your architect, designer and/or builder to ensure that a dwelling and any proposed improvements are designed to both meet your needs and comply with community standards. To avoid costly changes a preliminary review of your design with the ARC

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is suggested before construction drawings for any additions are prepared.

<u>GARAGES</u>: The ARC suggests that all side load garages provide adequate maneuvering space on the driveway for safe and comfortable access. Garage screens are not permitted. Any windows in the garage shall have curtains, blinds, or other suitable covering.

**EXTERIOR FINISHES**: All dwellings within River Strand are to have a stucco or stacked stone finish or finishes that are compatible with the home finishes on homes constructed by the Developer. Various textures of stucco and the use of stucco bands are encouraged for variety. All stucco walls must be painted or have approved color impregnation. Door and window trim must be finished to match or complement the materials of the elevations. Windows with tinting are acceptable, but reflective film or glass is prohibited. Fascia, gutters, and downspouts are to be designed as integral parts of the architecture and finished to complement the house. Unfinished metal is not permitted except for copper. Doors with glass inserts must meet all criteria of the current building code and inserts may be either frosted, translucent, leaded or clear glass. Front door screens (rigid frame or "phantom style") must have a frame color matching the window frames. Front entry alcoves may be enclosed with screening subject to approved designs from the ARC.

**REPAINTING:** An ARC request is required for painting/repainting the exterior of the home. Paint color schemes are restricted to approved color schemes. River Strand has many color schemes and door colors to choose from. Entire color schemes must be used on the exterior of the home. Selecting colors from multiple schemes or introducing new colors is not allowed. The approved schemes and door colors can be found at the clubhouse administration office and on the River Strand web site. It is permissible to paint the garage door and front door the same color within the approved scheme.

The colors within each scheme are identified by Sherwin Williams (SW) color codes. Paint must be mixed using these specified color codes. Paint mixed based on printouts of the color samples may not match the Sherwin Williams codes. Actual Sherwin Williams brand paint does not have to be used. Other paint companies can mix to match the Sherwin Williams codes.

**ROOFING:** Roof pitches and the width of overhangs may vary as required by the individual design of your home. A flat roof is not permitted. Houses may not exceed a maximum height of two stories. The height of the house is measured from the minimum finished floor elevation to the peak of the roof. Roof materials of concrete or clay tile are required throughout River Strand. Prefinished metal roofing, asphalt shingle, and wood shingles are not permitted.

ANTENNAE AND SATELLITE DISHES: Because satellite dishes require an unrestricted "line of sight" to the transmitting satellite, a satellite dish may be mounted on the exterior of the residence, in the rear or rear 1/3rd of the home and below the roof line. The location and size of any such satellite dish must be approved by the ARC before it is installed. Antennae, aerials and satellite dishes which are designed to receive television signals shall be permitted. If any guideline conflicts with the FCC Over-the-Air Reception Devices (OTARD) rule, that rule will prevail.

**WATER SOFTENER SYSTEMS:** Systems are to be installed on the side of the dwelling with landscaping installed to limit the view of the equipment from the street.

**HVAC EQUIPMENT**: Window or exterior wall air-conditioning units are prohibited. Exterior equipment, such as condensers, must be screened from view. To the maximum extent possible, solar heaters are not to be

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visible from any streets within the community.

**SOLAR PANELS:** Solar panels may be installed, subject to approved designs from the ARC. Applications to install solar panels on one's dwelling must include the following items: Pipes on the roof and going down the wall of the home must be painted to match the color of the roof and wall, respectively. Solar panels must be installed on the rear or side roof only of the home. Panels may not be installed on the front roof of the home. A sketch and plat showing the orientation of the home on the Lot and North direction duly noted, must be submitted with the application, illustrating where the solar panels will be installed. Placement and guidelines for installation of solar panels must be in compliance with Florida Solar Rights Act (https://www.flaseia.org/).

<u>HURRICANE SHUTTERS</u>: The ARC must review hurricane shutter installations. Guidelines for installation and use of hurricane shutters are detailed in the River Strand Declaration of Covenants, Conditions, and Restrictions.

**EMERGENCY GENERATORS:** Emergency electric generators, to be permanently installed, must conform to all regulatory and county codes, and be screened with landscape material from street view.

**PROPANE STORAGE TANK GUIDELINES:** All propane storage tanks greater that 20 lbs. must be buried. They can be in the front, back or side yard. They cannot be placed in a drainage or utility easement. The buried tank must be a minimum of 10 feet from the home. Tank installation requires a permit from Manatee county and approval of ARC which will be based on the information provided by the homeowner.

<u>DOCK WALKWAY EXTENSIONS</u>: Single Family homeowners in the Moorings that have docks can extend their wood walkway using the same wood as the dock to a back or rear side exit that is not visible from the street. Those walkways and their maintenance will be the sole responsibility of the homeowner.

**EXTENDING DOCKS FOR LOTS 17 THRU 28 IN THE MOORINGS**: Dock extensions must be approved by the appropriate government agency or agencies with the appropriate permitting. In addition, they are also subject to ARC approval.

### **CONSTRUCTION STANDARDS**

<u>PRE-CONSTRUCTION</u>: Prior to any work on your Lot, the final site layout, landscaping, and/or architectural plans must be completed and approved by the ARC. The plans for your dwelling must meet the requirements of all applicable governmental codes. All Owners are responsible for reviewing ARC guidelines with their respective construction contractors. All contractors must have a valid license and liability insurance in full force throughout the project.

Only signs and permit boards, as required by the county, may be posted on the construction site. Subcontractor signs are not permitted. Signs shall not be posted on any trees.

Once the ARC has approved the plans for your improvements, construction may begin. A Manatee County building permit must be obtained and posted at the site as applicable. Trees and natural areas to be preserved must be barricaded and the removal of existing trees must be approved by the ARC. The Club reserves the right to have the appropriate staff perform periodic construction observations at any time during construction to help ensure compliance with the plans.

**CONSTRUCTION SITE CONDUCT:** The contractor for your improvements is responsible for the conduct of the

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workers on the job and the condition of the site. To ensure quality and safety of all workers, drugs and intoxicants are not permitted on any construction sites. The contractor is responsible for trash and debris that might litter the streets throughout River Strand from the construction activity. Trash must be stored in a dumpster on the job site and be emptied on a regular basis. Construction sites are to be cleaned daily. Fires are not permitted on construction sites. At the end of each day, workers must clean up the trash at the site and keep construction materials neatly stored. Construction trailers or storing of materials are not permitted on any adjoining vacant Lots or common areas. Dumpsters, trailers and materials must be removed immediately when the work is completed. The ARC may require contractors to enter into agreements to assure compliance with safety, insurance and other requirements. Sufficient portable toilet facilities must be in a manner to least disturb other residents, the aesthetic appearance of the community or other construction.

To preserve the natural areas of the Lot or any preservation areas, barricades or silt fence shall be installed, as necessary. Additionally, all vehicular traffic should be kept away from the area within the drip line of existing trees to prevent soil compaction of the root zones. Damaged limbs and dead vegetation shall be removed from all sites.

**FINAL INSPECTION:** All trash and building materials must be removed from the site and the dwelling shall be connected to all permanent utility systems. The landscape contractor must have all the landscaping installed and the sod in place. The irrigation system shall be completely tested and fully operational. A final survey and a copy of the Certificate of Occupancy from Manatee County for the home improvement

must be submitted to the ARC. At that time, the ARC shall notify the Owner whether the home complies with the plans approved by the ARC. Any unauthorized changes to the actual construction, mandated by Manatee County building department, which vary from the approved plans must be signed off by the Community Association Manager (CAM) and a copy of the approval forwarded to ARC.

**APPEAL:** If the ARC denies final construction approval and the Owner feels that the decision is unfair, the Owner may appeal to the BOD. The decision by the BOD is final and binding.

#### LANDSCAPING AND IRRIGATION DESIGN

Landscaping is an essential element of your home. The ARC recommends that your design be completed by a registered landscape architect who will provide expertise for siting your dwelling and the proposed site improvements. All proposed landscapes must meet the minimum Manatee County requirement.

TREES: Existing trees on the Lots within River Strand should be retained to the greatest extent possible. Trees add significantly to the value of your property and create a sense of permanence and maturity. Removing any existing live tree must be approved by the ARC and a replacement tree may be required. Removal of a "street" tree will require a certification by an arborist or licensed landscape architect that the tree is a danger to life or property to be included with an application to the ARC. All dead trees must be removed within 60 days of notification from the management team. The stumps must be ground down a minimum of 6" below the ground surface. Removal of dead trees does not require ARC approval, but the homeowner should provide evidence that the tree is dead to the Community Association Manager. Members must forward pictures of the dead tree which will include a view of the home and house number to the CAM prior to removal.

<u>PLANS</u>: Landscape plans must be completed at a scale no smaller than 1 inch = 20 feet and show all-natural areas, proposed planting beds, sodded lawn, and all tree locations. The plans must also include a plant list with common and botanical names, plant sizes, and material spacing. Your landscape architect can best advise you of plant materials that are appropriate for the soil and drainage conditions of your Lot. Tree and shrub masses should be designed to moderate the climate of the living environments within and surrounding

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your home. Breezes may be directed or buffered by the materials and trees planted to provide shade in the heat of the day. Shrub masses should be located so that your neighbor's views of the water or golf course are not inhibited. Natural areas may be enhanced with the addition of understory materials to create islands of landscaping in your yard. Native plant species must be preserved in these areas and various setbacks from these buffers to any site construction must be observed as regulated by pertinent government agencies. Homeowners may remove and replace plants/shrubs with the same plant/shrub or with an approved plant/shrub from the recommended list identified in Attachment A without ARC approval. An email notification of this action must be sent to the CAM for review.

<u>PLANT MATERIAL</u>: The use of native plant materials is encouraged because of their inherent adaptability to the area and low maintenance requirements. A list of suggested plant materials is included in Attachment A of this document.

Specific exotic plants are prohibited in River Strand. These plants are prohibited because of their invasive tendencies and their ability to destroy native plant systems. Attachment B contains a list of plant materials that are prohibited.

<u>LAWNS</u>: Lawn areas of your Lot are to be sodded with approved St. Augustine species. Floratam sod is a recommended species due to its chinch bug resistance, though other hybrids of St. Augustine may be approved by the BOD. All areas which are not sodded, paved, or left in natural vegetation, must be covered with *two* inches of Board approved mulch to maintain soil moisture and to keep weeds out of planted beds. Hard edging (i.e., curbing, brick) between planting/shrub beds and sodded areas, are allowed subject to ARC approval. Edging should be in keeping with the earth tones of the community. Black plastic/rubber is not permitted. The installation of the edging must not interfere with the maintenance of single-family neighborhoods as this maintenance is the responsibility of the River Strand Homeowners Association.

MULCH/GROUND COVERING: The approved standard for mulch is cocoa brown or the same color as approved by the Board in the mulch contracts. Homeowners who choose to use any other color mulch must obtain approval from the ARC. Homeowners with this approval must make their own arrangements to refresh the mulch on the same schedule as the Association. There will be no reduction in the landscaping fees for homeowners who deviate from the standard.

River Rock no larger than 2" in White, Red, Brown or Earth Tone colors are approved bed coverings, must be bordered by hard scape edging only, and is subject to ARC approval.

LIGHTING: Site lighting may be incorporated in the landscape and architectural plans for a dramatic night-time effect. Lighting can be used to accent architectural elements and specimen landscape materials. Lighting fixtures must be concealed in shrub beds and lighting wells. Lighting layout and product specifications must be included with the landscape plans. All lighting should be directed within your Lot, with no spillover onto adjacent Lots. The use of colored lenses is prohibited, except when used in holiday displays. Bulbs may not exceed 30 watts in each individual fixture installed. Low voltage lighting used as intended and landscape solar lighting are not allowed without requiring ARC approval. All landscape and security lighting requires ARC approval, and all lighting must be clear or white and static (no flashing, flickering, or strobe lights).

**IRRIGATION:** To help ensure a thriving lawn and plant materials, an automatic underground irrigation system is required. Irrigation plans for your home must be furnished at the same scale as your landscape plan and are part of your final review. To ensure continuous expanse of healthy landscaping and irrigation, coverage is required from the back of the curb at the street to the property line or adjacent conservation easements. The

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irrigation systems must be tied into the community water reuse system and may be metered by the Master Association. Rain sensors on automatic irrigation systems are required. It is desirable to have only similar irrigation spray heads in the irrigation zone and not to mix different heads in a zone, such as drip irrigation with rotor type irrigation.

Areas of native vegetation shall not be irrigated because doing so will encourage undesirable weed growth. Irrigation heads must be placed to prevent spraying onto walks, driveways, and the walls of your dwelling. Your system must be designed with an automatic time clock so that watering may be completed during early morning hours. This feature is especially critical when local governments require watering restrictions during seasons of inadequate rainfall.

LANDSCAPE MATERIALS: Attachment A contains a list of recommended plant materials that may be used for the landscaping of your home at River Strand. Attachment B contains a list of prohibited plant materials. All plant material shall be Florida Fancy or Florida Grade #1 as defined in Grades and Standards for Nursery Plants, State Plant Board of Florida. The applicant must take into consideration the specific growing conditions of their home site when choosing planting materials. Drainage, lighting and soil conditions may vary within the community. Under extreme winter weather conditions, some of the listed plants will be susceptible to varying cold or freeze damage.

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### <u>ATTACHMENT A – RECOMMENDED PLANT MATERIALS</u>

- (N) Indicates native Florida plants.
  - \* Indicates plants susceptible to cold or freezing damage. Homeowners may find more information about trees, palms, shrubs, and vines at <a href="edis.ifas.ufl.edu">edis.ifas.ufl.edu</a>.

More information about the Florida Friendly Landscaping Program may be found at <a href="mailto:ffl.ifas.ufl.edu/homeowners/publications.htm">ffl.ifas.ufl.edu/homeowners/publications.htm</a>

The Local Extension Office for Manatee Master Gardeners is at: 1303 17th Street West
Palmetto, FL 34221
941-722-4524
M-Tu and Th-F 9am - 5pm

### **CANOPY TREES & PALMS**

Botanical Name	Common Name
Acer rubrum	Red Maple (N)
Pinus elliotti densa	Slash Pine (N)
Quercus virginiana	Live Oak (N)
Magnolia grandiflora	Southern Magnolia (N)
Peltophorum pterocarpum	*Yellow Poinciana
Jacaranda mimosifolia	*Jacaranda
Gardonia lasianthus	Loblolly Bay (N)
Juniperus silicicola	Southern Red Cedar (N)
Magnolia virginiana	Sweet Bay
Sabal palmetto	Cabbage Palm (N)
Conocarpus erectus	*Buttonwood (N)
Taxodium distichum	Bald Cypress (N)
Wodyetia biforcata	*Foxtail Palm
Cocos nucifera	*Coconut Palm
Roystonea regina	*Cuban Royal Palm (N)
Chrysalidocarpus lutescens	*Areca Palm
Vietchia merillii	*Christmas Palm
Ravenea glauca	*Majesty Palm
Bucida buceras	*Black Olive
Calliandra	Powder Puff

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# **SUB-CANOPY TREES**

Botanical Name	Common Name
Podocarpus macrophyllus	Japanese Yew
Ligustrum japonica	Ligustrum tree
Psidium littorale	*Cattley Guava
Lagerstroemia indica	Crape Myrtle
Myrsine guianensis	*Myrsine (N)
Ilex cornuta 'burfordii'	Burford Holly
Ilex cassine	Dahoon Holly (N)
Lagerstroemia indica	Crape Myrtle
Podocarpus gracilior	Weeping Podocarpus
Thrynax radiata	Thatch Palm (N)
Phoenix roebellinii	*Pygmy Date Palm
LLex x attenuata	Eagleston Holly
Callistemon	Bottle Brush
Elaeocarpus Decipiens	Japanese Blueberry
Magnolia Virginiana	Sweet Bay Magnolia
Conocarpus Erectus	Silver Buttonwood

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# **SHRUBS**

Botanical Name	Common Name
Acalypha Wilkesiana	Copper Plant
Codiaeum	Mammy Croton
Compacta	Dwarf Allamanda
Muhlenbergia Capillaris	Muhly Grass
Plumbago spp.	*Plumbago
Stelitzia reginae	*Bird of Paradise
Agapantus africanus	*Lily of the Nile
Hamelia patens	*Firebush (N)
Myrcianthes fragrans	Simsons Stopper (N)
Ligustrum spp.	Ligustrum
Podocarpus macrophylla	Podocarpus
Philodendron selloum	*Split Leaf Philodendron
Schefflera arboricola	*Dwarf Schefflera
Ixora coccinea 'Nora Grant'	*Nora Grant Ixora
Hibiscus rosa-sinensis	*Hibiscus
Podocarpus macrophylla 'maki'	Japanese Yew
Dracaena spp.	*Dracaena
Nerium oleander 'Petite Pink'	*Dwarf Oleander
Ilex glabra	Gallberry (N)
Myrsine guianensis	Myrsine (N)
Viburnum odoratissimum	Sweet Viburnum
Leucophyllum frutescens	Texas Sage
Senna seurattensis	*Glaucus Cassia
Ilex cornuta	Dwarf Burford Holly
Serenoa repens	Saw Palmetto (N)
Carissa 'Emerald Blanket'	*Dwarf Carissa
Gardenia spp.	*Gardenia
Schefflera actinophylla	Umbrella Tree
Cocoloba unifeya	*Seagrape (N)
Zamia pumila	Coontie (N)
Spartina bakerii	Cord grass (N)

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# **Ground Cover/Vines**

Botanical Name	Common Name
Ilex vomitoria 'schillings'	Dwarf Yaupon Holly
Nephrolepis exaltata	Boston Fern
Ophiopogon japonicus	Mondo Grass
Hemerocallis flava	*Day Lily
Allamanda cathartica	*Allamanda
Bougainvillea spp.	*Bougainvillea
Mandevilla grandiflora	Mandevilla
Senecio confuses	Mexican Flame Vine
Juniper spp.	Juniper
Pentas lanceolata	*Egyptian Star Clusters
Asparagus sprengen	Asparagus Fern
Liriope muscari (Evergreen Giant)	Liriope, Emerald Goddess
Trachelospermum jasmin.	Confederate Jasmine
Pyrostergia ignea	Flame Vine
Lonicera japonica	Honeysuckle
Stenotaphrum secundatum	Floratam (Sand grown)
Pennisetum setaceum	Fountain Grass
Dianella tasmanica	*Flax lilly
Jasminum simplicifolium	*Wax Jasmine

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## <u>ATTACHMENT B – PROHIBITED PLANT MATERIALS</u>

Botanical Name	Common Name
Casuarina spp.	Australian Pine
Araucaria excelsa	Norfolk – Island Pine
Grevillea robusta	Silk Oak
Acacia auriculeaformis	Earleaf Acacia
Rhodomytus tomentosa	Downy Rose Myrtle
Melaleuca quinquenervia	Cajeput
Schinus terebinthifolius	Brazillian Pepper
Dalbergia sissoo	Rosewood
Cupaniopsis anacardioides	Carrotwood
Bischofia javanica	Java Bishopwood
Albizia lebbeck	Woman's Tongue
Eucalyptus camaldulensis	Murray Red Gum
Syzygium cumini	Java Plum
Any fruit trees, e.g., mango, citrus, papaya	
Thespesia populnea	Cork Tree
Sapium sebiferum	Chinese Tallow
Lygodium spp.	Old World Climbing Fern
Dioscoea bublifera	Air potato
Colubrina asiatica	Lather Leaf
Mimosa pigra	Catclaw Mimosa
Abrus precatorius	Rosary Pea
Ficus species	Ficus
Syzygium jambos	Rose Apple

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