

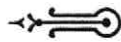


Architectural Design Guidelines

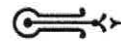
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I. INTRODUCTION



I. STATEMENT OF PURPOSE

The existence of the Architectural Review Committee (ARC) and its publication of these design Guidelines is intended for the benefit and protection of all owners who are property owners in Rivé Isle. These ARC Guidelines set forth the minimum standards of design for the community in order to protect the value of all properties located therein.

Under the terms of the Declaration of Covenants, Conditions and Restrictions for Rivé Isle, the ARC Guidelines are binding on all parties having an interest in any portion of the community, and each owner is required to comply with the requirements set forth in these ARC Guidelines. Any failure to comply with these requirements will be subject to the remedies provided in the Declaration of Covenants, Conditions and Restrictions. The Board of Directors may, from time to time, update and revise these ARC Guidelines.

Please note that local codes and ordinances, providing they are more restrictive, prevail over any requirements stated in this ARC Guidelines manual.

II. DEFINITIONS

Accessory Structure – A roofed structure that extends vertically above finished grade, detached from the main residence, such as a cabana, gazebo or garage. Patios, or any such horizontal structures, are not included in this description.

Architectural Review Committee (ARC) – A group of experienced professionals appointed by the developer or the Homeowner's Association. The purpose of the Architectural Review Committee is to administer and enforce these Design Guidelines for all construction and modifications in the Rive Isle community in accordance with the covenants.

Building – Any structure built for the support, shelter or enclosure of persons, or property of any kind that has enclosing walls for fifty percent (50%) of its perimeter. The term "Building" shall be as if followed by the words "or part thereof".

Maximum Building Height – Maximum building height shall be in accordance with the codes and ordinances of Manatee County, Florida.

Common Areas – Shall be an inclusive term referring to all Common Areas and any Exclusive Common Areas, if applicable.

Club – Shall mean and refer to River Wilderness and to related property and facilities. The Club will not be a member of the Association.

Declaration of Covenants, Conditions and Restrictions – Restrictions placed on the community by the developer concerning the use of all property within Rive Isle including Bradenton Foundation H.O.A.

Design Guidelines – Standards for the development, design and construction of all residences within the community.

Enclosed Dwelling Space – The term “Enclosed Dwelling Space” shall mean the total enclosed heated and air-conditioned are within a building. It does not include garages, terraces, decks, open porches, verandas and similar areas.

Lot – The fractional part of subdivided lands having limited fixed boundaries and an assigned number, letter, or other name through which it may be identified.

Lot Width – The distance between the side lot lines, measures along the front building setback line when a front yard is required; otherwise, the lot width shall be the mean horizontal distance of the lot measured at right angles to the depth.

Owner – Any person or entity that holds the record title to a lot or legally described property, in the Rivé Isle community is an owner and an automatic member of the Association.

Story – That portion of a building included between the upper surface of the floor or ceiling next above.

Unit – Shall mean the residential building constructed upon a lot.

Yard (Front) – Landscaped area, the full width and/or length of the lot extending from the nearest point of a building or structure, excluding permitted encroachments, to any front line of the lot. That part of any lot line abutting any established or proposed street right-of-way line other than an alley shall be a “front lot line”. On lots abutting more than one established or proposed street right-of-way line, the “front lot line” shall be that from which the street address of the lot is assigned. However, corner lots are required to have two landscape buffers.

Yard (Rear) – Landscaped area extending across the rear of a lot measured between lot lines and being the minimum horizontal distance between the rear lot line and the rear of the main building or any projections other than permitted encroachments. On lots with one front lot line, the lot line opposite the front lot line shall be the rear lot line. On lots that abut more than one street, the remaining lot lines shall be considered side yards.

Yard (Side) – Landscaped area that extends from the front property line to the rear property line on the outside of the building set back areas.

III. OVERVIEW

Use of the Architectural Guidelines Manual

These Architectural Guidelines establish architectural and landscape criteria to facilitate the owner in the design of his/her residence. It is the responsibility of the owner to review and insure that his/her residential and landscape architects understand both the intent and specifics of these guidelines.

We are striving to achieve the highest quality of design, thereby creating the finest community in Manatee County. We ask that you, our owners, become part of our vision, by designing your residence in accordance with these Design Guidelines.

In the event that there is a conflict between the Architectural Guidelines and the Declaration of Covenants, Conditions and Restrictions for Rivé Isle, the Declaration shall take precedence.



2. ARCHITECTURAL GUIDELINES



I. ARCHITECTURAL PHILOSOPHY

The Rivé Isle is a private, boating/golf community, providing a sense of natural surroundings, and connection to a complete amenities lifestyle.

In keeping with the flavor of Rive Isle we envision a community of varied, architectural styles through the use of materials and colors and landscape connection of all homes within Rive Isle including paving and fencing.

Although most architectural styles will be acceptable to the Architectural Review Committee, the theme for the “River Club” and community buildings is Mediterranean style.

Among the identifying features of this style of architecture are hipped roofs supported by stone columns.

Other suggested architectural styles for Rive Isle are Mediterranean Revival, West Indies, Italian Villa, Georgian, Colonial Revival, Greek Revival and Neo-Classical.

The intent of the Architectural Review Committee’s (ARC) review is to ensure that each home reflect a strict adherence to an approved architectural style. Special attention during this review process will be paid to authenticity and consistent use of appropriate classic forms, materials, detailing, and color schemes in keeping with each home’s architectural style. We encourage each home to be unique, while contributing to the overall cohesive nature of this traditional community.

II. BUILDING POLICIES & GUIDELINES

A. Accessory Structures – Many lots are large enough to accommodate a gazebo, cabana and detached garage. If approved, the accessory structures must be located within the required setbacks and match the architectural details of the home. Roofs and exterior walls must be compatible with the main house in both design and color.

B. Building/Accessory Structures Setbacks and Envelopes – The building setbacks and envelope illustrations graphically represent the placement of buildings, garages, decks, patios, walls and fences, depending on the lot’s location. Some lots may require variations to the illustrations due to special factors. The ARC will establish setbacks on these lots in consultation with the owner and architect during the initial review stage.

C. Building Heights – Maximum building height of dwellings shall be in compliance with Manatee County codes and ordinances.

Whenever possible, the second (or third) floor should be tucked into or related to the roof structure with small roof terraces to diminish the scale.

D. Easements – No structures shall be places in any easement.

E. Maximum Building Coverage – Maximum building height of dwellings shall be in compliance with Manatee County codes and ordinances.

III. ARCHITECTURAL STANDARDS

A. Docks – Docks will be approved on an individual basis. Refer to exhibit D in H.O.A. documents and Section 6 of the ARC documents for design requirements.

B. Doors – Front door should make a strong architectural statement. Wood or glass exterior doors are strongly recommended to equal or exceed a height of eight (8) feet. The use of double front entry doors, or doors enhanced by side and/or top window panels are strongly encouraged. Sliding doors are prohibited if able to be seen from the street. Garage doors must be compatible with the architectural style of the residence and must incorporate automatic garage door openers. It is strongly recommended that garages be side-loading. Front-loading garage doors that are fully screened from view from the street with a minimum 8'-0" high masonry wall and landscaping will be reviewed and considered by the ARC.

C. Driveways – Driveway widths should be a maximum of twelve (12) feet within the 25' front yard buffer. Driveways must generally be located at least ten (10) feet from the side property lines; however, driveways for side-loading garages may be a minimum of 5'-0" from side.

1. The driveway material from the street

D. Sidewalks – No concrete or loose stone.

Recommended materials for private walkways, patios, driveways, etc. –
Samples are required for final DRC approval.

- Stone
- Coral / Keystone
- With brick banding
- With grass
- Textured
- Patterned
- Brick
- Concrete pavers with border
- Interlocking brick paver stones

Not allowed

- Painted or stained / colored concrete
- Asphalt
- Chattahoochee set in epoxy

E. Garages – All garages must accommodate at least two cars. Garages may be detached from the main residence, but must comply with all main structure side and rear yard set backs. Garages up to 30' in width may have a lesser front yard setback than the main structure.

It is required that garages be side-loading. However, the ARC will review front-loading garages that are fully screened from view from the street by a minimum of 8'-0" high masonry wall and landscaping.

F. Carports – A carport will only be considered in addition to a garage.

G. Building / Accessory Structures Setbacks and Envelopes – The building setbacks and envelope illustrations contained herewith represent placement of buildings, garages, decks/patios, walls and fences depending on the lots location. Some lots may require variations to the illustrations due to special factors. The ARC will establish setbacks on these lots in consultation with the owner and architect during the initial review stage.

H. Greenhouses – Not allowed

I. Gutters – Gutters will be reviewed and may be approved as part of the roof fascia and eave system when special attention is given to appropriate shape to the home’s architectural style, downspout locations, and overall color compatibility.

J. Mailboxes – All mailboxes and their supports in Rivé Isle shall be in accordance with the standard mailbox and support post for the community. No other mailboxes are allowed. They shall not be painted or otherwise embellished. Lettering / script on mailboxes shall comply in font, size, color, and location to Rive Isle standards.

K. Materials, Colors and Finishes

1. Exterior Wall Finishes

<u>Recommended Materials</u>	<u>Not Allowed</u>
Stucco	Vinyl or aluminum siding
Brick	Plywood
Wood – dimensional only (not preferred)	Asphalt siding
Stone or approved cultured stone	Log siding
Coral	

The use of authentic materials such as carved or cast stone trim is strongly suggested on the front and rear elevations of the home. Side elevations should have similar trim as front and rear elevations.

2. Exterior Colors

With respect to both exterior wall surfaces and shutters, Rivé Isle palette shall be compatible, tasteful and appropriate to the architectural style of the home. The color palette must be compatible with and distinctive from, the surrounding residences. See page 32 for color review process.

L. Outdoor Lighting – is permitted for safety and security and encouraged for garden accent lighting. Recessed and down lighting is recommended in lieu of surface mounted floodlights. Lighting must be located so as not to interfere with vehicular traffic or become nuisance to neighbors.

Each tree with a trunk diameter of 6” and greater measured 12’ above the ground, in the front yard buffer area, shall be up lighted with line voltage recessed fixtures on photocells. Light fixtures to provide “white light” only (no colored lights will be permitted). Light fixture catalog information to be submitted to the ARC for approval. Fixtures to be concealed by plant material.

M. Pools/Pool Cabanas – Pool and pool enclosure cannot be visible from the front of the house. Pool enclosures will be reviewed by the ARC on a case-by-case basis. Framing of screen enclosures must be anodized aluminum in a color compatible with the home. The screen enclosure shall not exceed the height of the roof or width of the home and must tie into the roof fascia. All screen

enclosures must be set back a minimum of 15' feet from the rear property line and comply with main structure side setbacks. All screen enclosures shall have, at a minimum, masonry or wood columns matching the home, at the outside corners of the screen enclosure and the maximum space between columns shall be 15'-0". Screen roofs shall be separated from screen walls by way of continuous non-aluminum. The roof shade tie beam of the screen enclosure must be tasteful and compatible with the main house. For two-story screen enclosures, masonry or wood columns must extend at least two-thirds of the height of the enclosure. Masonry columns shall be a minimum of 12" X 12" and have a cap matching the details of the home or have a horizontal beam, arch, etc. between the columns matching the material and color of the home. Wood columns may be smaller than 12" X 12" if the detailing of the wood columns is consistent with the architectural style of the home. Additional landscaping shall be placed in front of the screen enclosure to reduce the impact of the screen enclosure to the golf course and neighbors.

Pool cabanas and/or gazebos will be permitted if compatible to the architectural elements of the residence, including roof, and must be situated within the pool setbacks established. The cabana may not be a dwelling residence, and only a minimal Pullman type kitchen will be allowed. In essence, a "weekend guest cottage" is the only use permitted.

N. Porches, Decks, Verandas and Balconies – The design theme selected for Rive Isle is Mediterranean revival and chosen to encourage the uses of porches, verandas, patios, and balconies to add to the architectural detail and character of the homes. The creative use of decorative proportional columns, arches, corbels, etc... on the front and rear of the residences are strongly encouraged.

Handrails and/or columns form an integral part of the veranda concept. The handrails and columns should be either stone, painted or powder coated aluminum or wrought iron (with proper rust inhibitors). Columns and handrails should be compatible with the architectural style of the residence.

Balconies are encouraged to provide second floor privacy and to add a view of the surrounding natural vistas. The impact on one's neighbors will be reviewed before final approval.

O. Porte Cochere – Porte Cochere are permitted. However, permanent parking underneath is not permitted.

P. Roofs, Roof Materials and Roof Appurtenances – The roofs of all residences within the community, while perhaps different in color, shall be of compatible material to the style of architecture of the residence. Approved roof materials are concrete roof tiles, clay roof tiles, slate, and approved simulated slate roof tiles. Fiberglass or asphalt shingles, predominant metal or flat roofs are not permitted. Metal roofing used as architectural accents will be considered by the ARC but in no case shall each exceed 15% of the total roofing area. All gable and hip roofs shall have a minimum roof slope of 5/12.

Roof overhangs form an integral part of the architectural character of the community and large overhangs are encouraged, unless contrary to the architectural style of the home, to provide shelter from both the sub-tropical sun and rain showers. In many cases, the roof overhangs may incorporate balconies, decks and screened porches. The contemporary "shed" design is not appropriate, nor are fabric ornamental awnings.

Roof attachments, whether ornamental or functional such as ornamental ridge caps, weather vanes, oversized fireplace flues, etc., will be reviewed on a case-by-case basis prior to final approval.

All roof accessories such as vent stacks and roof exhausts shall be either painted to match the roof color, or accentuated to form a statement. Wherever possible, vents and exhausts shall be located away from the entry elevations and views of the waterfront. While copper flashings are encouraged, the ARC will review and consider factory-painted aluminum and painted galvanized flashing. No unpainted aluminum, or galvanized, or ungalvanized steel flashing is allowed. Aluminum fascias and soffits are not permitted.

The use of solar energy producing devices (active and/or passive) are subject to the ARC approval, but in all cases must be removed from view from the street, waterfront, or adjacent properties. Skylights are not permitted within view of the front facing street.

Chimneys, along with other projections above roofing surfaces, play a dominant role in depicting the character desired. Chimney dimensions shall be compatible in scale to the structure; however, the minimum size shall be two (2) feet, six (6) inches by four (4) feet, six (6) inches. All exposed surfaces of chimney should be of masonry, stucco, or stone with required covered flue endings.

Q. Screening – Screening when used to enclose covered porches will be allowed if detailed as part of the architecture. Access doors will be of a matching character and 8'-0" height to minimize horizontal bracing elements. No screened rooms are permitted within view of the street.

R. Solar Devices / Satellite Dishes – are permissible only on side or rear elevations and must be concealed. They shall not be visible from the street or unsightly to adjacent property owners. No antennas of any kind are permitted.

S. Walkways – The purpose of walkways is to lead the pedestrian to the various entrances of the residence and accessory structures within the homesite. Walkways should be unobtrusive and be brick or other suitable and compatible material to the architectural style of the residence and the driveway of the home.

T. Walls – Privacy walls shall not be constructed closer to the property lines than the main structure set backs. Walls surrounding a swimming pool shall be a minimum of 4'-0" in height above finished grade and comply with all state and local ordinances. Walls shall be of material, color, and architectural style of the main residence.

Perimeter yard fencing not allowed.

U. Windows / Window and Door Trim / Window Treatments – It is our intent to promote the use of windows, which emphasize strong profiles and shadow lines. Divided glass windows with dimensional muntins on all fronts of the home are required to support the architectural philosophy. All deviations from this character must be specifically approved.

Windows are to be set back within the wall and must have a projecting sill that anchors the bottom of the window. Front elevation window sills shall be pre-cast concrete, stucco, or approved foam. Windows on the side elevations may have projecting sills of a different material, including approved foam, but have a similar profile to the front elevation window sills. If there is no screen enclosure in the rear, all windows, doors, and sliding glass doors shall have pre-cast concrete, stucco, or approved foam banding with a similar profile to the front banding. For homes with screen enclosures, no banding is required at windows, doors, and sliding glass doors within screen enclosure.

At the front side and rear elevations, any trim 6'-0" above finished floor may be foam upon approval of samples of ARC.

Sliding glass doors at the rear elevation or located in the screen enclosure do not require muntins

or dividers. Sliding glass doors may be premium grade aluminum, solid vinyl, aluminum clad wood, vinyl clad wood, or wood. Lightly tinted glass (a maximum of 10%) is acceptable, but foil or reflective material is not allowed. Full specifications must be submitted for final approval.

Roof overhangs, and shutters are appropriate sun screening devices with approval of design, materials, and colors. If applicable, drapery liners of a neutral color are required to provide a consistent exterior appearance.

V. Basketball Goals – Not allowed.

W. Air Conditioning and Pool Equipment – If located within the building setback area, equipment must be located adjacent to home and concealed either with a 4'-0" high wall or, alternatively, opaque landscaping no less than 4'-0" high as measured from the finished grade. No equipment or walls shall be permitted within the 25'-0" front and 30'-0" rear yard, landscape setbacks.

3. ENGINEERING REQUIREMENTS - SINGLE FAMILY RESIDENCES

I. FINISHED FLOOR ELEVATIONS

Finished floor (first floor) elevations are pre-determined for each lot. Many factors were used in determining the mandated floor elevation.

II. LOT GRADING REQUIREMENTS

Lot grading requirements are pre determined in compliance with the approved construction plans for Rive' Isle as set by Manatee County.

III. SWIMMING POOLS AND SPAS

General Conditions:

A. Code Compliance

All swimming pools and spas must comply with the latest swimming pool codes and ordinances subject to any changes thereof. It is the responsibility of the homeowner to ensure that all codes and regulations are met.

B. Design Objectives:

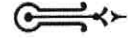
All swimming pools, spas, and pool enclosures must be approved by the ARC with respect to their design, materials, color, and landscaping requirements. In general, the swimming pools, spas, and pool enclosures must be architecturally compatible with the style of the residence.

IV. BUILDING POLICIES & GUIDELINES

Square Footage – All residences shall have minimum square footage of 2,800 square feet AC.



4. LANDSCAPE DESIGNS GUIDELINES



The Rivé Isle property includes some of the most beautiful natural landscape settings remaining in the state of Florida. The special quality of the land deserves a higher standard of care in its development.

I. The “Community Role” at Rivé Isle

An overview, within the context of Rivé Isle, of the overall form of architecture and landscape is of prime concern to the Builder, Homeowner and Developer. Your design can help maintain continuity of community wide landforms, drainage and vegetation patterns and also maintains the balance of scale between buildings and landscape, which can be observed throughout Rivé Isle. Care should be taken to compose building forms to achieve your desired architectural expression, without creating a monumental or imposing structure, which could be out of scale or poorly positioned within the visual pattern of the community. Roof forms, composition of building massing, and the integration of architecture and landscape will be of utmost importance in accessing the community roles of your residence.

Due to the variety of landscape conditions within different sections of Rivé Isle it is likely that architectural activity will be varied as well.

However, the Rivé Isle neighborhood and streetscapes can be enhanced if architectural elements have compatibility from lot to lot; a balance of scale, form, massing, and color which brings continuity and visual harmony to the neighborhood. Architectural design of such features as entryways, building and walls, windows and chimneys can provide a responsive expression, proportion, and scale to your residence as a part of the Rivé Isle neighborhood.

Generally, no particular “period” or style is dictated for your home, but rather a well-proportioned, balanced design, which is responsive to your site and consistent in its architectural expression.

II. Intent of the Design Review Guidelines

The design review process is intended to encourage owner interest while maintaining a quality of design standards throughout the development. All styles of architecture are welcome but must be tastefully designed and durably constructed.

It is not our intent to limit a homeowner’s stylistic desire or your designer’s creative ability, but to help ensure that high quality architecture is achieved in the development. The purpose of our review is to achieve a quality of architecture and general compatibility of neighborhood lifestyles. Structural buffering, curbside appearance and the integration of accessory structures will be other items of primary focus throughout this review process.

III. Administration of the Guidelines

The Design Review Guidelines (“Guidelines”) will be administered by the Architectural Review Committee (“ARC”) pursuant to the Declaration of Covenants, Conditions, Easements, and Restrictions (“Declaration”). They will be enforceable by the Developer and the Rivé Isle Homeowners’ Association (“HOA”).

IV. The Architectural Review Committee (ARC)

The ARC will be composed of at least three (3) members. At least one member must be a licensed architect. The Developer will have the right to appoint all members of the ARC as long it owns at least one lot in Rivé Isle.

The ARC is responsible for the review of all proposed construction at Rivé Isle. No building, sign, swimming pool/spa, tennis court, dock, wall or other structural improvement (including landscaping) shall be commenced, painted, erected or maintained in Rivé Isle, nor shall any addition, change or alteration visible from the exterior be made, nor shall any awning, canopy or shutter be attached to or placed on outside walls or roofs of building until the plans and specifications showing the nature, kind, color, shape, height, materials, and location of same be submitted to and approved by the ARC.

The ARC shall approve proposals or plans and specifications submitted for its approval only if it deems that the construction, alterations or additions contemplated thereby, in the locations indicated will not be detrimental to the appearance of the surrounding properties as a whole, or to Rivé Isle, and that the appearance of the structure will be in harmony with the surrounding structures and is otherwise desirable.

The ARC may condition approval of proposals, plans and specifications as it deems appropriate, and may require the submission of additional plans and specifications or other information prior to approval or disapproval of material submitted. The ARC may publish criteria and standards regarding alterations and additions and may also issue rules or guidelines setting forth the procedures for the submission of plans for approval.

V. Violations

In the event of any violations of the guidelines, the Developer and/or the HOA will specifically have the right of injunctive relief to require the Owner to stop, remove and /or alter any improvement so that the result complies with the requirements of the ARC, or the Developer and/or HOA may pursue any other remedy available to it. The owner will also be subject to any other remedies, fines or actions as set forth in the Declaration. In connection with the enforcement of the guidelines, the Developer, the HOA, and the ARC shall have the right to enter onto any lot and make any inspection necessary to determine that the provisions of the guidelines have been complied with. The failure of the ARC to object to any improvement prior to the completion of the improvement will not constitute a waiver of the Developer or HOA to enforce the provisions of the guidelines.

VI. No Liability

The Developer, its independent contractor service providers, the HOA, and the ARC will not be liable to any owner in connection with the exercise or non-exercise of architectural control hereunder, or the approval or disapproval of any improvements. Any approval of any plans or specifications by the ARC will not be deemed to be a determination that such plans or specifications are complete or do not contain defects, or in fact meet any standards, guidelines and/or criteria of the ARC, or are in fact architecturally or aesthetically appropriate, or comply with any applicable governmental requirements. The Developer, its independent contractor service providers, HOA, or the ARC will not be liable for any deficiency or any damage or injury resulting from any deficiency, in such plans and specifications.

VII. Design, Review Process

The design review process will have four (4) submission stages:

1. Pre-Design Meeting: It is recommended that a pre-design meeting take place, whereby the ARC can meet with the home/site owner, and the owner's architect to discuss ideas regarding four-sided architecture and review site specifics (i.e., site elevations, master drainage plans, adjacent homes, etc.).

2. Sketch Review: The site owner and/or a representative shall submit three (3) copies of the following:

- a. General site plan
- b. Floor plans with square footage of all covered spaces noted
- c. All four (4) elevations
- d. General notes including materials to be used, planned tree removal, if any, etc.

3. Construction Documents Review: This stage will include a review of final working drawings and specifications. These drawings will include all items necessary for construction including hidden elevations (if any), wall/exterior hardscape details, all other construction details in sufficient form to evaluate materials used, sizes, proportions, etc. Review at this stage will also include exterior materials and colors, and scaled finish grading plans indicating drainage structures and swales. Well locations should be submitted at this stage, as well as transformer locations.

4. Landscaping Design Review: This will include a review and approval of a detailed site/landscape plan including location, type, size, construction details and information related to existing and proposed plants, trees, drives, walks, garden accents/structures and irrigation.

5. Electronic Files: Before final approval is awarded, electronic files of all landscape and irrigation drawings shall be submitted to the ARC for archives.

VIII. Design Review Requirements and Guidelines

1. Minimum Building Setbacks:

- Front-25'
 - Sides-7.5'
 - Rear-15'
- a. Accessory structures, pools, wells, residential equipment and pool enclosures must conform to setbacks.
 - b. Gazebos, play sets and other similar structures should conform with setbacks.
 - c. While site conditions may call for setback alterations, no construction will be allowed within setback areas without approval of ARC.
 - d. All waterfront lots have a rear yard that drops from the building stem wall to the water's edge. Within this rear yard is included a retention swale designed to prevent runoff from directly reaching the water. Please see Appendix C for specifications and typical diagrams.

2. Wall Conditions:

- a. Walls must follow the requirements of the Manatee County Land Development Code.
- b. No fences will be allowed except around pools and decks, and only with ARC approval as to material, color, layout, etc. and in no case may fences or walls extend out into garden spaces without ARC approval.
- c. Property owners may provide entry features including gates, piers and or wall sections that are of a compatible design. These entry features must be positioned behind or along the front wall line (line extending from the forward most front corners of house and extending 90° perpendicular toward side lot line). A minimum side setback of 7.5' is required and in no case is any structure permitted in a drainage easement.

3. Provide Four-Sided Architecture:

While front elevations are traditionally more elaborate, each elevation is important. Side and rear elevations may not be stripped of architectural detail. Maintaining human scale, proper proportions and attention to detail on elevations will be promoted so that true architectural “character” results. A clear hierarchy, or ranking of the elements, should be distinguishable on the front elevations of the homes to ensure that they don’t appear fragmented or “busy”. Due to the size and variety of lot types, overall site topography and street layout, it will be important to properly and consistently treat side and rear elevations that good design is maintained from all views.

In the totality of an elevation, at least one half (1/2) of the wall and roofline shall be on a different plane.

The following design elements should be avoided:

- Harsh contrast of colors and/or materials
- Illogical or inappropriate combinations of scale
- Poorly executed details
- Extreme interpretations of the style being portrayed
- Long flat walls and large sections of windowless walls

It is recommended that only licensed and experienced architects and designers prepare building and landscape plans for Rivé Isle, and that they carefully review the, guidelines, meet with the ARC, etc. prior to plan preparation to avoid wasting time and money in the design process.

4. Building Material and Color:

- a. Exterior surfaces will be generally of natural materials that blend with and are compatible with the natural Southwest Florida landscape. Aluminum and vinyl siding, and other architectural details are prohibited.
- b. The color of exterior materials must be generally subdued to enhance the colors of the natural landscape. Earth tones, generally muted, are recommended, although accent colors used with restraint will be approved by the ARC. Color samples must be submitted at Stage 2 for all exterior materials including roof, walls, trim, windows, enclosures and miscellaneous structures.

5. Building on Sloped Sites:

Building on significantly sloping sites requires additional design attention. Tall, featureless building stem walls are to be avoided. Terraced house designs are one approach to avoid this condition. Exposed stem walls are to be screened by landscaping.

6. Repetition of Architecture:

Repetition of building elevations on adjacent lots is prohibited. A spacing of at least 3 lots must be maintained before a street-front building elevation may be repeated.

7. Chimneys:

The use of prefab fireplaces and flues is economically sound; however, Rivé Isle chimneys are not to have such an appearance. Enclosing the flue in a masonry or wood chimney with proportions consistent with the remainder of the house is advised. The use of fireproof enclosures is required and all chimney clearances are to be maintained. Spark arresters are required on all chimneys. Exposed metal flues are not allowed.

8. Pools, Spas and Enclosures:

- a. Swimming pools shall not be permitted on the street side of the residence and pool screening help buffer and soften the overall space appearance of the screened enclosure.
- b. All enclosures, including spa, hot tub and swimming pool enclosures (screened or otherwise) must be consistent with the style of the home and match the pattern of the roof to which the enclosure is most related. Sloped portions of screen enclosures must have a pitch compatible with the pitch of the roof of the home to which it is attached. Screens, spa, hot tub and swimming pool enclosures are to be located in a manner to limit the area enclosed to that necessary to afford privacy to outdoor activity areas and must conform to the setbacks for the principal structure. All enclosures must have decorative or structural support columns, at a minimum, which are consistent with the style and finish of the main house. Sheet metal panels are not permitted.
- c. No above ground swimming pools are permitted. All above ground spa units may be allowed with special review of the ARC.
- d. Special lot conditions and corner lots may receive ARC variances from these standards.

9. Tennis Courts:

Appropriate sites exist on some lots for tennis courts. In general, courts should be built in a manner and location that does not require extensive grading, tree removal or construction of raised decks with large retaining walls or filled slopes. Courts must meet primary structure setbacks. Tennis courts will be located so they will not infringe upon view corridor or present an intrusion upon other residents. Tennis courts may not be permitted on certain lots at the discretion of the ARC. Courts must be screened from adjacent home sites with landscaping. Lighting on courts will be permitted only if it is shielded and is not intrusive to other home sites and operated during hours established by the HOA.

10. Fountains:

Fountains for decorative purposes may be allowed in front yards with a minimum setback of 15' except with ARC approval. Fountains will be required to be maintained in proper working order. Fountains attached to pools should re-circulate the pool water, which will allow the fountain to be cleaned much easier than a detached fountain. If the fountain is detached from a pool filter system, a sand filter and/or water sanitizing treatment system is recommended. Underground or submersible pump systems are recommended to both reduce noise and for ease of visual screening. Fountain plans shall be prepared by an architect, civil engineer or landscape architect, and shall be submitted to the ARC.

11. Decks and Gazebos:

The design of decks and gazebos shall be complimentary to the architecture of the main structure and shall be designed, signed and sealed by a licensed professional such as an engineer, architect or landscape architect. Wood decks should be considered to be constructed from lumber that has proven to be resistant to weathering conditions experienced in the Florida environment. Deck, rails and all exposed wood shall be painted to match or complement the architectural style of the residence.

12. Play sets and Playground Equipment:

Playground sets and their associated locations may be approved by the ARC for home sites if the play area is 100% screened from adjacent property and the street by an approved fence or landscaping material which should have a height equal to the height of the equipment. Materials of-natural color are encouraged. All equipment must be located behind the residence. Basketball equipment, trampolines and similar items will not be approved.

13. Pets and Animal Structures:

Animal secured areas including dog pens, fenced runs, horse and other animal areas will not be permitted.

14. Drainage:

Due to the large expanse of impervious surface on most lots, an underground drainage system connecting gutters and downspouts with front yard and retention areas is strongly encouraged. This will minimize soil saturation in wet periods and enhance health of the plantings.

15. Driveways and Aprons:

Driveways and aprons should be constructed of masonry, stone pavers, or stamped concrete. Asphalt driveways are prohibited. Driveways must be a minimum of 10' from the side property lines with appropriate buffering; Driveways crossing the right-of-way will be constructed by owner in accordance with the plans and specifications to be developed by the developer's engineer. Driveways placed underneath drip lines of trees shall require root pruning of the trees. Backouts will be permitted after review and approval by ARC.

16. Lighting:

No exterior lighting shall be permitted which, in the opinion of the ARC, creates a nuisance to the adjoining property or streetscape. Special effect or accent lighting designed by qualified lighting specialists is encouraged in moderation. Fixtures used to light trees or large shrubs should be concealed. All lighting must meet lighting restrictions in the Manatee County Land Development Code, including but not limited to Ordinance 05-37, Section 201. Decorative light standards shall be in harmony with the architectural style of the residence and its landscape plan. Colored lighting is discouraged by the ARC. If exterior lighting is to be installed, then a lighting plan prepared by a professional lighting designer, at 1"=20' scale will be required for review at Stage 4. Safety lighting only is allowed on docks. Area security lighting is not allowed to be visible from streets or neighboring properties.

17. Solar Collectors:

The use of solar collectors is acceptable provided they are screened by landscaping and are not visible from the street or common areas. Solar collectors must be aesthetically integrated into the building design form and should relate to the architectural mass on which they are attached. The ARC shall regulate the use of solar collectors and may reject any collector that is objectionable.

18. Mailboxes:

A standard single or double mailbox and support structure will be specified by the ARC and required between every two homesites, except in certain cases of end or corner lots

19. Satellite Dishes:

Location of satellite dishes must be at a site not visible from any street. Dishes of a smaller design, 24" in diameter will be encouraged. Satellite dishes intended to be mounted off the ground should not be installed on prominent elevations. All design and location should be provided and will be reviewed by the ARC.

20. Flagpoles:

All flagpoles in front or side yards must be attached to the house. One freestanding flagpole may be provided but shall be restricted to the rear yard and must meet approval by ARC.

21. Screening and Buffering of Equipment:

Water softeners, sprinkler controls, trash containers, air conditioning compressors and other similar utilitarian devices must be screened from view from roadways, adjoining property and

common areas. Screening or buffering may be accomplished through the use of walls and/or landscape materials providing 100% opacity to the height of the structure. Air conditioning units are not permitted on rooftops.

22. Street Parking:

Please see Declaration of Covenants, Conditions and Restrictions of River Wilderness Phase III Section XII.1.j. (OR Book 02205 Pages 3919 to 3991) for restrictions. In addition, no open bed truck, including pickups, may be parked in a visible location from the street or neighboring areas. Only service vehicles engaged in active service will be allowed to park within these visible areas.

IX. Landscape Design and Installation

1. General:

In general, the landscape treatment must achieve the implementation of high-level community aesthetics and the preservation of the best characteristics of the natural environment. Plans should be prepared by a landscape architect or experienced designer. Landscaping must be generous and address screening of all elements such as garages, tennis courts, detached structures, electric meters, air conditioning units, wells, equipment, etc. Plans submitted for review should include mature trees, shrubs and planting beds commensurate with the size and scale of the 'lot and home. Proper treatment of the fronts of lots and rights of ways will be important in that some massing of landscape elements (canopy trees, shrubs, etc.) should occur in these areas, and complement hardscape, swales and culverts which will exist on certain lots. All elements and aspects regarding landscaping shall be completed and installed prior to occupancy of residence.

2. Consistency with Style:

More formal home styles could be supported by the landscaping in a way that the layout of plants and trees supports the character of the home such as having more formal, balanced foreground elements consisting of tightly spaced plant materials. More informal styles could utilize random, free flowing, or naturalistic, layouts. In all cases, more formal elements are recommended for areas closer and in relation to the home; increasingly naturalistic schemes could then be developed as the street and perimeter of the designed area are reached.

3. Landscape Criteria:

The Builder and/or Homeowner shall be required to make landscape improvements that minimally meet Manatee County code and Rivé Isle Stipulations. Additional landscaping is encouraged.

Landscape Designers performing work within Rivé Isle are required to be formally approved by the ARC and in good current status.

Landscape Contractors installing plants in Rivé Isle are required to be FCLC certified (Florida Certified Landscape Contractor), or approved equal, with current license status. Irrigation Contractors shall be licensed in good standing with Manatee County.

The following parameters are provided so as to show the minimum intent of the review guidelines. These guidelines should provide a minimum standard at the time of buildout. They do not incorporate the existing tree conditions, which are in place on many of the lots at Rivé Isle. Existing tree conditions should be utilized as a credit against these minimum guidelines in a ratio as determined by the ARC.

- a. Each Builder and/or Homeowner shall be required to plant a minimum number of shade trees per homesite per Appendix 'B' (attached). The trees shall have a matured spread of at

least 30', which may be chosen from species such as Live Oak, Magnolia, Maple, Hollies and other acceptable species.

- b. Views to the waterfront or common open areas from adjoining homesites shall not be screened from view. No plant material over 3' in height or with less than 6' of clear trunk shall be planted in a 15' triangle formed by rear and side property lines. Waterfront lots may be required to select trees that are water-loving and salt tolerant species, such as Southern Red Cedar, Sabal Palms, etc.

In order to maintain a unifying natural theme, every lot with water frontage will be required to plant, on the water side of the peak of the retainer swale rear berm, Cabbage Palms (*Sabal palmetto*) Dwarf Fakahatchee Grass (*Tripsacum floridana*) or Saltwater Cordgrass (*Spartina patens*) and Red Mangroves (*Rhizophora mangle*). See Section IX.9.D. for details.

- c. Palms may be substituted for up to thirty (30) percent of the required trees. A grouping of the three (3) palm trees will be the equivalent of one (1) tree. Exceptions will be made for only the specimen Phoenix species, i.e., *Canariensis*, *Sylvestris*, *Reclinata*, and *Dactylifera* (but not including *Roebelini*), which shall count one (1) palm for one (1) tree. Tree requirement palms must have a minimum of 12' of clear trunk at planting.
- d. Native species are encouraged throughout the development.
- e. Minimum variety of tree species provided shall be three (3) per homesite.
- f. Minimum number of trees: See Appendix 'B' for tree requirements for each lot.
- g. Royal Palms will be used as Street Trees throughout most of the development. These will be provided by the developer. Upon closing, the responsibility of maintenance street palms and the turf strip between curb and property line shall be that of the homeowner.

4. Preservation of Trees and Natural Features:

The natural character of Rivé Isle is extremely important. Accordingly, site plans may need to be adjusted depending on the location of trees or other significant natural features since existing trees and natural features will receive high priority in planning and review. Existing trees shall be pruned and trimmed to enhance aesthetic appeal and future health, and any use of tree wells should be accompanied by proper drainage (under drains if required). No trees equal to or greater than 4" d.b.h. (diameter at breast height - 4' ht.) may be removed from any lot unless clearly noted on the site plan and approved by the (ARC). In addition, preservation of certain areas in their native state should be considered on every site where appropriate; however, any area preserved in its natural state must have sufficient native species to merit preservation. Any existing native trees on site shall be preserved, if possible, but due to the required tree replacement requirements of Manatee County, may not be credited toward the lot tree requirement.

5. Tree Recommendations:

Native species and xeriscape principles should be utilized in order to minimize irrigation requirements. Minimum tree recommendations (number, caliper, size, height and spread) for each lot will take into account the existing trees (over 4" in caliper size and 15' tall) and are subject to the discretion of the ARC. Corner lots may require additional trees and plants for proper treatment. Installation of larger caliper size trees will result in a credit toward or offset larger numbers of smaller caliper size trees.

6. Plants:

Native species and xeriscape principles should be utilized in order to minimize irrigation requirements. For example, plant species needing little water should be grouped together with other species needing little water so irrigation that zoning can be set up to approximately water the area. Shrubs classified as "spreading type" must be in one (1) gallon minimum containers. "Upright type" must be in three (3) gallon minimum containers. Vines must be in three (3) gallon minimum containers and be placed a maximum of 8' on center. Groundcovers should be in 4" minimum pot. Plant beds should not stop at the corner where they meet the edge of the house; they should go around the corner and extend at least 10' beyond the home foundation. All plant beds should be mulched with mulch acceptable to the ARC and be maintained with a crisp edge at all times.

All plant material shall be Fla. No. 1 quality or better in accordance with Grades and Standards for Nursery Plants, State of Florida, Second Edition.

All tree and shrub sizes shall meet minimum requirements by Manatee County.

Tender Plants, such as Croton and Hibiscus, will be allowed as accent plants but not as a base or in mass plantings.

7. Sodding:

No more than fifty (50) percent of the landscaped lot may be planted with sod/turf. All turf within the front and side yard areas must be Zoysia 'Empire'. Rear yard drainage easements as well as areas between easements and shoreline must be planted with Bahia 'Argentine', as they may not be irrigated or fertilized. Additionally, those areas which are to be preserved in the native state, landscaped with trees or plants, covered with decks/ structures and wetland/ wetland setback areas are to be mulched. No stone, gravel or paving of any type may be used as a substitute for sod in a lawn without the special written consent of the ARC.

8. Berms:

Contouring for undulation of ground plane on individual lots is permitted but not encouraged. Where berming is designed into the project a contour plan shall be submitted to ARC for review and approval at the Architectural Schematic Submittal stage.

- a. Berms shall in no circumstance exceed 30" height or 3:1 slope.
- b. Berms shall not be permitted to alter master drainage patterns and no berming will be all owed within the drip line of existing trees.
- c. All berms shall be designed as gently rolling, free form ground sculpture.
- d. Swales shall be designed in accordance with Surface Water Management System criteria.

9. Yard Design:

A. Street Right of Way – No planting by owner is allowed in the Right of Way. Developer will install turf, ARC approved Palms and streetlights. Homeowner to provide Rivé Isle approved mailbox. In the case of a shared mailbox, mailbox cost will be divided between those homeowners. Irrigation must be provided for Right of Way area in a separate irrigation zone, so that irrigation can be activated upon abandonment of Developer's Right of Way irrigation system. No hardscape is permitted within the right of way except approved driveway apron. A single walkway of appropriate width is permitted to extend from the residence to the community sidewalk.

B. Front Yard – The front yard is the area between the front property line and the front planes of the house. Front yard plantings are intended to soften and accent the architecture of the building. Required trees in front yard help to serve this purpose, while providing for desirable canopy along the streets of the neighborhood and continuity throughout the development. Plantings should accentuate entry areas, focal points and other similarly important aspects of the residence.

Additional requirements are as follows:

- a. A minimum of two (2) Shade Trees and two (2) Accent Trees from the approved ARC list in Appendix ‘A’ shall be planted in the front yard. See Appendix ‘B’ for any additional Trees required per Project Approval requirements by Manatee County. Developer provided Royal Palm does not qualify as a Required Street Tree.
- b. Corner lots should be provided with two front yards, one adjacent to each street face. Front yard tree requirements shall apply to each street face.
- c. Planting beds of Shrubs and Groundcover will cover approximately 20% of the front yard.
- d. Turf in front yard shall be ‘Empire’ Zoysia.

C. Side Yards – The Side Yard is the area comprised by the side walls of the house and the side property lines and from the front planes of the house to the rear planes. The intent is to soften the space between two adjacent houses as well as the side facade of any home with no adjacent house. On lots where there is no adjacent house on one side and the required buffer is not located on that exposed side, a secondary side buffer shall be required, consisting of Three (3) shade trees against the house side and a minimum of fifteen (15) three (3) gallon shrubs along the side of the house.

Requirements are as follows:

- a. Side Yard Buffers – A single side yard buffer is to be provided which soften and screen views to the adjacent buildable lot or common area where the common area is at least fairly visible from the adjacent streets, common areas or lots. Typically the right side property line will required to provide the required buffer, unless otherwise specified by the ARC. While the remaining side yard does not have a required buffer, it is expected to be planted a level of landscape appropriate to provide the community and in context with the adjacent lot.
- b. Total trees required by owner for each lot, less the required trees for front and rear yard, will define how many trees are required in the required side buffer. Plantings underneath the required trees, arranged in islands, are encouraged.
- c. Plantings shall not negatively impact drainage swales, which may be located between properties. Drainage easements are to be planted with sod to a minimum of 3’ from the property line.
- d. Views from adjacent properties shall be respected to share common vistas.
- e. Turf in side yards shall be ‘Empire’ Zoysia.

D. Rear Yards – The Rear Yard is the area comprised by the rear property line of a lot and the rear plan of the house walls. These lots will fall into one of three categories; lots on harbor, lots on river or lots on preserve. Lots on the Harbor are typically not vegetated at water’s edge; hence they shall be treated differently than the others. Also, Lots 1 to 4 specifically are to be treated as other lots on the river, per Manatee County requirements. These lots have uncharacteristic

open exposure and must be revegetated per requirements. Any developer provided cabbage palms located on the lot will qualify for required lot trees at a 3:1 ratio.

The materials and landscape treatment for the rear yards should be more native and naturalistic in character, in order to establish a naturalized / green space area along the waterways and preserve areas. The intent is to create a unifying theme along the water bodies.

Additional requirements are as follows:

a. Plantings shall not negatively impact drainage swales, which may be located between properties.

b. Lots on Harbor – These waterfront lots are described as lots along the harbor, that is, they are on the water but with no 30' preserve buffer that occurs along the river's edge. These lots typically have a rear yard that drops from the building stem wall into a drainage retention swale, then rise back up to a berm peak and finally fall to the water's edge. This includes approximately 54' of rear yard, from building setback to water's edge. The retention swale designed to prevent runoff from directly reaching the water. Please see Appendix 'C' for typical diagram. No planting will be permitted in the area within the swale area, between top of berm on each side. Only Bahia turf is permitted in this zone. The area between the top of berm of swale on water side and the water's edge must be planted with the following:

- A minimum of 3 Cabbage Palms (12' C.T. Min.) shall be provided in the rear yard.
- A minimum of 20 Saltwater Cordgrass (1 Gal.) or Dwarf Fakahatchee Grass (1 Gal.) shall be provided in the rear yard.
- A minimum of 6 Red Mangrove (3 Gal.) per 100 LF, planted at 8 to 12' spacing, shall be provided along the lake bank, planted in loosely linear groupings between the sod edge and water's edge (tidal area).
- All rear-facing stemwalls shall be planted so as to soften their visual impact from adjacent areas. Either shrubs or vines (attached) may be used.

c. Lots on River – These lots are typically vegetated at the rear, between lot and river, and are not generally required to have the special plantings required for lots on the harbor, i.e. Sabal Palms, Grasses and Mangroves. Exemptions are Lots 1 to 4, which will require revegetation to satisfy Manatee County requirements. All other rear yard requirements still apply, incl. drainage basin, turf, etc. Some wetland planting has been added by the developer on or behind some lots to satisfy Manatee County wetland buffer mitigation requirements. No clearing, plant removal or additional planting may be performed by the owner or his representatives, without specific authorization from the County.

d. Lots on Preserve – These lots are typically vegetated at the rear and are not generally required to have the special plantings required for lots on the harbor, i.e. Sabal Palms, Grasses and Mangroves. All other rear yard requirements still apply, incl. drainage basin, turf, etc. Some wetland planting has been added by the developer on or behind some lots to satisfy Manatee County wetland buffer mitigation requirements. No clearing, plant removal or additional planting may be performed by the owner or his representatives, without specific authorization from the County.

e. Planting beds of Shrubs and Groundcover will cover approximately 15% of the Rear Yard of all lots, where possible, unless there is a pool cage in which case 10% coverage is required.

f. Turf in Rear Yards shall be Bahia ‘Argentine’ in all swales, berms and bank areas. In no case shall any other turf grass be used within 25’ of the water’s edge, nor fertilizer applied in that area.

10. Landscape Lighting: All landscape lighting should be designed to accentuate natural features and new planting. It may also highlight the home and its exterior walls although this lighting should be somewhat soft or muted to avoid a “loud” appearance. The layout and angle of fixtures must ensure that no “bright spots” or glare are visible from any street or neighboring lots. Fixtures must also be painted green or black, and appropriately screened with landscape plantings. A lighting plan will be reviewed at Stage 2 and Stage 3 of the ARC process. Automatic timers must be used in the lighting system. See Section VIII-22. No lighting shall be installed on Street Trees or in right of way by owner. Please refer to current Manatee County Land Development Code for additional requirements.

11. Soils – All soil areas on lots that is not paved or built upon shall be tilled to a depth of 8-10”, or more as needed, in order to sufficiently aerate soil for plantings. Hardpan that does not permit adequate drainage shall be broken up before planting. A soil test shall be performed at stage one (See Section VII), with the result being submitted to the ARC. Should additional soil amendments be required, these shall be provided by owner to ensure survivability of the plants.

12. Culverts: On certain lots, a slight swale exists between the street and the front of the lot. Front yard grading and driveway design for these lots should allow for positive drainage.

13. Garbage Containers, Oil, Gas and Other Tanks, Air Conditioners: All garbage and trash containers, air conditioning units, water softeners, swimming pool equipment, electrical circuit housings and other equipment shall be located underground or placed in walled-in or landscape areas so that they will be substantially concealed or hidden from any eye-level view from any street or adjacent lot. Bottled gas tanks must be buried.

14. Exterior Amenities: Other site elements are allowed within the following guidelines:

- a. Barbecues / Gas grilles – The ARC encourages the design of built-in barbecue units and fire pits that integrate with the design of the house.
- b. Exterior Shower – Exterior shower enclosures and equipment must be screened from any adjacent off-site views with the use of landscaping or screen wall of at least 6’ Ht.
- c. Play Equipment – Play equipment must be screened from adjacent off-site views with the use of landscaping or screen wall of at least 6’ Ht. There shall be a minimum of 6’ clear between Structure and Screen.
- d. Sculptures / Emblems / Logos – Installation of such shall be limited to the rear yard and cannot be visible from adjacent off-site views.
- e. Holiday Decorations and Patriotic Displays – The use of holiday decorations is permitted within the reasonable and normal period of the holiday. Patriotic displays such as flags must be in scale with the property, be in good taste and kept in good condition. Any complaints the ARC for specific installations may result in a letter requesting changes or modifications to the installation.

15. Unacceptable Landscape and Hardscape Materials:

- a. Plants – The ARC shall have sole discretion to reject any proposed materials that are not listed in Appendix A or that are deemed inappropriate. Any and all plants considered to be an invasive exotic by the State of Florida may not be permitted for use.
- b. Mulch – Mulches made from rubber, recycled palettes and dyed mulches are not acceptable and will not be permitted. Organic mulches such as Cypress Bark, Pine Bark Nuggets, Eucalyptus and Maleleuca are permitted.
- c. Edging – All planting beds shall have mechanical or hand cut edges. No plastic, wood or other prefabricated edges will be allowed as separators of turf and mulch areas. Decorative edges may possibly be approved by ARC upon submission of product sample; however ARC reserves the right to withhold approval of certain materials. Brick, concrete, aluminum or steel edging may be used to contain gravel areas only, and only upon approval of ARC. Location of all proposed edging must be shown clearly on submitted plan.

16. Irrigation Coverage and Systems: All lots must have an automatic underground sprinkler and irrigation system providing 100% coverage of the landscaped lot areas, except to the extent that the ARC approves the deletion of the irrigation requirement for natural areas, equestrian pasture or approved alternative treatments. Xeriscaping principles and Manatee County standards should be reflected in the design and function of each system.

17. Landscape Maintenance: In order to insure the continuing health and well groomed appearance of each lot, the lot owner shall be responsible for regular periodic maintenance of all components of the landscaping for all planted and lawn areas, which will include:

- Mowing and edging
- Pruning
- Weed and insect control
- Mulching
- Fertilization
- Irrigation system service

Lawn maintenance shall be at least weekly (except in the dormant winter season when it can be bi-weekly) and shall be the owner's responsibility from date of certification. In addition, the lot owner is responsible for replacement of any damaged or dead plant materials within ninety (90) days.

All fertilizer application laws must be strictly followed, particularly in areas adjacent to water bodies.

Lake banks (non-preserve or wetland area) shall be maintained in a clean and neat appearance on at least a quarterly basis. Native shore plants are encouraged but shall not be permitted to have a messy look. Mangroves, per Florida State law, cannot be trimmed without a specific permit, and only by a State authorized trimmer.

Trees may not be removed without explicit ARC authorization, even if dead, diseased or damaged, as all canopy trees are part of the integral Rivé Isle Tree Replacement Plan as approved by Manatee County.

Appendix 'A'

Approved Trees

Approved Shade Trees

Black Olive – *Bucida buceras*
Drake Elm – *Ulmus parvifolia*
Live Oak – *Quercus virginiana*
Laurel Oak – *Quercus laurifolia*
Longleaf Pin – *Pinus palustris*
Red Maple – *Acer rubrum*
Shumard Oak – *Quercus shumardii*
Slash Pine – *Pinus elliottii*
Southern Magnolia – *Magnolia grandiflora*
Southern Red Cedar – *Juniperus virginiana*
Sweetgum – *Liquidambar styraciflua*
Sycamore – *Platanus occidentalis*
Winged Elm – *Ulmus alata*

Approved Accent Trees

Crape Myrtle – *Lagerstroemia indica*
Dahoon Holly – *Ilex cassine*
East Palatka Holly – *Ilex x attenuate*
Frangipani – *Plumeria rubia*
Jacaranda – *Jacaranda mimosifolia*
Loblolly Bay – *Gordonia lasianthus*
Ligustrum – *Ligustrum japonica* or *lucidum*
Magnolia spp.
Nellie Stevens Holly – *Ilex 'Nellie R Stevens'*
Orchid Tree – *Bauhinia* spp.
Poinciana – *Delonix regia*
Red Bay – *Persea borbonia*
Tabebuia spp.
Yellow Poinciana – *Peltophorum pterocarpum*

Approved Palms (Ratio in lieu of Shade Trees up to 30% of trees *)

Sabal / Cabbage Palm – *Sabal palmetto* (3:1)
Everglades Palm – *Paurotis wrightii* (3:1)
Wild Date Palm – *Phoenix sylvestris* (1:1)
Date Palm – *Phoenix dactylifera* (1:1)
Senegal Date Palm – *Phoenix reclinata* (1:1)
Canary Island Date Palm – *Phoenix canariensis* (1:1)
Ribbon Palm – *Livistona decipiens* (3:1)
Bismarck Palm – *Bismarckia nobilis* (1:1)
Queen Palm – *Syagrus romanzoffiana* (3:1)

* Note: Ratios are dependant upon Manatee County Approval, and may vary.

Appendix 'B'

Tree Requirements Lots • Required Lot Trees to be included in Landscaping

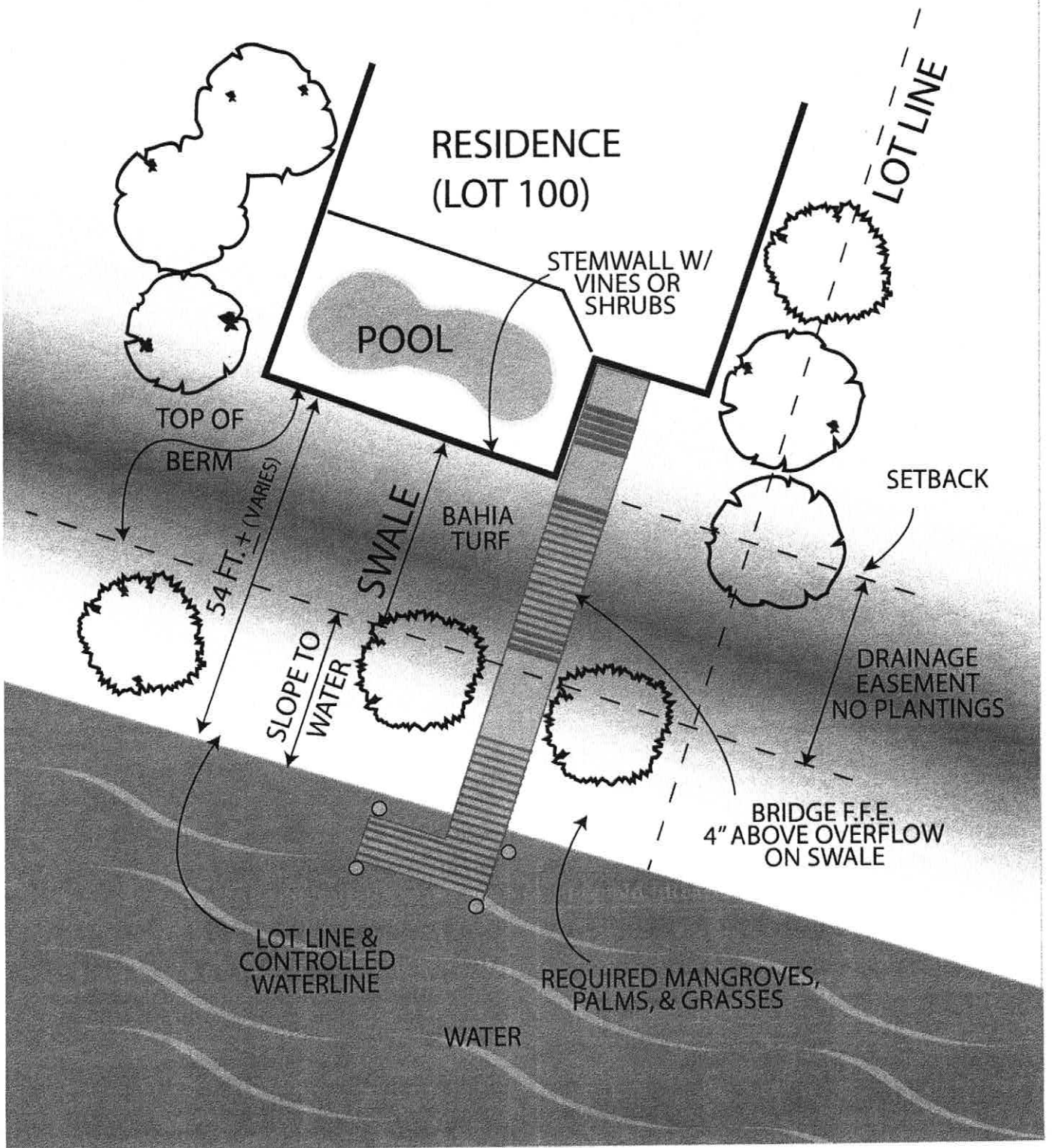
Side & Lot No.	Rear Yard	Front Yard	Total Yard
1	3	2	5
2	6	2	8
3	6	2	8
4	6	2	8
5	6	2	8
6	6	2	8
7	6	2	8
8	6	2	8
9	6	2	8
10	6	2	8
11	6	2	8
12	6	2	8
13	6	2	8
14	7	2	9
15	6	2	8
16	6	2	8
17	6	2	8
18	5	4	9
19	5	2	7
20	5	2	7
21	6	2	8
22	6	2	8
23	6	2	8
24	6	2	8
25	6	2	8
26	6	2	8
27	6	2	8
28	6	2	8
29	6	2	8
30	6	2	8
31	6	2	8
32	6	2	8
33	6	2	8
34	8	2	10
35	8	2	10
36	8	2	10
37	7	2	9
38	7	2	9
39	8	2	10
40	7	2	9
41	6	2	8
42	7	2	9
43	7	2	9

Side & Lot No.	Rear Yard	Front Yard	Total Yard
44	7	2	9
45	7	2	9
46	7	2	9
47	6	2	8
48	7	2	9
49	6	2	8
50	6	2	8
51	3	4	7
52	2	4	6
53	5	2	7
54	5	2	7
55	5	2	7
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89	5	2	7

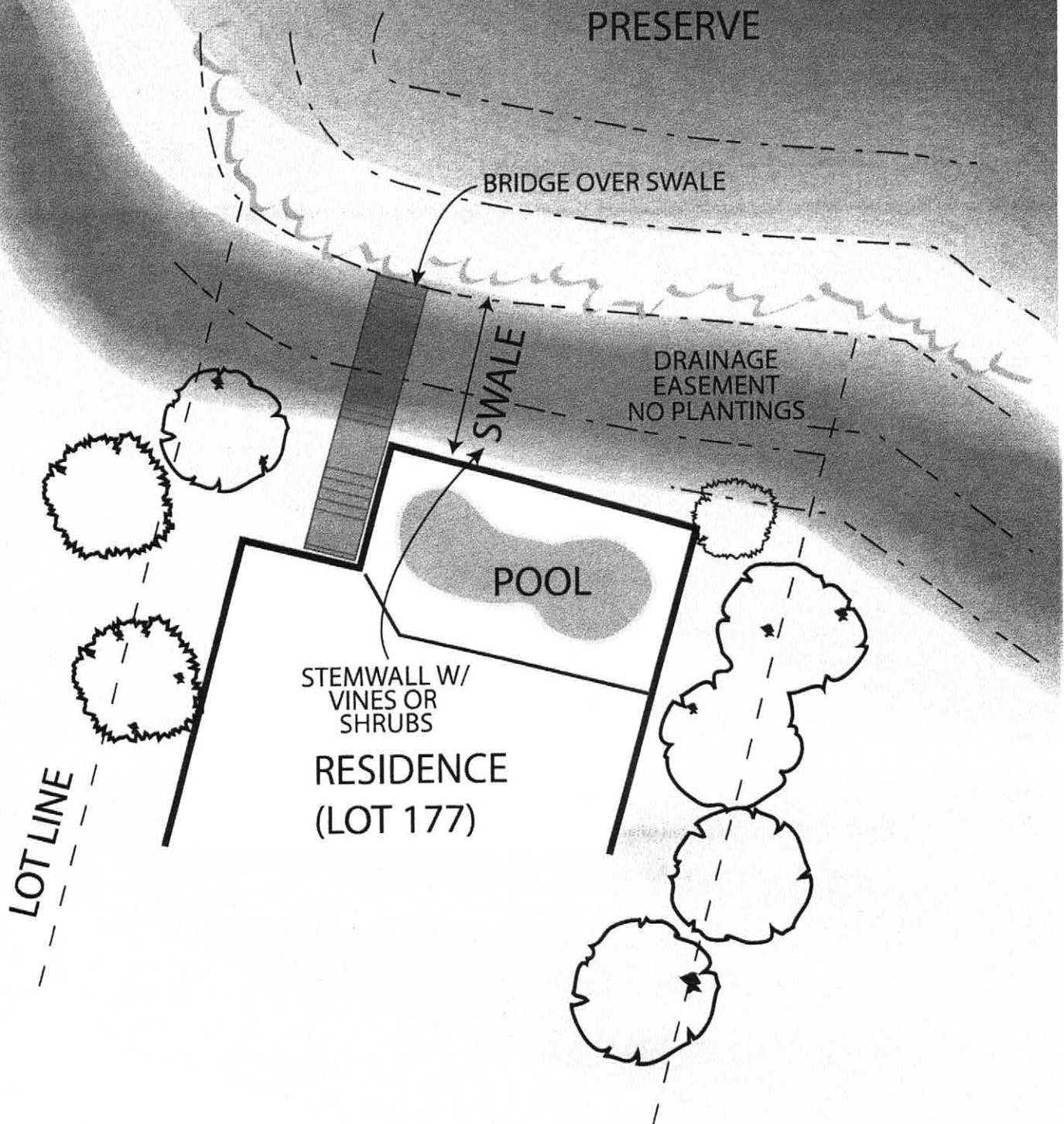
Side &			
Lot No.	Rear Yard	Front Yard	Total Yard
90	6	2	8
91	5	2	7
92	6	2	8
93	6	2	8
94	6	2	8
95	3	2	5
96	6	2	8
97	5	4	9
98	6	2	8
99	5	2	7
100	5	2	7
101	5	2	7
102	5	2	7
103	5	2	7
104	5	2	7
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128	5	2	7
129	8	2	10
130	3	4	7
131	5	2	7
132	5	2	7
133	6	2	8
134	6	2	8
135	6	2	8
136	6	2	8
137	6	2	8

Side &			
Lot No.	Rear Yard	Front Yard	Total Yard
138	6	2	8
139	5	2	7
140	4	4	8
141	5	2	7
142	5	2	7
143	5	2	7
144	5	2	7
145	5	2	7
146	5	2	7
147	5	2	7
148	5	2	7
149	5	2	7
150	5	2	7
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152	5	2	7
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158	5	2	7
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178	6	2	8
TOTALS	992	374	1366

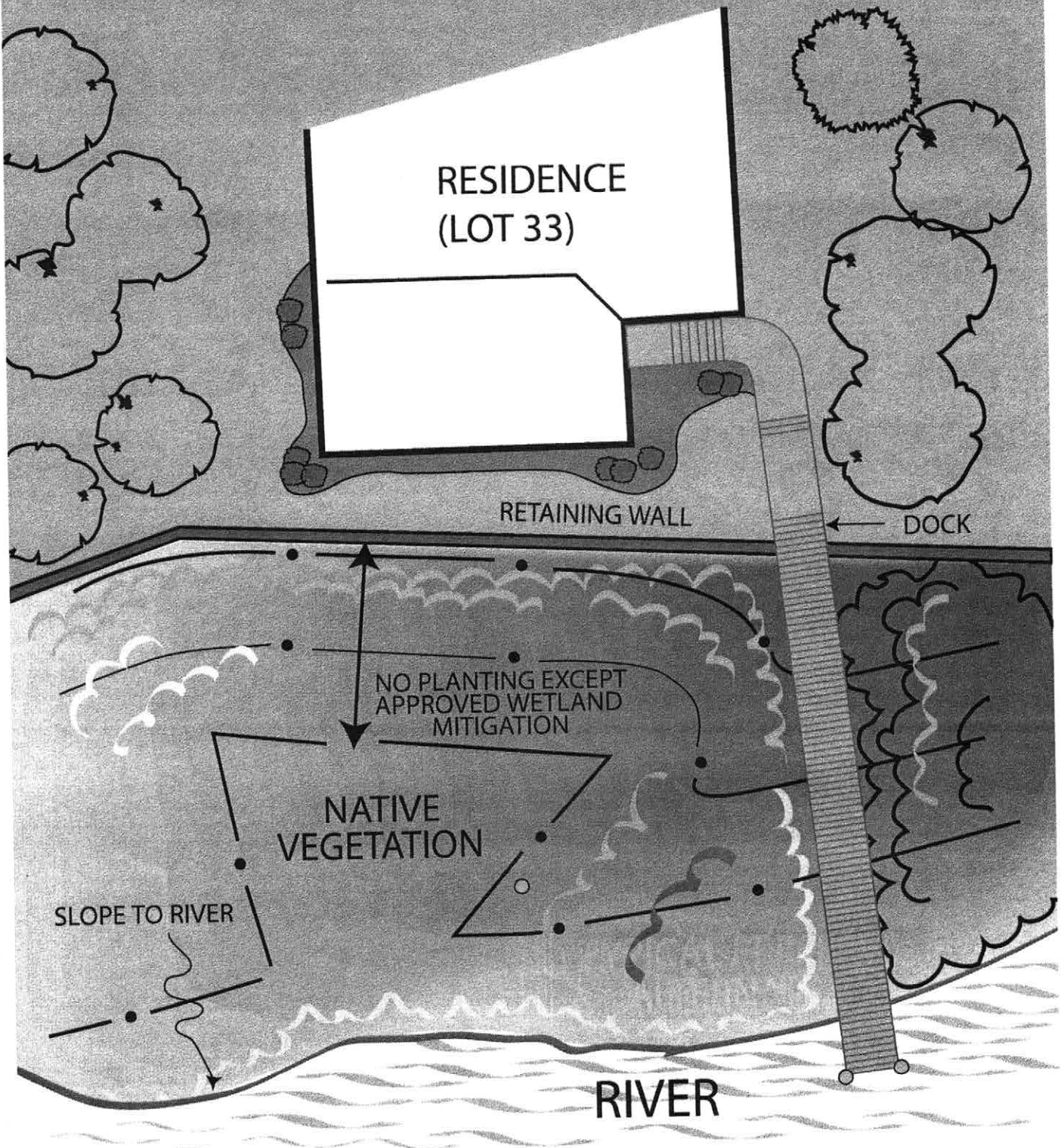
TYPICAL LAKEFRONT
ALTERNATE A



TYPICAL PRESERVE
ALTERNATE B



TYPICAL RIVERFRONT
ALTERNATE C





5. CONSTRUCTION SITE STANDARDS



The following Design Guidelines shall apply to any and all new construction, improvement, or alteration of any structure, to a 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 homesite within the Rive Isle community. In the event a violation of these Design Guidelines, the construction or work 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 or expulsion of a contractor, worker or subcontractor from the community.

I. START OF CONSTRUCTION

No lot clearing or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the ARC has been granted.

II. PORTABLE TOILETS

Prior to commencing work, a portable toilet must be placed on the job site, a minimum of 20 feet from the road.

III. CONSTRUCTION TRAFFIC

All construction traffic shall access the community through the designated construction entrance. For access control purposes, we reserve the right to require all contractors to register a complete list of their subcontractors and other employees who are permitted entry into the community with the developer. A vehicle decal or pass may be issued and must be displayed. The vehicle decal will be removed after construction is completed or employment terminated.

Construction parking shall be limited to the lot under construction and nearby vacant lots (with owner's permission).

There will be no washing of any trucks on the streets.

IV. CONSTRUCTION HOURS

The construction working hours are currently from 7:30 a.m. to 6:00 p.m., Monday through Saturday, except on nationally recognized holidays. These hours are subject to rules and regulations as published by the ARC from time to time. A 24-hour emergency telephone number must be kept on file at the security office and access control gatehouse.

V. SITE CLEAN-UP

All Construction sites must be maintained in a neat and orderly fashion. All contractors are required to provide at least one trash dumpster for every residence under construction. Dumpsters must be emptied on a regular basis. The builder is responsible for trash that blows off the site and shall retrieve such trash immediately. All trash stockpiled for removal shall be located in rear of the residence until removed. There will be no stockpiling or dumping on adjacent lots or on streets. Remaining trash will be removed by the developer and billed to the responsible contractor or subcontractor. Contractors will use only the utilities provided on the site on which they are working.

VI. CLEARING OF SITE

Only plants, vegetation and trees directly within the planned structure, roof overhangs, or driveway shall be removed. Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from the community as soon as is practical but not later than five working days.

VII. CONSTRUCTION DAMAGE

Any damage to utilities, streets and curbs, drainage inlets, sidewalks, street lights, street markers, mailboxes, walls, etc., will be repaired by the ARC and such costs billed to the responsible contractor or taken from the construction deposit.

VIII. SPEED LIMIT

The established speed limits within the community are 25 miles per hour including light trucks and autos. This must be obeyed.

IX. CONSTRUCTION SPILLAGES

Operators of vehicles are required to see that they do not spill any damaging materials while within the community. If spillage of a load occurs, operators are responsible for cleaning it up. Clean-ups done by the ARC will be billed to the responsible party. Please report any spills as soon as possible.

X. TELEPHONE / CABLE TV LINES

If any telephone, cable television, electrical, water, etc. lines are cut; it is the contractor's responsibility to report the accident to the security office access control gatehouse within the 30 minutes.

XI. VEHICLE SEARCH PROGRAM

The access control staff at Rive Isle may institute a vehicle search program of all vehicles arriving and leaving the property. This program does not require a forced search of any vehicle whose operator does not wish to comply. However, parties who do not agree to the search, if required, or change their minds after agreement, will not be allowed within the community in the future.

XII. CONSTRUCTION SITE APPEARANCE

All personnel working in the community are to keep all of their areas free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks. Person(s) who intentionally violate this regulation will be banned from the property.

XIII. RADIOS

Radios will be allowed on construction sites, but sound must not be heard past property lines.

XIV. VEHICLES AND EQUIPMENT

No vehicles (trucks, vans, cars, etc.) may be left in the community overnight. Construction equipment may be left on the site while needed, but must not be kept on the street, unless prior permission has been granted.

XV. PERSONNEL

Only bona fide workers are allowed on the property and are required to exit the property upon completion of their work. Spouses may drive workers to and from the site, but must not remain on the property unless they are actual employees of the subcontractor. For safety reasons, children will not be permitted on the job site. All workers are required to wear shirts at all times. No alcoholic beverages or illegal drugs are permitted on the property. Contractor personnel will not be permitted to hunt, fish, trap, possess any types of firearms or bring pets on the Rive Isle property.

XVI. SIGNAGE

During construction one small sign shall be allowed within the front setback of the lot to help subcontractors and others locate the particular lot within the community. No other signs, flags, banners, etc., shall be permitted. (Please refer to sign specifications on page 15 of the Rive' Isle Covenants, Conditions and Restrictions). No Resident signs will be permitted.

XVII. PERMIT BOX

All permit boxes shall match Rive Isle standard permit box.

XVIII. SUBCONTRACTOR SIGNS

No subcontractor signs of any kind will be allowed on the construction sites.

XIX. SIGN SPECIFICATIONS

All signs must meet Architectural Review Committee approval.



6. BOAT DOCK DESIGN GUIDELINES



All Boat docks will be required to compile with the “Boat Dock Rules for Rive’ Isle Association, Inc. (See Exhibit “D” of the Rive’ Isle Covenants, Conditions and Restrictions. A separate boat dock plan and walkway plan is required for all boat docks.

I. Boat Dock Materials

A. Dock Pilings:

TIMBER GUARD, VINYL COATED PILINGS. GREY COLOR.

Size:

Dock pilings: Diameter = 8”

Lift pilings: Diameter = 10”

Penetration and Installation:

Dock pilings: Minimum Penetration = 6’

Lift pilings: Minimum Penetration = 8’

Installation to be jetted or drilled into river bottom to depth specified.

B. Framing of Docks:

Sills: 2” x 8” Pressure Treated, one on each side of piling and bolted with on 5/8 galvanized bolt.

Joists: 2” x 8” Pressure Treated with a double rim joist along the outer edges. Interior joists to be spaced 24” to 30” on center.

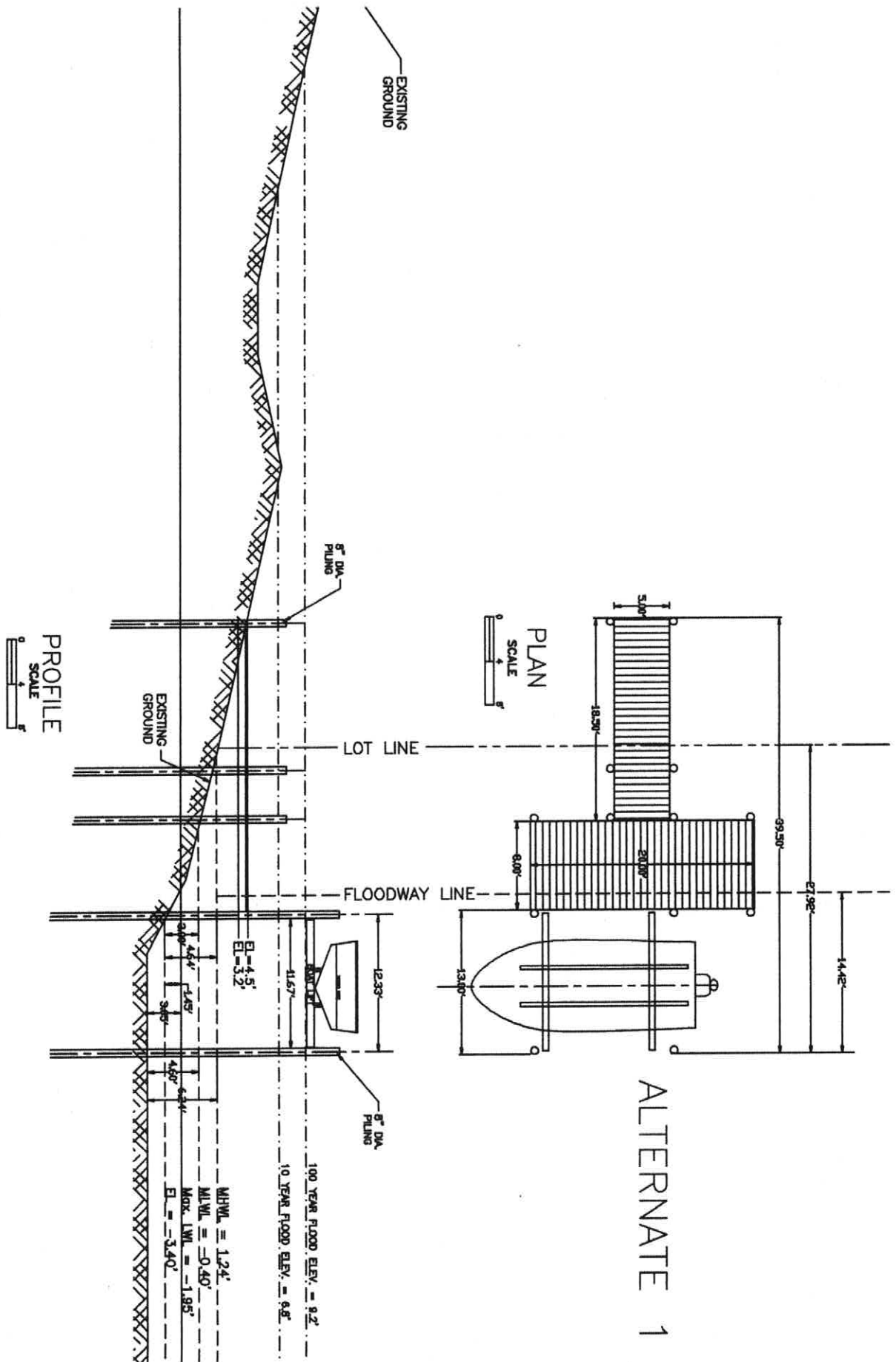
Double joist to be bolted to piling with one 5/8” galvanized bolt.

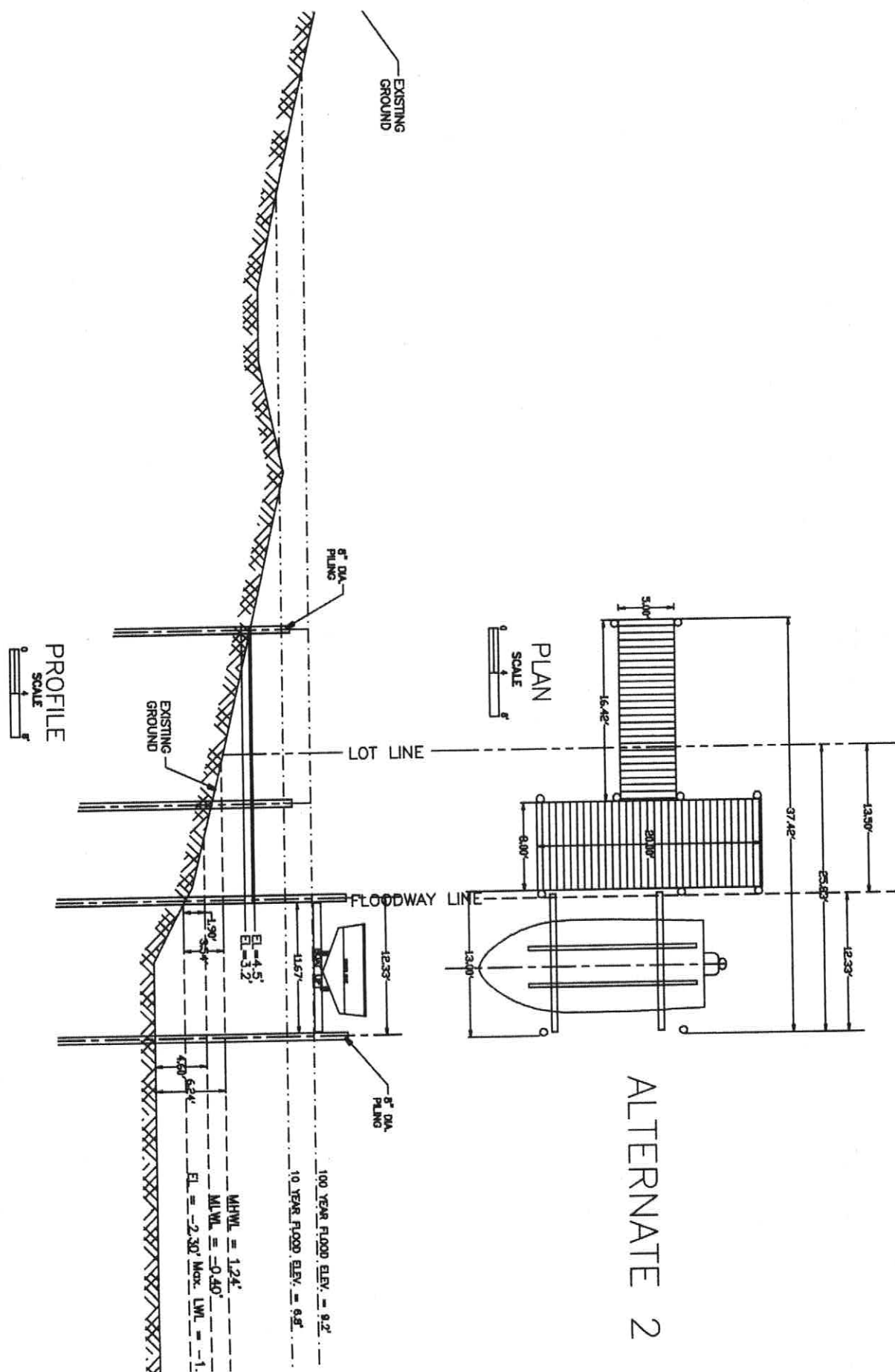
C. Decking:

All decking, railing and built in benches are to be 1” X 6” TREX Decking “Trex Accents” “Winchester Grey”.

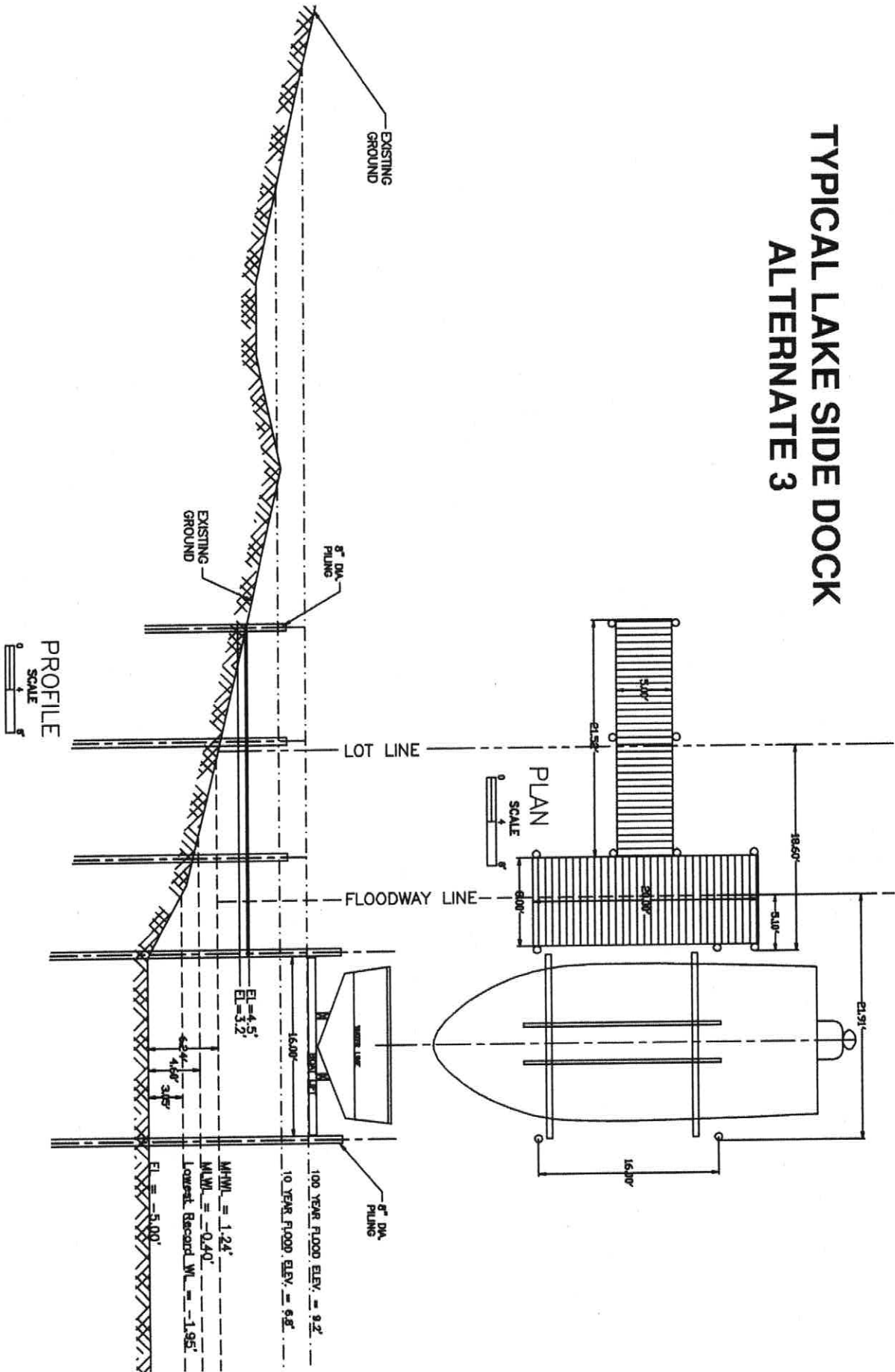
D. Treatment:

All pressure treated wood will be treated with .60 CCA Salt Water Splash guard treatment, not regular P.T. Wood.

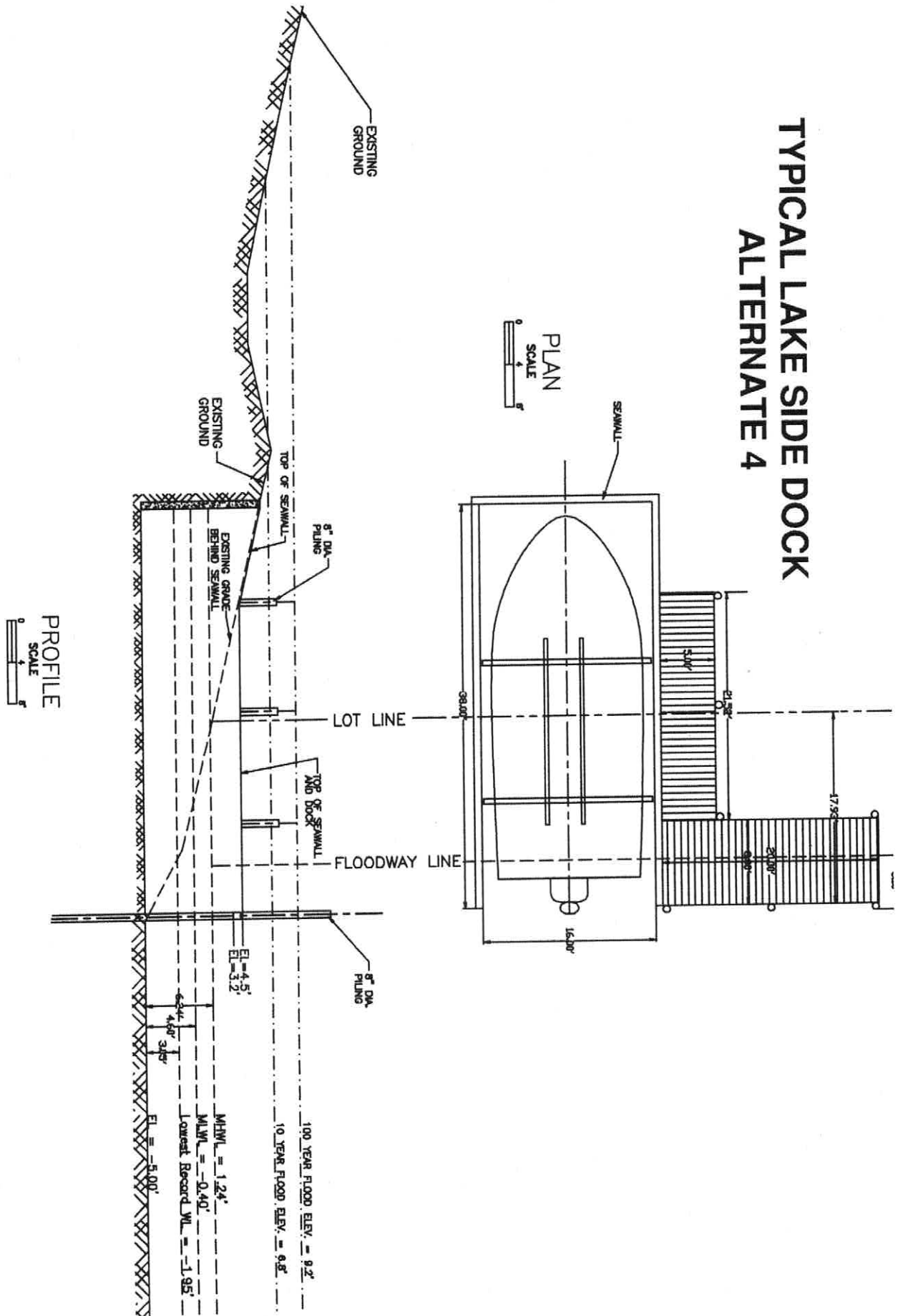


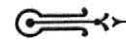


TYPICAL LAKE SIDE DOCK ALTERNATE 3



TYPICAL LAKE SIDE DOCK ALTERNATE 4





I. ARCHITECTURAL REVIEW COMMITTEE (ARC)

A. Purpose

The Rive Isle Architecture Review Committee (ARC) is a Committee of Rive Isle Community Association, Inc. The ARC does not seek to restrict individual taste or preferences. In general, its aim is to avoid harsh contrasts in the landscape and architectural themes in the Rive Isle community and to foster thoughtful design so that there is harmony between the neighboring residences. The ARC will strive to be completely objective and consistent in the design review process and will maintain sensitivity to the individual aspects of design.

B. Scope of Responsibility

The Architectural Review Committee (ARC) has the right to exercise control over all construction in the Rive Isle Community. All construction by owners must be first approved by the ARC and no construction can begin until approval has been given. Procedures and requirements for submission to the ARC are detailed herein. An application is included as an exhibit in this manual.

C. Enforcement Powers

Should an architectural violation occur, the ARC has the right to injunctive relief to require the owner to stop, remove and/or alter any improvement in a manner, which complies with the standards established by the ARC. It is the Building inspector's job to determine whether building regulations and issues of materials, building codes, encroachment, and survey have been met. It is the job of the ARC to determine whether the Rive Isle Design Guidelines have been met.

The ARC's approval is effective for a period of up to eight months. In the event that the project does not commence within this period, the ARC approval shall be considered withdrawn and the plans must be resubmitted for the ARC's approval before construction can begin. The ARC may require that another Plan Review Fee be charged in the event that there have been substantial changes to the plan.

Approval by the ARC does not relieve an owner of his/her obligation to receive any governmental approvals, if required. If such approvals are required and are not obtained by the owner, the ARC and/or the applicable governmental agency may take whatever action is necessary against the owner to obtain compliance.

If the ARC is not satisfied that the design of a dwelling has followed the approved design and drawings after construction has been completed, the ARC or the Rive Isle Community Association, Inc. may take any action authorized by the Declaration, including, but not limited to, the imposition of fines, levy of assessments, removal or remedy of the violation, and/or injunctive relief requiring the removal or the remedying of the violation. In addition, the Rive Isle Community Association, Inc. shall be entitled to recover all costs incurred in enforcing compliance, from the party that is in violation of the guidelines. This also pertains to the owner's landscape installation if the ARC feels the installation fails to satisfy the design of the approved landscape plans.

D. Schedule of Fees and Refundable Deposits

All owners and contractors are required to post a construction bond in the form of a refundable deposit per homesite under construction. A Review Fee is also due to cover the costs of reviewing plans. The bond check must accompany the application for ARC approval. The bond shall be held by the ARC until the final survey and Certificate of Occupancy is issued and a field inspection by the

ARC is completed. The bond shall be utilized to repair, replace, or clean up common areas that are damaged due to the owner's construction activities. The owner will be notified twenty-four (24) hours prior to use of bond, allowing the owner to rectify the problem before the bond is expended.

1. New Homes

Fees and refundable deposits payable to the ARC for major building additions (25% or more added area to the existing home) and related exterior alterations including landscape and hardscape shall be charged according to the following schedule:

Plan Review Fee	\$1,000
Builder's Deposit	\$5,000 (one deposit per Builder)

2. Major Building Additions

Fees and refundable deposits payable to the ARC for major building additions (25% or more added area to the existing home) and related exterior alterations including landscape and hardscape shall be charged according to the following schedule:

Plan Review Fee	\$500
Contractor Deposit	\$5,000

3. Minor Building Additions

Fees and refundable deposits payable to the ARC for minor additions to dwellings and/or exterior related alterations including new swimming pools, patios, terraces and/or extensive re-landscaping/hardscape shall be charged according to the following schedule:

Plan Review Fee	\$300
Contractor Deposit	\$3,000

E. Conditions Arising After Completion (and issuance of a C.O.)

4. If it is found that a dwelling is or has become deficient with respect to the Rive Isle Architectural Design Guidelines, the owner shall be required to make the appropriate changes.
5. Any fundamental changes to the landscape of a dwelling other than the replacement or addition of small shrubbery and annual or perennial flowers shall require the approval of the ARC. In the event of storm damage, owners will be expected to repair their homes and replace landscaping in accordance with their originally approved plans, in a reasonable time period.
6. Any structural additions or changes to a dwelling except purely interior or otherwise invisible modifications shall require the approval of the ARC prior to construction. Any additions or modifications to a dwelling shall be in conformance with Rive Isle Architectural Guidelines.

F. Limitation of Responsibilities

The primary goal of the ARC is to review the applications, plans, specifications, materials, and samples submitted to determine if the proposed structure conforms in appearance and construction quality with the Architectural Design Guidelines as set forth by the ARC. Approval by the ARC only means the proposed construction complies with the Guidelines. Review and approval of dwelling under the Guidelines is made on the basis of aesthetic considerations only, and the ARC shall not bear any responsibility for ensuring (1) structural integrity or soundness of approved construction, (2) compliance with building codes and other governmental requirements; or (3) for any defects or deficiencies in plans submitted. The review and approval of plans by the ARC shall not be a substitute for compliance with the permitted and approval requirements of Manatee County or any other governmental authorities. The owner submitting an application for construction under these Guidelines (the "applicant") shall obtain all necessary permits, approvals and inspections required by any state, county or local governmental entity to commence and complete the proposed construction. Additionally, the applicant shall also be responsible for ensuring that all improvements comply with all applicable building codes and regulations. The ARC shall have no liability for any injury, damages, or loss arising out of the manner or quality of construction of any dwelling.

G. Meetings of the ARC

The ARC will meet as requests are received. The ARC will make every effort to respond to or approve the request within thirty (30) days of the date the request is received by the ARC. If the ARC does not meet, or fails to respond to a submission made by an owner within thirty (30) days, the submissions shall be deemed approved.

H. Committee Members

The ARC shall consist of individuals appointed by the Developers of Rive Isle or by the Board of the Rive Isle Association, and may include a representative of the developer, an architect, a landscape architect, a civil engineer, and others. The members of the ARC may change from time to time.

I. Administration

The ARC may appoint an administrator to handle the day-to-day responsibilities of processing submissions and coordinating with owners, including the following services:

Explanation and the interpretation of the Architectural Design Guidelines.

Provide environmental information including tree and vegetation characteristics, their value and relationship to new construction.

Provide access to samples, displays and pictorial review exhibiting acceptable architectural solutions.

Provide a pre-design conference to consider existing data relating to a particular homesite, adjacent, nearby or planned homes, easements, setbacks, etc.

Review plans and designs for compatibility with the overall architectural style of the community.

Review job progress, provide ARC inspections and implement committee decisions and policy.

Approval of Builders

All builders must be pre-approved by the ARC prior to the commencement of new construction or modification of any residence within the Rive Isle Community.

Construction Inspections

Periodic inspections may be made by the ARC while construction is in progress to determine compliance with the approved architectural and landscape plans and specifications. The ARC is empowered to enforce its policy, as set forth in these Architectural Design Guidelines, by an action, including injunctive relief to ensure compliance.

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 decisions.

Design Document Changes

The owner must notify the ARC prior to making any changes to approved plans and any elements of the design or construction that deviate from the ARC approved plans. A letter with applicable support data (as required) must be submitted to the ARC for the records. Any major deviations (as solely determined by the ARC) may require full ARC approval prior to commencement of changes. Upon completion, an as-built set of drawings showing any exterior changes to the original approved plans shall be required.

Penalties for Nonconformance

After issuance of a C.O., But Before Return of Deposits it is essential for the ARC to enforce the Rive Isle Architectural Design Guidelines. The ARC recognizes that, in special circumstances, a C.O. may be issued although certain defects in a dwelling or landscape exist according to Rive Isle Architectural Guidelines.

In those cases, the contractor and owner deposits will be withheld pending satisfactory completion of the project.

After issuance of a C.O. and Return of Deposits

Penalties for creating a non-conforming situation without subsequent correction include:

- Progressive fines not to exceed \$100 per day, which shall accumulate daily, ten days after written notice on non-conformance.
- Other penalties imposed by or agreements made with the ARC.

Appeal

If an application has been denied, or the approval is subject to conditions, which the owner feels are unacceptable, the owner may require a hearing before the ARC to justify his/her position. The ARC will review its decision and notify the owner of its final decision within ten (10) days of the hearing. The Rive Isle board of directors has the ultimate decision making power in any dispute between the ARC and the homeowner.

Application Withdrawal

An application for withdrawal may be made without prejudice, provided the request for withdrawal is made in writing and filed with the ARC prior to the review and/or action on the application.

Waiver and Additional Requirements

These Architectural Design Guidelines have been adopted to assist the owners within the Rive Isle Community and the ARC in connection with the design approval process. However, these are merely guidelines, and the ARC will have the right to waive any of the requirements set forth herein, or will have the right to require additional or more stringent requirements as to any proposed improvement, if deemed appropriate.

II. DESIGN REVIEW PROCESS

The following is an outline of the Procedures for plan submissions for single family detached homes. **All plans are to be submitted to the Architectural Design Review Committee Administrator. Please see attachment for current contact information.**

Please refer to Instruction Sheet/Architectural Documents, Page 33

A. Review the Relevant Documents

1. Lot Purchase Agreement
2. These Design Guidelines
3. The Rive Isle Homeowners Association Covenants, Conditions and Restrictions.

B. Retain Professional Design Consultants or Approved Builder

Selection of a Florida registered residential and landscape architect is recommended. If you are working with an approved builder, have your builder read and acquaint himself/herself with these Architectural Design Guidelines.

C. Begin with Your Conceptual Design

Discuss your requirements, and have the architects or builder produce sketches illustrating the design concept and showing how the residence will be situated on the lot. These drawings will be used during review.

D. Initial Review

Preliminary plans (two sets) showing critical dimensions as follows and:

Design Review Application

Design Review Fee as outlined in Section D, Schedule of Fees and Refundable Deposits, page 26, payable to Rive Isle Homeowners Association, Inc.

Lot Plan (survey) indicating the location of all proposed improvements on the lot and showing all existing trees with trunk caliber of four (4) inches or greater. Topographical survey showing all setbacks, easements and neighboring structures needs to be included.

Preliminary Floor Plan (s)

Preliminary Exterior Elevations (all sides)

Preliminary Building Sections (s)

Preliminary Landscape Plan (may be submitted separately at a later date.)

The ARC will review the application and design documents within thirty (30) days and return one set of plans to the owner with the appropriate comments.

E. Final Review

1. The owner must submit the final construction plans that meet all requirements for permitting.
 - a) Final Floor Plan (s)
 - b) Final Exterior Elevations: specifications, materials, preliminary paint color chips
 - c) Roofs: structure, material, product photos (or samples)
 - d) Fascia and Trim: section details, materials, preliminary paint color chips
 - e) Conceptual Landscape Plan: tree location (size and quality materials), irrigation plan showing location of control valves
 - f) Exterior Doors, Garage Doors, and Windows: specifications, materials, product photos, preliminary paint color chips
 - g) Patio, Decks, Balconies, Verandahs, and Porches: specifications, materials, preliminary paint color chips
 - h) Fences/Walls: design details, materials, preliminary paint color chips
 - i) Mechanical Equipment: location, screening details
 - j) Exterior Lighting Details: specifications, product photos
 - k) Driveways: materials, finish, preliminary paint color chip
2. Submit a check for the construction deposit as outlined in Section "D"s Schedule of Fees and Refundable Deposits, page 26, payable to Rive Isle Homeowners Association, Inc.
3. The ARC will review all design documents and return one set of plans to the owner within thirty (30) days with approval and appropriate comments.
4. Prior to granting approval, the ARC may require a field inspection of the rough stake-out showing building corners and a certification of a registered surveyor ensuring the house location complies with the site plan.

F. Submission of Plans to Building Department

Following or concurrent with final review and approval, the owner may then submit approved plans to the Manatee County Building Department, or other such agencies having jurisdiction for required permits.

G. Construction Commencement

Upon receipt of final plan approval for the ARC and building permits, the owner can commence construction. The ARC reserves the right to inspect in the field for compliance during any stage of construction. Once construction has commenced, it shall be diligently pursued until completion. All construction must be completed within 18 months from issuance of the building permit, unless an extension has been granted by the ARC.

H. Inspections

Reviews – the ARC and the Manatee County Building Inspector will perform periodic reviews to ensure compliance with the guidelines and approved plans as follows:

Prior to any clearing, excavation or filling on a lot for construction, the owner may be asked to provide a string stakeout for conformity to ARC approved plans and will approve or disapprove the commencement of construction.

Prior to placement of permanent improvements, e.g. footings, pilings, slabs, etc., the owner must provide a footing form board survey from a registered surveyor to the ARC for approval before construction can continue. A copy of the approved survey will be kept on file with the Homeowner's Association of the ARC.

The owner will place form boards and strings indicating all building areas.

At such time as the owner has completed all improvements, including landscaping installation, in accordance with the plans and specifications approved by the ARC the owner or builder shall request a final review by the ARC. The ARC will determine if all improvements have been made in accordance with ARC approved plans. Upon certification by the ARC that all improvements have been satisfactorily completed, including landscaping, in accordance with the approved plans and specifications, and after any desired review by the ARC members, the ARC will issue a final approval letter to the Rive Isle Homeowners Community. No residence within the community may be occupied by any person until a final approval letter is issued by the ARC and a Certificate of Occupancy is issued for the Manatee County Building Department.

The ARC will return the refundable construction bond within a sixty (60) day time period after ensuring that no outstanding issues exist.

I. Color Review

Provide the Architectural Design Review Committee the color chips of proposed colors of all painted materials as well as colors of roof tiles, brick, stone, etc., along with building plans and elevations. Approval will be given based on one of the following methods:

1. Pre-approved Color Selection Before Construction

A 4' X 8' plywood panel shall be installed on the lot facing the street, painted with body color, trim color, shutter color, and other colors to be used on the house.

2. On-site Color Review during Construction

Two paint color review samples will be painted on 2 separate walls of the house, one on the street side and one on the side of the house. The area of painting shall be a minimum of 4' wide and will encompass the roof fascia, wall, trim, shutters, etc. The roof tile, windows, shutters, trim, and stem wall finish material shall be in place to compare paint colors with adjacent material colors.

A copy of the approved samples will be kept on file with the Homeowner's Association or the ARC.

J. Landscape Review

The owner must submit three sets of the final landscape plans for approval (90 days prior to expected project completion).

The ARC will review the plans and return one set of plans to the owner within thirty (30) days with the appropriate comments.

K. Survey/Certificate of Occupancy/Refundable Construction Bond

Upon completion of construction and final inspection by the ARC to insure compliance with all ARC criteria and policies, the contractor will submit to the ARC:

Final survey – certified by surveyor

A set of drawings showing any changes to the original approved plans

Upon satisfactory completion of the above and issuance of the Certificate of Occupancy by Manatee County, the ARC will return the refundable construction bonds to the owner or contractor.

III. INSTRUCTION SHEET/ARCHITECTURAL DOCUMENTS

In order to provide a systematic and uniform review of the proposed construction, four (4) sets of architectural documents are required. Please refer to Design Review Process on Page ___ of these Architectural Design Guidelines to determine whether the architectural documents, as outlined below, are required for initial review or final review. Plans and specifications shall be completed and detailed to the point that all significant aspects of construction are clearly identified and understandable by a construction professional. Sheet sizes of 24" X 26" are preferred.

A. Site Plan

- Scale size appropriate to show detail, but not less than 1 inch = 20 feet
- North arrow
- Property lines/Setbacks with dimensions (with adjacent property information)/Adjacent improvements indicating windows and doors
- Easements and rights-of-way
- Driveways, sidewalks, walkways, fences and wall, access streets(s), parking
- Culverts and swales
- Paving plan
- Grading/Drainage plan
- Foundation outline, roof drip line and entry areas
- Pools, decks, patios
- Existing grade/finished floor elevations
- Mailbox and post light location
- Existing trees with four (4) inch caliper or greater (excluding citrus trees)
- Service courts

B. Exterior Elevations

- Scale to be a minimum of 1/4" = 1'-0" and appropriate in size to show detail
- Sides, rear and front elevations
- Doors, windows, walls, fences, mechanical equipment

C. Building Sections

Scale to be a minimum of $1/4" = 1'-0"$ and appropriate in size to show detail.

Detail wall sections

Detail roof sections, pitch, type

D. Exterior Colors/Finishes/Materials

Specifications/Material selection details showing all materials to be included.

Manufacturers/models (if applicable)

Product samples/photos

Preliminary paint color chips, name, manufacturer, number (colors may be presented no later than 60 days prior to painting of the house)

E. Roof Plans

Scale in size appropriate to show detail

F. Foundation Plans

Scale in size appropriate to show detail

G. Floor Plans

Scale in size appropriate to show detail

H. Landscape Plans

Title Information (3 copies) - Indicate the lot number, location, and name of client along with the name, address, and phone number of the licensed landscape architect preparing the documents.

Sheet Size - 24" x 36" preferred

Scale - Either $1/8" = 1'-0"$ or $1" = 10'-0"$

Boundary - Indicate all perimeter property lines, setbacks, dedicated easements, and north arrow

Structures - Position all structures on the property and indicate the location of all windows, doors and permanent construction elements which are proposed.

Perimeter Areas - Reflect all adjacent site conditions and surrounding roadways, lakes, golf elements, and pertinent features which may affect the subject property.

Hardscape - Indicate all proposed vehicular and pedestrian circulation treatments, swimming pool location and configuration, miscellaneous amenity elements, garden features, and permanent site furnishings which may affect the use of the site.

Utility Elements - Show all air conditioner equipment locations, exposed utility meters, garbage areas, LP gas tank, pool equipment and any service or utility elements which may require landscape treatment or buffer screening.

Decorative Grading - Indicate general existing grades and all proposed decorative grading (earth berming) at one foot intervals.

Existing Vegetation - Based upon a current tree survey, accurately identify and locate all existing vegetation with a caliper of 4" or greater, which is intended to be removed, remain or be relocated on the site. Citrus trees should be noted only if they are to remain or be relocated on the site.

Proposed Vegetation - Provided a comprehensive landscape layout for all trees, palms, shrubs, groundcovers, vines and sod which are proposed throughout the site.

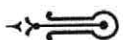
Street Tree Locations

Plant List – Identify all proposed vegetation with a plant list that reflects the scientific and accepted common name, 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 bid pricing, design review, and/or final installation purposes.

I. Final Survey

Letter from builder, architect, engineer or surveyor stating that the completed residence is in conformance with the Architectural Design Guidelines and approved plans and a final survey which contains:

- Lot corners
- Dwelling corners
- Driveways and driveway aprons
- Sidewalks and walkways
- Pools, decks, patios
- Fences and privacy walls
- Easements and right of way
- Elevations for finished ground floor, sidewalks, swales and driveway aprons



8. ARCHITECTURAL REVIEW APPLICATION



Construction Address: _____

Lot # / Block #: _____

Owner: _____

Name

Street Address

City

State

Zip

Telephone

Telephone - Alt.

Builder: _____

Residential Architect: _____

Name of Contact

Firm Name

Street Address

City

State

Zip

Telephone

Telephone - Alt.

Landscape Architect: _____

Name of Contact

Firm Name

Street Address

City

State

Zip

Telephone

Telephone - Alt.

This application is being submitted for (check one):
Initial Review
Final Review

GENERAL INFORMATION

Lot Dimensions: Width @ front 30' set-back _____ feet
 Width @ rear 30' set-back _____ feet
 Depth along left lot line _____ feet
 Depth along right lot line _____ feet

Building Height: One Story Two Story

 Overall Height (from top of slab) _____ feet
 1st Floor Slab Elevation _____ feet
 Building Pad Elevation _____ feet
Elevation @ Crown of Adjacent Road (highest point) _____ feet
 # of courses on Stem wall _____ feet

Building Area: 1st Floor (a/c) _____ sq. ft.
 2nd Floor (a/c) _____ sq. ft.
 Net Building Area (a/c) _____ sq. ft.
Covered Porches, Entries, Etc. _____ sq. ft.
 Garage _____ sq. ft.
 Accessory Structures, Misc. _____ sq. ft.
 Gross Building Area _____ sq. ft.
Miscellaneous: # of Bedrooms _____

 # of Bathrooms _____

Swimming Pool Yes No

 Pool Cage Yes No

 Garage Parking Yes No

 Roof Pitch 5/12

Exterior Colors and Materials

Exterior Features

Color/Finish

Material Description

Driveway Pavement	_____	_____
Entry Walk	_____	_____
Siding	_____	_____
Stone	_____	_____
Brick	_____	_____
Shutters	_____	_____
Windows	_____	_____
Window Trim	_____	_____
Cast Stone	_____	_____
Entry Door	_____	_____
Patio Door	_____	_____
French Doors	_____	_____
Garage Door(s)	_____	_____
Roofing	_____	_____
Fascia	_____	_____
Soffit	_____	_____
Gutters	_____	_____
Chimney	_____	_____
Balconies	_____	_____
Pool Deck/Patio Paving	_____	_____
Screen Enclosure	_____	_____
Fencing	_____	_____

Note: Include color chips, material, samples of color product photos, etc. with application.

Please refer to Section 7 Paragraph II – D, (Initial Review) of Paragraph II – E (Final Review) of the Rive Isles Architectural Design Guidelines, for a listing of plans, specifications, and material required for submittal with the application. This application will not be deemed complete until all required plans, specifications, materials, deposits and fees have been submitted to the ARC as required within this application and Architectural Design Guidelines. Please include a transmittal form with this application, detailing all items submitted.

The preceding application is submitted for review by the Architectural Design Review Committee. Required design documents are enclosed, as detailed within the attached transmittal form:

Submitted by: _____

Title: _____

Firm: _____

Date: _____

Owner Signature: _____

FOR ARC USE

Date Received: _____

The Architectural Design Review Committee has reviewed the forgoing application and rendered the following:

- Approved
- Approved with Limiting Conditions
- Denied

Comments (recommendations):

Limiting Conditions (binding provisions):

Chairman Review Committee

Date

I. FEES AND DEPOSITS

ARC FEES AND DEPOSITS

Procedures and Payment Form

Policy: Effective January 1, 2006, payment of Plan Review Fee and Construction Deposit will apply to all contracts with Rive Isles Homeowners.

Procedure: At time of application for Initial Review. Enclose a check for application fee as outlined in the attached Schedule of Fees and Refundable Deposits. At time of application for Final Review, enclose a check for applicable refundable deposit as outlined within the attached Schedule of Fees and Refundable Deposits. All checks should be made payable to "Rive Isle Homeowners Association Inc."

- Refundable deposits will be deposited with the ARC in a non-interest bearing escrow account
- The ARC will maintain accurate records of all fees and refundable deposits made in builders and property owner's names.
- After final ARC approvals and Certificates of Occupancy are issued by Manatee Count, the ARC will refund applicable deposits within 60 days, assuming no unresolved issues exist.

Schedule of Fees and Refundable Deposits

Please refer to Section 7 Paragraph I – D for further information concerning required fees and deposits. The below schedule details the fees for ARC review as well as the construction deposits:

New Homes - Deposit is required per builder

Major Building Additions	Plan Review Fee (including Architect, Engineer & Landscape)	\$1,000
	Construction Deposit	\$5,000

Minor Building Additions or Changes

	Plan Review Fee	\$300
	Construction Deposit	\$3,000

Please return this completed Payment Form along with your application:

To: Rive Isle Architectural Review Committee
Attn: Administrator
1 Wilderness Blvd. • Parrish, FL 34219

From: Approved Builder: _____
Contact: _____
Phone #: _____

Re: Property Owner: _____
Lot # _____ Block _____

Construction Address: _____

Enclosed are Fees and/or Refundable Deposit as itemized below:

Procedures and Payment Form Page 2

Check one:

- New home and related landscape
- Major home addition (25% +/-) and related landscape changes
- Minor home additions and/or landscape changes

Please indicate applicable dollar amounts enclosed with this application (see Schedule of Fees and Refundable Deposits):

Plan Review Fee \$ _____

Construction Deposit \$ _____

Total included in check enclosed \$ _____

Check # _____

RANGE OF ALLOWABLE FINISH FLOOR ELEVATIONS ON EACH LOT

Lot Number	Minimum FF Elevation	Maximum FF Elevation
1 (fixed)	14.30	14.30
2	13.30	13.97
3	12.70	13.37
4	12.30	12.97
5	12.00	12.67
6	12.50	13.17
7	12.75	13.42
8	12.40	13.07
9	12.5	13.17
10	12.80	13.47
11	12.80	13.47
12	12.20	12.87
13	12.40	13.07
14	12.30	12.97
15	12.30	12.97
16	12.30	12.97
17	11.60	12.27
18	12.40	13.07
19	12.20	12.87
20	12.30	12.97
21	11.90	12.57
22	12.00	12.67
23	12.35	13.02
24	12.00	12.67
25	11.50	12.17
26	12.10	12.77
27	12.35	13.02
28	12.10	12.77
29	11.60	12.27
30	11.60	12.27
31	12.10	12.77
32	12.20	12.87
33	12.00	12.67
34	11.40	12.07
35	11.60	12.27
36	12.20	12.87
37	12.20	12.87
38	11.50	12.17
39	11.20	11.87
40	11.50	12.17
41	11.75	12.42
42	11.60	12.27
43	11.10	11.77
44	11.50	12.17
45	11.85	12.52

Lot Number	Minimum FF Elevation	Maximum FF Elevation
46	12.05	13.17
47	12.05	13.17
48	11.85	12.52
49	11.30	11.97
50	11.10	11.77
51 (fixed)	12.20	12.20
52 (fixed)	12.20	12.20
53	11.20	11.87
54	11.40	12.07
55	11.90	12.57
56	12.05	12.72
57	11.80	12.47
58	11.40	12.07
59	11.65	12.32
60	12.15	12.82
61	12.20	12.87
62	11.80	12.47
63	11.40	12.07
64	11.40	12.07
65	11.80	12.47
66	12.20	12.87
67	12.35	13.02
68	12.10	12.77
69	11.70	12.37
70	11.35	12.02
71	11.85	12.52
72	12.35	13.02
73	12.00	12.67
74	11.40	12.07
75	11.65	12.32
76	12.00	12.67
77	12.30	12.97
78	12.30	12.97
79	12.60	13.27
80	11.60	12.27
81	12.00	12.67
82	12.40	13.07
83	12.40	13.07
84	11.95	12.62
85	12.75	13.42
86	12.75	13.42
87	12.20	12.87
88	12.10	12.77
89	12.40	13.07
90	12.80	13.47
91	12.80	13.47
92	12.40	13.07

Lot Number	Minimum FF Elevation	Maximum FF Elevation
93	13.00	13.67
94	13.30	13.97
95 (fixed)	14.30	14.30
96 (fixed)	14.30	14.30
97	13.30	13.97
98	13.35 +.34	13.69
99 (fixed)	13.40	13.40
100 (fixed)	12.90	12.90
101 (fixed)	12.30	12.30
102	12.10 +.34	12.44
103	12.50	13.17
104	12.80 +.34	13.14
105 (fixed)	12.80	12.80
106	12.40 + .34	13.07
107	12.00	12.67
108	12.00	12.67
109	12.25	12.92
110	12.00	12.67
111	11.90	12.57
112	12.40	13.07
113	12.40	13.07
114	11.80	12.47
115	11.45	12.12
116	11.30	11.97
117	11.70	12.37
118	12.10	12.77
119	12.10	12.77
120	11.80	12.47
121	11.40	12.07
122	11.50	12.17
123	11.80	12.47
124	11.90	12.57
125	11.60	12.27
126	11.10	11.77
127	11.10	11.77
128	11.60	12.27
129	12.10	12.77
130	11.70	12.37
131	11.35	12.02
132	11.25	11.92
133	11.65	12.32
134	11.85	12.52
135	12.05	12.72
136	12.05	12.72
137	11.85	12.52
138	11.50	12.17
139	11.25	11.92

Lot Number	Minimum FF Elevation	Maximum FF Elevation
140	11.75	12.42
141	11.20	11.87
142	10.85	11.52
143	11.30	11.97
144	11.80	12.47
145	11.90	12.57
146	11.70	12.37
147	11.30	11.97
148	11.60	12.27
149	12.00	12.67
150	12.10	12.77
151	11.90	12.57
152	11.50	12.17
153	11.40	12.07
154	11.90	12.57
155	12.40	13.07
156	12.50	13.17
157	13.20	13.87
158	12.75	13.42
159	12.25	12.92
160	12.25	12.92
161	12.40	13.07
162	12.10	12.77
163	11.75 +.34	12.09
164 (fixed)	11.80	11.80
165 (fixed)	12.30	12.30
166	12.30 +.34	12.64
167	11.90	12.57
168	12.00	12.67
169	12.55	13.22
170	12.80	13.47
171	12.60	13.27
172	12.25	12.92
173	12.20	12.87
174	12.60	13.27
175	13.40	14.07
176	13.30	13.97
177	12.90	13.57
178	12.60	13.27