

ARCHITECTURAL GUIDELINES

FOR PABLO BAY

ARB revisions 04/07/2021

PART I: INTRODUCTION

1. Standards and Guidelines

- 1.1 The Architectural Guidelines consist of established minimum requirements which will be used to regulate the construction of all Proposed Improvements at Pablo Bay and to assist in making the Property a community of high standards and aesthetic beauty. All developers, contractors, architects, engineers, and property owners must adhere to the Architectural Guidelines in conjunction with all applicable building codes, the Americans with Disabilities Act, the terms and conditions of the Declaration of Covenants, Conditions, Restrictions and Easements for Pablo Bay, as amended (the “Declaration”), and all contractual requirements.
- 1.2 The Standards are followed in this document by Architectural Guidelines which describe aspects of architectural delineation and site design which are strongly desired to be utilized throughout the design and development process.
- 1.3 The Architectural Guidelines are supported by the Association’s Architectural Review Board (ARB) and will be used throughout the development process as criteria for objectively reviewing all development plans and procedures.

2. Review Procedures and Required Submittals:

- 2.1 The review procedures and required submittals for all Proposed Improvements are as stated in Article VI.B.3 of the Declaration of Covenants, Conditions, Restrictions, and Easements for Pablo Bay and as supplemented by these Architectural Guidelines.
- 2.2 All Proposed Improvements must meet applicable local, state, and federal law.

PART II: ARCHITECTURAL GUIDELINES

II A. DESIGN STANDARDS FOR ALL RESIDENTIAL DEVELOPMENT

1. Preservation of Existing Vegetation:

- 1.1 No site clearing shall occur prior to ARB approval of the site plan for the Proposed Improvements. All site plans shall be accompanied with a survey of

existing hardwood trees with trunk diameter of six (6) inches or greater measured at three (3) feet above ground and a landscape preservation plan.

- 1.2 No trees shall be removed without reviewing and complying, as necessary, with the content in the “A Citizen’s Guide to Jacksonville Tree Protections and Tree Removal Permits” The homeowner must also submit The Tree Removal Request form. Both can be found on the PabloBay.com website.
 - 1.3 All structures and pavement shall be located in a manner which will preserve the majority of specimen vegetation on the site.
 - 1.4 Temporary barrier fencing must be erected around the areas to be preserved.
 - 1.5 Construction machinery and materials shall not be driven or located within any preservation areas. Grading, trenching and other methods of soil compaction are prohibited in preservation areas. Owners shall be solely responsible for any such activities which result in a violation of an applicable environmental permit.
2. Site Organization:
 - 2.1 Integrate site plan with adjacent parcels to provide a logical, safe, and harmonious systems of roadways, sidewalks, and building facades.
3. Earthwork and Drainage:
 - 3.1 If applicable, landscape mounds and swales shall be constructed with smooth transitions to avoid abrupt or extreme changes in slope.
 - 3.2 If applicable, mounds shall not disturb swale drainage or be placed between the trunk and drip line of a tree.
 - 3.3 The drainage plan for the Proposed Improvements must be submitted to the ARB as a part of the formal review process.
4. Landscape Standards:
 - 4.1 No landscape plant materials may obstruct areas of pedestrian or vehicular access.
 - 4.2 All dead or dying plant material must be replaced by the responsible party.
 - 4.3 All plants used for screening shall have adequate size and density to form an opaque screen with a minimum height of five (5) feet within one year.
 - 4.4 No landscape materials shall encroach upon any conservation easement, wetlands area, or other restricted area at any time.

- 4.5 Duval County, Florida tree and landscape ordinances shall be used to determine any additional planting that may be required.
 - 4.6 All landscaping materials, including grasses, trees, shrubs, plants, fountains, statues or other outdoor ornamentation, waterscapes, and landscape lighting are at the discretion of the ARB and shall be considered by the ARB as a part of the formal review process of the Proposed Improvements.
 - 4.7 Front yard landscape coverage consisting of trees, shrubs and flower beds shall be at maximum fifty (50) percent. All yards, including front, side, and rear yards, shall be fully sodded with St. Augustine grass, Zoysia, or Bermuda grass.
5. Construction Practices:
- 5.1 Construction shall not commence until receiving written approval of the final plans from the ARB. The final plans for the Proposed Improvements submitted to the ARB must include a construction schedule that includes an estimated completion date.
 - 5.2 Prior to site clearing, all conservation easements, wetlands areas, and other restricted areas must be located on site and properly protected with barrier fencing by the Owner. All plans submitted to the ARB must identify conservation easements, wetlands areas, and other restricted areas.
 - 5.3 Sediment and erosion control provisions shall control run-off to the streets and wetland areas and contain all silt and debris within the limits of construction.
 - 5.4 All dumpsters and porta-johns must be located off the street.
 - 5.5 Parking of commercial / construction trucks and trailers shall not be permitted overnight.
 - 5.6 The contractor or builder must meet all local, state, and federal regulations.
 - 5.7 Commercial signage may only be posted for the duration of the job plus one (1) week.

II B. SINGLE FAMILY LOT DESIGN STANDARDS

1. Standard Setbacks:
 - 1.1 Building setbacks shall be consistent with Duval County/Pablo Bay PUD. The PUD as of the writing of these guidelines is as follows:
 - front yard – minimum of 20'
 - side yard – minimum of 5'

- rear yard – minimum of 10'
- corner lots, all yards facing street – minimum of 20'

1.2 Pergolas, Balconies, Porch, Screened Enclosure, Privacy Wall, Planter Wall, Deck, Patio, Pool & Spa:

- front yard – no such structures allowed unless part of the original construction
- side yard – minimum of 5' setback
- rear yard – minimum of 10' setback
- corner lots, all yards facing street – minimum of 20' setback

Note:

- Swimming pools and spas are not permitted in front yards.
- Swimming pools shall be constructed in ground and composed of material thoroughly tested and accepted by the industry for such construction.
- The outside edge of the pool shall be a minimum distance as required by applicable local, state and federal law from the backwall of the residence.
- Swimming pools must be installed by a licensed, bonded, and insured contractor.
- Swimming pools must be enclosed as required by applicable local, state, and federal law. Each Owner is responsible to ensure that all applicable licenses, permits, and inspections are completed.
- Pool pumps and gas tanks should not be visible from the street. They are to be shielded by a permanent half wall or shrubbery.

1.3 Fence setbacks:

- front yard – no fence is permitted in the front yard
- side yard – property line, but cannot extend beyond midpoint of side of residence
- rear yard – property line
- corner lots – pertaining to side of house facing street
 - A fence cannot go past the midpoint (50%) of the side of the house. This is based upon the length of the roof line.
 - A fence cannot go past half (50%) of the distance between the house and sidewalk. If no sidewalk, then half (50%) way between the house and street
- Fences cannot visually impede the street view of either neighbor to each side of the home

1.4 Athletic and/or recreational structures: to include but not limited to swing sets, jungle gyms, playhouses, trampolines, outdoor toddler furniture, dog houses, basketball hoops.

- front yard – no such structures shall be permitted in the front yard
- side yard – no structures shall be permitted in the side yard
- rear yard – on property line if fenced, five (5) feet if not fenced
- corner lots – structures shall be permitted within that portion of the yard that is fenced
- Structures are to be constructed primarily of wood, where applicable and may not exceed 12 feet. (height of the first story of the dwelling).
- Basketball hoops are to be moveable, not permanently affixed, and are to be kept to the rear or side of the driveway, not in any proximity of the street.
- Recreational structures should not cause disruption to neighbors either through noise, light or necessitating trespassing on another’s property.
- Skateboard ramps shall not be permanent and are not to be kept in proximity of the street.

2. Building Siting:

- 2.1 All residential buildings shall be sited perpendicular and parallel to streets. Buildings may not be sited diagonally across lots excepting large corner lots.
- 2.2 The architecture of the building facade including the height, form and materials shall vary along the street to promote an interesting and engaging streetscape
- 2.2 Building structure height limitation is thirty-five (35) feet.
- 2.3 Building structures are limited to one (1) single family detached home with a private garage for no less than two (2) cars.

3. Accessory Structures and Furnishings:

- 3.1 Metal sheds and other metal “out” buildings are not permitted.
- 3.2 Mailboxes and mailbox structures shall adhere to U.S. Postal Standards and shall substantially conform to the mailbox design styles currently in use as posted on the Pablo Bay website under Resources. Mailbox placement is guided by US Postal Service regulations.
- 3.3 All refuse and maintenance equipment and/or furnishings must be contained, concealed, and located appropriately to ensure the safety of residents and the public.
- 3.4 Satellite dishes shall be installed either on the rear half of each Residence or in the rear yard adjacent thereto. Unless otherwise required by FCC regulations, no satellite dish shall be constructed on the side or roof of a Residence that faces or is directly visible from adjoining streets.

- 3.5 Work and storage buildings may be constructed in rear yards upon the approval of the ARB. These structures shall be of the same material and color scheme as the main residence and shall be screened by the utilization of a privacy fence properly placed to screen the rear yard. All such fencing shall be in compliance with the Declaration and these Architectural Guidelines.
- 3.6 Temporary structures of any type are not permitted except for the purpose of construction at the residence. Such structures include, but are not limited to any trailer, tent, shack, barn or any other outbuilding.
4. Garages
 - 4.1 Garages must be attached to the main Residence and shall be of the same material and color scheme as the main Residence, including the roof shingles.
 - 4.2 Garage doors, including any other exit doors from the garage, must be painted or stained to match the trim or color of the main Residence. The only acceptable variance colors (one that does not match the trim or color of the main residence) are Black, Dark Brown and Wood Tone Stain, and such colors must be aesthetically pleasing and complementary to the existing house color. If a homeowner is painting the door any of these variance colors, then an ARB request MUST be submitted.
 - 4.3 Any garage windows that face the street must have window coverings that are consistent with the main Residence.
 - 4.4 Carports are not permitted.
5. Driveways:
 - 5.1 Maximum width of driveways is twenty (20) feet; except for side entrance and courtyard entrance garages which shall be approved by the ARB on a case-by-case basis.
 - 5.2 Paving material for driveways, sidewalks, and front patios shall consist of one of the following materials and must be pre-approved by the ARB: concrete, including permeable concrete, which may be dyed and or stamped or finished with epoxy coatings; pavers; or brick. Loose aggregate or asphalt are not permissible.
 - 5.3 Paving material shall be in a color scheme that is consistent with the exterior colors of the main Residence.
6. Energy Conservation:

- 6.1 Window tinting must be consistent in color and appearance, non-reflective, and neutral in color.
- 6.2 Solar panels must be placed in side yards or on the rear of the roof. Ground mounted solar panels shall not be visible from the street.

II C. DESIGN GUIDELINES

1. Architectural Style:

- 1.1 All buildings and architectural elements along a street or within a given view area shall be unified in theme and character.

2. Architectural Elements:

- 2.1 All architectural elements, including, but not limited to, fascia, soffits, shingles, trim, and siding, shall be designed and detailed in a manner consistent with the style of the main Residence.
- 2.2 The roof pitch of any addition must match the roof pitch of the main Residence.
- 2.3 Doors may be single or paired and are usually centered within the facade. The use of entablatures and/or architraves is recommended for classic or colonial styles to emphasize primary entrances.
- 2.4 Windows and/or dormers should be generally placed in a symmetrical or balanced pattern, and should include small panes of glass and the use of shutters and/or
- 2.5 The use of chimneys is encouraged and should be designed according to the architectural typology of the main Residence.

3. Building Materials and Finishes:

- 3.1 All materials and finishes shall be complimentary to existing colors, textures, and forms. This includes but is not limited to porches, enclosures, lanai and additions.
- 3.2 Recommended materials for walls include brick, stucco, wood, vinyl, lap siding, Hardie Board or equivalent, and stone. Aluminum siding shall not be permitted.
- 3.3 Roofs may consist of slate, tile, aluminum, metal roofing, or standard three (3) tab or architectural shingles or shakes. Corrugated roofing is not permitted.

4. Fences and Walls:

- 4.1 Additional home walls shall be constructed with brick, stucco, or natural stone on all exposed surfaces. All materials and surface structures are subject to ARB review and be consistent with the esthetics of the community.
 - 4.1a Retaining walls for the front or side yard, which must receive prior approval, shall be constructed of brick, natural stone, pressure treated ties or other material consistent with the esthetics of community.
 - 4.1b Retaining walls located in the back yard of homes that are on ponds shall be constructed of brick, natural stone, pressure treated ties, or poured concrete or other material consistent with the esthetics of community.
 - 4.1c Retaining walls located in the back yard of homes that are on preserves lots shall be constructed of brick, natural stone, pressure treated ties, poured concrete, cinder blocks, stamped concrete, or other material consistent with the esthetics of community.
 - 4.2 Fences on lots adjoining lakes shall be metal, or vinyl covered aluminum with the finished side facing out.
 - 4.3 Fences on lots adjoining lakes will not go below top of the bank.
 - 4.4 Fences on lots that do not adjoin lakes shall be metal, vinyl covered aluminum, white or beige vinyl, or board on board with the finished side facing out. Board on board fences must be cleaned and “earth tone” stained on regular basis. Stockade style wood fences are prohibited.
 - 4.5 Chain-link fences are prohibited.
 - 4.6 Metal and vinyl covered aluminum fences shall be solid black in color. Other neutral colors may be considered.
 - 4.7 All fences shall have a minimum height of four (4) feet, and a maximum height of six (6) feet, except fences along lake banks shall have a maximum height of four (4) feet. Fences on lots adjoining lakes shall be transitioned from six (6) feet to four (4) feet so as to achieve a uniform appearance on such lots.
5. Landscape Design – General Considerations:
 - 5.1 The preservation and/or relocation of existing specimen hardwoods or other desirable trees is strongly recommended.
 - 5.2 The landscape plan should complement the architectural style and emphasize desirable views.

- 5.3 The planting design should consider the form, color, texture and mature size of each plant utilizing large numbers of native varieties of plant materials that compliment surrounding natural and man-made materials.
 - 5.4 Special emphasis plantings should be reserved for arrival areas, plazas and courtyards.
 - 5.5 Screen or buffer planting consisting of a layering of opaque plant materials is preferred.
 - 5.6 Owners may implement Xeriscape or Florida-friendly landscape on his/her lot for landscape beds. For permissible and excluded sodded areas, refer to Landscape Standards 4.7
6. Lake Edge Planting:
 - 6.1 All lake edge plantings shall consist of plant materials indigenous to wet or moist soil conditions.
 - 6.2 Trees and large shrubs shall be grouped in masses that create desired views across the lake and maintain a consistent and naturalistic shoreline planting design.
 - 6.3 Sod shall be installed and maintained on each lot that adjoins a lake, from the top of bank to the mean high-water line.
7. External/Outdoor Lighting
 - 7.1 No external lighting shall be installed without the prior approval of Developer or the ARB, as applicable. No lighting will be permitted which alters the residential character of the Property.
 - 7.2 External lighting shall be installed so as not to disturb or disrupt traffic or neighbors.
 - 7.3 Permanent external lighting shall be installed with permanent wiring. Temporary wiring will be permitted only with temporary holiday lighting.
 - 7.4 Colored lights are permissible only with holiday decorations.
 - 7.5 Holiday lighting and decorations shall be removed within two (2) weeks after the holiday.
8. External/Outdoor Showers

External or outdoor showers are permitted on side or rear of residence and must be enclosed or screened from view.

9. Any changes to the exterior of the property MUST have prior approval from the ARB. Failure to do so can result in fines and/or legal action to return the property to its prior state. If changes are made without approval, a Fine of \$250 will be assessed EVEN if the changes are such that they would have been approved by the ARB.
10. House / Trim / Shutter / Door Colors
 - 10.1 House and Trim Colors

While there are color selections on the website that are approved, a request for approval must still be submitted prior to repainting. The ONLY case in which that is NOT required is if the same colors are used in the same manner (same main color and same trim colors), as that would not change the appearance of the home.
 - 10.2 Shutter and Door Colors

If changing colors on the front door and/or shutters, the colors must be complimentary to the house color and the color choice will be reviewed and approved by the ARB.
11. Air Conditioners / Whole House Backup Generators
 - 11.1 No window air conditioning unit shall be installed on any residence without prior approval of the ARB.
 - 11.2 Central heat / air conditioner units and whole house backup generators should not be visible from the street. They are to be shielded by a permanent half wall or shrubbery
12. Parking
 - 12.1 Only automobiles bearing current license and registration tags are permitted to be parked on any property except when stored wholly in a garage.
 - 12.2 Overnight parking of construction / commercial vehicles, trailers or equipment of any kind are prohibited except for times of normal loading and unloading and during the time of service to the residence.
 - 12.3 Overnight parking of recreational vehicles and boats are prohibited except for the period of 1 day prior and 1 day after time of use.
 - 12.4 Any trailer or boat may only be stored permanently in a garage, side or back of house as long as it is not visible from the street.
13. Storage of Garbage and Recycle containers

- 13.1 All city issued garbage and recycle containers must be stored so that they are not visible from the street.