

ARCHITECTURAL CONTROL
GUIDELINES
FOR CEDAR BAY

INTRODUCTION

This document is intended to serve as architectural guidelines for Cedar Bay, a single-family subdivision in Duval County, Florida. It contains the necessary information to guide the homebuilders and homeowners through the preparation of design requirements of said subdivision and the pertinent governing authorities.

This document is prepared specifically for this community and it is suggested that it be reviewed thoroughly and plans be prepared accordingly since plan reviews will be based on its contents.

All plans are reviewed exclusively by the Architectural Control Committee of Cedar Bay.

The plans should be addressed for review to:

Architectural Control Committee
Cedar Bay
c/o Kingdom Management
12620-3 Beach Blvd. #301
Jacksonville, FL 32246

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1. Title and Scope

1.1. Title

This compilation of guidelines shall be known as the Architectural Control Guidelines, hereinafter referred to as “Guidelines” for “Cedar Bay” which will be referred to hereinafter as “Cedar Bay.”

1.2. Purpose

- 1.2.1. The purpose of these guidelines is to provide certain minimum standards, provisions, and requirements for appropriate and acceptable design and minimum required criteria for homebuilders and homeowners implementing new construction within Cedar Bay.
- 1.2.2. The suggestions, recommendations, and requirements expressed in these Guidelines hinge upon final approval of plans by and at the discretion of the Architectural Control Committee (the “ACC”).
- 1.2.3. These guidelines are compatible and in continuity with the Declaration of Covenants and Restrictions of Cedar Bay.

1.3. Scope

- 1.3.1. New structures hereafter erected within Cedar Bay shall conform to the requirements of these Guidelines.
- 1.3.2. Additions, alterations, repairs or any other type of change in any structures that affects the exterior appearance shall conform to the requirements of these Guidelines.
- 1.3.3. Items to be reviewed by the ACC will include any improvement or structure of any kind, including without limitation, any building, dwelling fence, wall, sign, site paving, grading, sewer, drain, disposal system, decorative lighting schemes, painting or alteration of a dwelling (including doors, windows, roof), installation of solar panels or other devices, construction of fountains, swimming pools, screened enclosures, jacuzzis, construction of privacy fences, additions of awnings, shelters, gates, flower boxes, shelves and statues.
- 1.3.4. These guidelines are for the purpose of outlining the minimum requirements for residences in Cedar Bay as well as to assist homebuilders and homeowners in the design of their residences. The evaluation of each submittal to the ACC related to matters of judgment and taste which cannot be reduced to a simple list of measurable criteria. It is possible a submission may meet all guidelines and criteria listed below and still not receive approval, if in the judgment of the ACC its overall aesthetic impact is not acceptable. The approval of an application for one proposed improvement shall not be construed as creating any obligation on the part of the ACC to approve applications involving similar designs for proposed improvements pertaining to different lots. The role of the ACC is to insure that the overall quality level of Cedar Bay is maintained at the highest level

possible while still allowing for each owner's individual taste, in design, colors and materials.

2. Processing

2.1.Process for Construction

2.1.1. Homebuilders or homeowners will examine the enclosed material for items required for review on submitted plans and specifications.

2.1.2. Plans are to be submitted along with submission fee (refer to fee schedule) to the ACC. In cases of prototype models, a blanket approval may be obtained for a particular model to be used at Cedar Bay only. In cases of custom homes or individual modifications, an individual submittal will be required for each one.

2.1.3. The ACC will release the plans submitted by the homebuilder or the homeowner for Building Permit after full plan review and approval by the ACC is accomplished.

Note: Approval of homebuilder or homeowner plans and specifications by the ACC does not release the homebuilder or the homeowner from fully complying with all applicable codes and requirements. The ACC review process is strictly for compliance with Cedar Bay design parameters as dictated in this document.

2.1.4. Send all revisions to the plans and specifications to the ACC for approval in accordance with the above outlined procedure and with the requirements listed in Section 201. Should deviations from approved final plans become apparent during or after construction, without having been approved previously, these shall be subject to removal at homebuilder's or homeowner's expense, and at the discretion of the ACC.

2.1.5. Allow two (2) weeks time for processing and plan review.

2.1.6. The homebuilder or homeowner may start construction proceedings upon written approval of the construction plans by the ACC and receipt of all required permits from municipal or other authorities having jurisdiction over the project.

2.2.Plans Submittal Requirement

2.2.1. The homebuilder or homeowner will submit comprehensive construction plans and specifications, which shall include but not be limited to the items listed:

1) Architectural construction plans:

a. Site plan: Showing the locations of the house with all property lines, easements, setbacks and restriction lines, drives, walks, roof plan, polls, fences, walls patios, etc.

b. Floor plans at 1/8" or 1/4" scale with dimensions.

c. Elevations with finish notations at 1/8" or 1/4" scale with dimensions.

1. Showing all exterior materials noting colors and textures.

2. Note type, size and material of all openings.
3. Roof pitch, type and quality of roof covering material.
4. Doors, windows, fences, mechanical equipment.

d. Typical wall section.

2) Landscaping and irrigation plans:

- a. Showing locations, quantity, sizes and species of all plants, trees, shrubs and groundcover proposed. (See 400). Show driveways, sidewalks, patios, and existing trees of 6" in diameter and above at a point three feet (3') above ground level. (See 402).

3) Specifications:

- a. Provide information on type and quality of all exterior materials.

4) Square footage (first and second floors):

- a. Air-conditioned space (living area)
- b. Other

3. Site

3.1.Zoning

- 3.1.1. Existing zoning requirements will be considered as per Duval County Zoning Ordinance and per the Cedar Bay PUD Ordinance number 2003-611-E as amended.

3.2.Site Conditions

- 3.2.1. All lots on Cedar Bay must have curb and gutter at the front or side of the lots. This paving and drainage design shall adhere to the developer and City approved lot grading plans.
- 3.2.2. Homebuilders and homeowners shall refer to site development drawings for any information on these areas.

3.3.Parking

- 3.3.1. No parking will be permitted on areas where the subdivision's drainage flow may be interrupted.
- 3.3.2. Additional driveway for parking purposes is subject to review and approval.
- 3.3.3. No boat, travel trailer, unsightly commercial vehicle, mobile home or motor home can be placed, parked or stored on any lot unless totally contained within a garage or otherwise screened from view and located in rear yard, subject to approval of the ACC.

3.4.Setback Requirements

- 3.4.1. Living unit setback requirements

- 1) Front – 10 feet
- 2) Side – 5 feet
- 3) Rear – 10 feet
- 4) Side yard on street side of corner lot – 20 feet

3.4.2. The foregoing setback requirements may be waived by a written instrument executed by the developer or ACC. Homebuilders and homeowners are under a legal obligation to comply with country requirements even if a waiver is issued.

4. Landscaping

4.1.Landscape Requirements

- 4.1.1. All landscaping will be in accordance with the requirement of the Duval County landscape ordinances. Nothing herein shall be constructed to reduce the requirements of the County.
- 4.1.2. All front and side elevations facing the street require landscaping as outlined in section 4.5 and 4.8 of these guidelines.
- 4.1.3. Landscape plans submitted shall not be at a smaller scale than 1" = 20'0. All trees, shrubs, screen materials, berms, paving patterns, groundcover areas and any other elements necessary to convey the design intent shall be shown. Plans submitted for approval shall have botanical and common names, height, spread and quantities of all plant material. Plant distances, in the case of hedge material and groundcovers, and spot elevations where earthwork is part of the design intent, will also be required.
- 4.1.4. Walks shall be constructed of four-inch (4") concrete. Patterns or alternate paving surfaces may be used if they are in keeping with the materials of the structure. These materials must be submitted and are subject to review and approval; however, asphalt pavement shall not be permitted.
- 4.1.5. Any plant material, trees or sod which dies or becomes unsightly after installation will be replaced with approval plants within 2 weeks upon notification by the ACC.
- 4.1.6. Equipment screening: All air conditioning units, well pumps, pool equipment, etc. shall be screened with landscape or other screening when visible from the street and as approved by the ACC.
- 4.1.7. Yards shall be completely sodded with St. Augustine/Florata sod.
- 4.1.8. It is the responsibility of each lot owner whose lot abuts a lake to maintain the yard to the top of the lake bank. It is the responsibility of each lot owner to sod and maintain the area between his property line and the street. It is the responsibility of each lot owner to prevent erosion on all areas of his lot, including easements, by sodding. At the time a dwelling is constructed on any lot

which abuts a lake, it is the responsibility of the builder to sod their yard to the top of the lake bank.

4.2.Landscape Intent

GreenPointe MFI, LLC, the declarant for Cedar Bay, considers landscaping to be a critical design element to the community and to the individual homes within the community. Landscape design should be integrated into the design of the home from its inception. The use and preservation of the native and naturalized landscape materials is strongly encouraged. Landscaping plans should strive to have as strong an impact as possible at the time of installation. New planting compositions should employ simple plant massing and a limited palette of plant types in order to build unity and cohesiveness in design.

4.3.Preservation of Existing Trees

Preservation and enhancement of any lot areas retaining native vegetation is strongly encouraged. During the initial home construction, no trees measuring 12 inches (12”) or more in diameter at a point three feet (3’) above ground level may be removed without written approval of the ACC, unless it is located within 10 feet (10’) of the living unit. After the initial home construction, no trees measuring six inches (6”) or more in diameter at a point three feet (3’) above ground level may be removed without written approval of the ACC or it is no longer living.

4.4.Trees

Front and side yard trees shall be located as shown in the example.

4.5.Plant Material

4.5.1. Plant material shall be Florida No. 1 grade or better.

4.5.2. Groundcovers other than sod shall be planted and mulched in such a manner as to present a finished appearance within three months after planting.

4.5.3. Hedge Shrubs shall be a minimum three (3) gallon plant, be of a minimum height of twenty-four inches (24”) immediately after planting and shall be planted at a distance of a minimum of eighteen inches (18”) on center and a maximum of twenty-four inches (24”) on center and conditional that the hedge shrubs are capable of growing to close all gaps within the first year after planting. Accent shrubs shall be a minimum seven-gallon (7) plant, be a minimum height of forty-eight inches (48”) immediately after planting and shall be installed as a contiguous design element to accent the hedge shrub material. Groundcovers shall be a minimum one gallon (1) plant and shall be planted at a distance of a minimum of twelve inches (12”) on center. The minimum landscaping requirement will be the installation of 13 shrubs planted across the front of the house and sodding of the front and sides with St. Augustine grass. Landscaping on lots fronting lakes cannot be placed or planted so as to obstruct the peripheral view (45 degrees from the rear corner of a contiguous house) of the lake.

- 4.5.4. Synthetic material in the form of plants is not permitted, unless approved on an exception basis.
- 4.5.5. Shade Trees shall be species with a mature spread of twelve feet minimum and having a trunk, which can be maintained, in a clean condition of at least three feet of clear trunk.
- 4.5.6. Shade Trees shall be a minimum of 30 gallons.
- 4.5.7. A minimum of one (1) shade tree as outlined in this document, or the minimum required by Duval County, whichever is greater, shall be provided by the homebuilder. (See Appendix A for site plan.) Additionally, the street side elevation on side yards requires two (2) additional shade trees to be planted. There shall be a minimum of 12” of trees inches planted per lot.

4.6.Irrigation

- 4.6.1. All yards and areas between the property line and the street shall be 100% irrigated. The irrigation system shall comply with the applicable utility company’s rules and regulations. The irrigation system shall be automatically controlled by a time clock. Provisions shall be made for the removal of rust or stain if it is present in the water supply. In the event of rust or stain in the water supply, chemical filtration shall be incorporated in the irrigation system. If staining occurs after the homebuilder has sold the lot, the homeowner shall be responsible for the removal of the stains and the providing of appropriate filters to the system.
- 4.6.2. Pop-up sprinklers shall be used in these areas.

4.7.Landscape Lighting

Lighting is to be low-key and when used, should be used on accent entrances and special features. Overall height levels of light are not desired. Intensity should be not greater than required for pedestrian safety, other than on accent landscape. The scale of this lighting should be at pedestrian level. Exterior lighting must be shielded from adjacent properties. Colored lighting is discouraged and shall be subject to ACC approval.

4.8.Recommended Landscape Material

- 4.8.1. The following criteria should be considered when selecting plants for use within Cedar Bay.
 - 1) Native species and evergreens.
 - 2) Relatively resistant to insects and diseases.
 - 3) Cold-hardy material.
 - 4) Adaptability to existing soil conditions.
 - 5) Long life expectancy.

4.8.2. The selection of plant material for development within the project should be given careful consideration. Attention should be given to year round appearance, maintenance requirements and cold resistance. A list of generically acceptable plants is herein provided. This list is not intended to be complete and is to be used as a guide only. Those listed may be considered to have reasonable maintenance requirements. Plant material has many variables, therefore it is necessary that all plans be reviewed and approved by the ACC to ensure that satisfactory plants have been selected for each location.

4.9.Plant List

Particular attention should be paid to the individual soil conditions and soil preparation to provide adequate drainage for all planted vegetation.

4.9.1. Ground Covers

Botanical Name	Common Name
Asparagus Sprengeri	Asparagus Fern
Liex Comuta Rotunda	Dwarf Holly
Juniperus	Various Juniper Ground Covers
Liriope.....	Lily Turf
Pyracantha Walderii.....	Walders Dwarf Pyracantha

4.9.2. Shrubs (Hedge and Accent)

Botanical Name	Common Name
Raphiolepus Indica.....	Indian Hawthorne
Cocculus Laurifolius.....	Snailseed
Cortaderia Selloana	Pampas Grass
Eleagnus Pungens	Silverthorn
Llex Burfordii	Burford Holly
Llex Vomitoria.....	Yaupon Holly
Juniperus Spp.....	Various Juniper Shrubs
Ligustrum lucidum.....	Glossy Privet
Mahonia Baelei	Leatherleaf Mahonia
Nandina Domestica	Heavenly Bamboo
Nerium Oleander.....	Oleander
Photinia Glabra	Red Photinia
Pittosporum Spp.....	Various Pittosporum
Viburnum Odoratissimum	Sweet Viburnum
Virunum Suspensum.....	Sandankws Viburnum
Crataegus Sp.	Dwarf Tudeau Hawthorn
Ilex crenata “Compacta”	Compacta Holly
Ilex Cornuta “Carissa”	Carissa Holly
Ilex crenata “Helleri”	Helleri Holly
Rhododendron indicum.....	Azalea
Ternstroemia gymnanthera	Cleyera
Buxus macrophylla	Japanese Boxwood
Ilex x “Oak Leaf”	Oak Leaf Holly
Gardenia jasminoides.....	August Beauty Gardenia

4.9.3. Shade Trees

Botanical Name	Common Name
Quercus Virginiana	Live Oak
Quercus	Laurel Oak

5. Structures

The following design guidelines pertain to specific items of a structure that give the character and the overall impression of the house and which must be constant for the design continuity of all the buildings at Cedar Bay.

5.1.Construction

Homes in Cedar Bay shall be erected of frame or steel construction or concrete block (CBS). All block and framing must be covered as specified in Section 502.

5.2.Square Footage

Minimum square footage contained within a living unit shall be as provided in the PUD. The ACC or the Developer, in its sole discretion, may grant up to a 20% variance to this requirement.

5.3.Roof and Roofing

5.3.1. Roof structures shall be out of conventional framed or wood trusses. Minimum roof overhang shall be 12”.

5.3.2. Finish materials for pitched roofs must be consistent throughout Cedar Bay. Wood shakes, gravel or barrel tile roofs are not permitted. Other materials not specifically mentioned are subject to review and approval by the ACC. Shingles may be used as long as they are specified to be fiberglass or thirty (30) year asphalt three (3) tab shingles and fungus resistant (FRS).

5.3.3. Mansard roofs and Gambrel roofs, characterized by steep lower slope and flatter upper portion shall not be permitted.

5.3.4. Roof top mechanical equipment must be so located to reduce or eliminate its visibility from the street, sidewalk or adjacent properties.

5.3.5. Gutter and down sprouts may be exposed only if painted properly to match the color of fascia, wall or column.

5.3.6. All exposed roof vents, valleys, flashings, eave drips, and pipes extending through the roof shall be painted the same color as the roof.

5.3.7. Minimum roof pitches in Cedar Bay shall be 5:12. Lower roof pitches will be considered by the ACC on an individual basis for minor components of the main roof (i.e., dormers, porches, bay windows, etc.) if compatible with a particular style.

5.4.Exterior Walls

- 5.4.1. The following requirements apply to all exterior walls and all kinds of facade applications for all structures. All elements of all elevations shall complete a total and continuous design.
- 5.4.2. All materials must be in compliance with the Standard Building Code.
- 5.4.3. Exterior wall finishes will be consistent in color schemes, texture, compositions and character throughout Cedar Bay. All exterior finishes will be subject to review and approval by the ACC. Exposed concrete block walls, walls with any other type of exposed modular concrete units, and walls with metal finishes are not permitted.
- 5.4.4. The finishes are the following:
 - 1) Hardi siding
 - 2) Brick
 - 3) Stucco
 - 4) Stone

All wood or exterior siding will be finished, painted, stained or otherwise protected from the elements of nature.

- 5.4.5. The houses in Cedar Bay must consist of a minimum of twenty-five percent (25%) of the elevations in hardi siding, brick, stucco, or stone. The houses in Cedar Bay shall either have all-brick or brick and siding, or all stucco or stucco and stone, or stucco and siding, brick and stone, or brick and stucco in their exterior walls. However, the finish materials in each elevation will be limited to two (2). Sidewalls between the front outside corner are considered part of the front elevation for purposes of this section. It is the intent of this paragraph that the front elevation be predominantly hardi siding, brick, stucco, or stone.

When using brick and siding or brick and stucco in the front elevation, the brick shall wrap around 24” minimum to the side elevations. When using stucco and siding, the stucco shall wrap around 24” minimum to the side elevations.

- 5.4.6. It is suggested that the houses on corner lots should have the garage located in the side property line farthest from the street.
- 5.4.7. Where monolithic slab construction is proposed for foundations, sufficient footing shall be incorporated into the slab construction so that any exterior walls requiring brick or stucco finish can be constructed with stucco or the first row of brick starting below finish grade. In other words, the brick stucco wall section should have the same appearance as if the foundations slab was constructed with a stem wall design.

5.5.Exterior Wall Colors

- 5.5.1. Homebuilders may offer color schemes previously approved by the ACC.

- 5.5.2. When finish materials for the exterior for the exterior of the structures require painting, the color selection shall be based on compatible colors throughout Cedar Bay. Paint colors are subject to review and approval by the ACC.
- 5.5.3. Proposed paint color schemes and color samples shall be submitted to the ACC and color coordinated with the election for approval. Pre-selected color schemes for prototype models may receive blanket approvals.

5.6.Windows

- 5.6.1. All window framing will be bronzed, cream or white anodized aluminum or wood.
- 5.6.2. Window shutters may be used. Painted wood, fiberglass or plastic will be acceptable.
- 5.6.3. All exterior windows shall be double paned.

5.7.Garages

- 5.7.1. All homes shall have a minimum of two (2) car garages.
- 5.7.2. All driveways shall be of minimum 4" poured concrete or as required to meet County requirements.
- 5.7.3. No metal or fiberglass covered carports will be permitted throughout this subdivision.

5.8.Doors

- 5.8.1. Screen doors shall be compatible with the design and color of the home.
- 5.8.2. Entrance doors shall be compatible with the house design and made of solid wood, fiberglass or metal insulated type. Glass inserts may be included.
- 5.8.3. Garage doors shall be compatible with entrance doors and may include glass panes.

5.9.Screened Enclosures

No screened enclosure shall be permitted on the front of the house. Patio or pool screened enclosures shall be permitted subject to review and approval by the ACC. Aluminum frame enclosures shall be constructed of aluminum extrusions and engineered to withstand 110 mph winds. The aluminum framing must be powder coated and installed with factory-painted cadmium screws. Enclosure framing must be bronze and screen material may be dark-colored or transparent. If the proposed enclosure comes with a roof, then it shall be consistent with the main house roof (i.e., use the same color and type of roof shingle)

5.10. Awnings

Awnings shall be permitted only at the discretion of the ACC.

5.11. Detached Structures

Any freestanding structure contemplated for a property such as, but not limited to, a pavilion, gazebo, platform, playhouse, storage room, cabana, etc., must be submitted for approval with the required drawings and information. Aluminum or metal storage sheds are not permitted. Approval will be granted only upon the merit of the structure and desirability for the neighborhood.

5.12. Fencing

5.12.1. Fencing of lots is permitted at Cedar Bay.

5.12.2. Privacy fence is authorized for fencing of private lots at Cedar Bay. This fence type is used to create visual privacy and/or security for lot area. This type of fence may be incorporated on the property lines of any lot subject to the restrictions contained herein. This fence type is 6' high PVC, color is desert sand woodgrain. It may be private or semi-private. On lake lots no fence shall be placed beyond the top bank. Fences on lake lots shall be no higher than four feet (4') and shall be constructed of black aluminum in the wrought iron style.

5.12.3. No chain link fencing will be permitted on the lots in Cedar Bay.

5.12.4. No fencing shall be allowed closer to the front of the house than the mid-point of the sidewall plane of the structure. For corner lots, no fence is allowed on the side yard facing the street closer to the street right of way than 20 feet from the curb. No fences are allowed in the front yards except for on model homes subject to Developer approval. Front yard fencing shall be removed when homes are no longer used as a model. Structural side and support post to face inside of lot.

5.12.5. Pool enclosures, related to children's safety or other reasons, shall be subject to consideration by the ACC on an individual case basis. Exceptions to these requirements may be granted upon review, based upon architectural merit, especially where stucco walls, or trellises, or other similar extensions of the structure are incorporated as part of such fence enclosures.

5.13. Recreation Structures

All recreation structures (excluding basketball backboards) shall be located at the rear of the dwelling, or on the inside portion of a corner lot within the setback lines. No platform, doghouse, tennis court, playhouse or structure of a similar kind or nature (except basketball backboard) shall be constructed on any part of the lot located in front of the rear line of a residence constructed hereon and shall be constructed so as not to not adversely affect the adjacent lots or the use thereof. Any such structure must have prior approval of the ACC and without limiting any other criteria for the approval; the ACC shall review the height of such structures to assure the privacy of neighboring homeowners. All basketball backboards must be stored within five feet of the garage door when not in use.

5.14. Air Conditioners

No window or wall air conditioning units will be permitted. All air conditioner compressors shall be screened from view, insulated by a fence, wall or shrubbery so as to minimize noise.

5.15. Fireplaces and Chimneys

All proposed chimneys shall be submitted to the ACC for review and approval. A detail of the chimney top should be shown, unless approved previously by the ACC.

5.16. Swimming Pools and Tennis Courts

Any swimming pool or tennis court to be constructed on any lot shall be subject to the review and approval of the ACC. No above ground pools will be permitted.

5.17. Well Limitations

5.17.1. Excavation of wells for the purpose of irrigation of Lots may be permitted, subject to local regulations and provided that in connection with the excavation and installation of such well, the Owner agrees as follows:

- 1) The Owner shall obtain, at his cost and expense, all permits necessary and convenient for the installation of such well.
- 2) The Owner shall assume all liability arising from the installation and operation of the well, including without limitation, contaminations of the potable water source, any discoloration of improvements, erosion of soil conditions or flooding. The Owner shall undertake to correct and repair any resulting damage including discoloration of buildings, driveways and sidewalks and to inhibit further damage immediately upon discovery of such injury or damage.

5.18. Satellite Dishes

Satellite dishes may be permitted subject to review and approval of the ACC. Approved Satellite dishes shall be installed in the rear or side of the home out of view from the street.

5.19. Cable Television, Telephone and Conduit

For each new house that is constructed in Cedar Bay, it is recommended that it be prewired for cable television, telephone and alarm systems. See Appendix B Guidelines for Pre-wiring homes per Comcast Agreement

5.20. Electric Meter Box and Conduit

Electric meter boxes and conduits shall be painted to match the color of the exterior wall finish.

5.21. Mailboxes

Cedar Bay will have cluster mail boxes for the residents, as required by the US Postal Service

5.22. Waivers

5.21.1. The architectural planning criteria set forth herein are intended as guidelines to which adherence shall be required by each homebuilder and homeowner in the property; provided, however, the ACC shall have the express authority to waive any requirement set forth herein if, in its professional opinion, it deems such waiver is in the best interest of the property and the deviation requested is compatible with the character of the property.

6. Maintenance

6.1. During Construction

During construction all debris shall be placed in a single location on the lot of the construction site only. The debris shall be contained by some type of barrier (e.g. wire fencing) to assist in keeping the debris from being scattered.

6.2. After Construction

After construction no debris or trash of any kind shall remain on any lot, or on sidewalks or streets contiguous thereto; no excess building material, storage shed or trash shall remain on such a lot, sidewalk or street. It is hereby made the duty of the homebuilder or his agent, or the homeowner, to remove or cause to be removed any and all of the above debris within 72 hours of notification by the ACC. Failure to comply with the request will cause removal of the debris by action of the ACC and all related costs plus an administrative fee will be charged to the homebuilder or the homeowner.

APPENDIX A

NEED SITE PLAN DRAWING HERE

APPENDIX B

Exhibit "B" New Build Guidelines For Single Family

Wiring Standards

Primary Home Run Standard:

RG-6 coaxial drop service cable. To be placed from External lock box location to Internal junction box location within each unit. This length CANNOT exceed 160 feet per home run.

RG-11 coaxial drop service cable. To be placed from External lock box location to Internal junction box location within each unit. This length CANNOT exceed 200 feet per home run. This cable is used in special circumstances only.

Secondary Unit Wiring Standard:

RG-6 Coaxial drop cable. To be placed from junction box within the unit to each outlet within the unit. This is also a home run configuration. This CANNOT be looped from outlet to outlet. The maximum length for secondary outlet cables is 50 feet.

Tone –Tag - Trim out:

All cable must be toned out electronically to verify continuity.

All home run Primary and Secondary cables must be tagged in the junction box and the lock box locations. This should reflect the unit # or the room location.

Trim out at the wall plate locations and the junction box locations must be trimmed and fitted with a Comcast approved compression style connector. Outlet color determined by Builder. (White or Bone)

Wall plates should have an F-81 style barrel connector installed for customer connection.

Prewire Destination Locations:

Primary home run destinations should be terminated to an outside wall located in close proximity to all other utility locations. Prewire cable homeruns should be turned up at the outside wall with sweeps and a minimum of 12 feet of cable coiled on each drop. This location must be accessible 24/7. This location must not be blocked by other ground or wall mounted appurtenances. This location must be approved by the Comcast Project Coordinator and meet local and Federal regulations. Common grounding/bonding to Power is required.

Internal Junction Boxes:

An accessible junction box should be placed in the Master bedroom or the utility closet when there are more than 2 outlets. The typical size junction box is 12 inches wide by 14 inches tall and 4 inches deep. This box should accommodate up to 5 outlets with splitters. The junction box should be for cable services only.

Mud rings should be placed for units with only 2 outlets. A 3-way splitter configuration or flat splitter configurations will not fit with wiring in tact through mud rings. Vertical splitters must be used but mud rings will not accommodate more than a 2 way/ 3-wire splitter.

Splitters:

Internal splitters must be shielded and have a capacity from 5 MHz to 1 GHz minimum. A grounding terminal location on the housing body is required and it must have the capacity for a # 10 ground wire minimum. All splitters must be 2 way capable (forward and reverse). 2 way splitters can be vertical or horizontal. 3 way or above must be a vertical style for mounting purposes.

Wiring:

RG-6 cable must be a Tri-Shield Coaxial drop cable with 77 % Braid minimum. No underground cable loaded with flooding compound will be used internally.

**Plenum cables must be used when required by code. Comcast DOES NOT provide connectors for plenum style cables.

Lock Boxes:

Lock box placements will be made by Comcast approved Contractors only. Typical lockbox locations will be on the outside wall clustered with the other utilities. Typical lock box sizes are 18 inches wide by 24 inches tall and 8 inches deep. There must be a minimum of 12 inches of clearance above the lock box. There must be no attachments below the lock box location. PVC conduits will be placed from the lock box to the underground pedestal location. Conduits will be clamped and mounted to the wall. Lock box minimum attachment height at the bottom of the box will be 42 inches. Maximum distance to ground is 54 inches from bottom of box. Lock boxes are currently being ordered in gray only.

Schedules:

Schedules must be provided regularly by Builders Superintendent to ensure that all facilities are placed and activated prior to the first occupant taking possession of the unit. Updates of delays and accelerations are required for Contractor resource allocations.

Prewire Specifications

Architectural Considerations:

The only wiring method, for a Single Family (Single Family Homes) that will accommodate the needs of a modern Broadband delivery system requires lockboxes to be placed in order to provide home run drop wiring to feed each unit, total drop length cannot exceed 200 feet in length.

These lockboxes are to be placed in utility areas, which must provide CATV technical and maintenance personnel 24-hour access.

Conduits are to be placed for hardline cable building entry, the minimum is one 4-inch conduit dedicated for CATV use only. Phone, Fiber and CATV cannot be placed in the same conduit. It is advised that this conduit is placed at least 24" below grade. When making sweeps, a radiused turn, greater than 36-inches, is required for this type of application. Conduit should stub out in the service location at least 24" above floor level.

Prewire Construction:

* (Prewire to be completed by other than Comcast)

Prewire construction is ideal for Single Family RF and telephony cable installation. The installation is performed while construction of the building is in progress. This provides for better location of outlets and protection for the cable as well as unobtrusive appearance. Coordination with the developer and the site supervisor is essential in prewire installations. The installation shall follow the detailed design based on the information collected during the preliminary planning stages.

Start Up:

Prewire installation should begin after electricians are finished with the building. Installers then are free to move about while boring holes, installing mud rings and setting up an efficient method to pull cable.

General Requirements:

Holes must be bored for all cables. Holes that have a telephone or electrical cable placed in them by other operators should be avoided. Using these holes can cause serious future problems and may violate regulatory and/or code requirements.

Proper placement of mud rings or outlet boxes is also very important. They should be placed in the location specified in the building design map. Cable outlets should be placed at the same height as the closest electrical outlet. This placement provides for a uniform location of all outlets around the room. To achieve this goal, a level shall be used when placing outlets. Additionally, the installers must verify that approved coaxial cables are prepared for the installation.

Pulling In Cable:

The installer should ensure that “pull” routes on the design map are workable. If routes are unworkable or not specified on the maps, they must be redesigned. The cables shall be pulled from the apartment unit outlets. Proper placement of cable reel stands can save time. Placement is based on building design and cable layout. A good method is to stagger reels at each apartment outlet location.

The following step-by step process should help in orderly completion of the cable pull:

- Pull each drop to a central location in each apartment
- Feed cable from top down
- While one person pulls in the cable; another should tend the reels and cable to ensure that the cable does not bind or kink

When drop cable is pulled, it should be pulled to the farthest location first, then the next farthest and so on. This should, in most circumstances, minimize cable waste.

When pulling cable in multi-story buildings, cable reels should be set up on the top floor. There is usually an overhead access space in the roof truss, which will cut down on the amount of boring needed. This allows the installer to set up the appropriate number of reels so cables can be pulled to each location and feed each floor with a single pull.

After the cables have been pulled to the locations, they should be secured to the framework by use of cable clips and ties. In areas with drop ceilings, the cables must be secured up off the ceiling framework. If cables are left loose, they could be damaged by the installation of insulation or drywall.

It is important for the installer to be aware that cables that are routed through holes bored in the framework could be susceptible to damage by the nailing or screwing of the drywall, fixtures, etc., and should be protected at the time of installation.

Final Steps:

The final step in prewire installations is the placement of the trim plate and the tagging of the cable. The trim plate is installed after the unit has been painted and all the finish work in the unit is complete. The fitting should be wrenched tight and the plate itself should be plumb and level (use a bullet level).

Upon completion, the cables shall be tested to ensure there are no shorts or opens. The cables shall also be checked for proper tagging and identification. Connectors must be installed on all drops and drops must be terminated on the demarcation plate inside the Single Family enclosure.

After each phase of construction is reported as completed, a general quality control inspection should be conducted to correct mistakes and ensure that the job is complete.

APPROVED CABLE, HARDWARE, AND CONNECTORS

Cables:

In all new installations:

1. Approved Tri-shield RG - 6 cable with bonded foil and 77% braid, with foam dielectric, underground flooding compound in a direct bury application, and polyethylene jacket.
2. Approved Tri-shield, fire-rated (as required by code) 77% braid for RG - 6, with foam dielectric, dry, non-flooded and appropriate jacket for internal-cable applications.