



**FLEMING ISLAND PLANTATION**

**BOARD OF ARCHITECTURAL REVIEW**

**RESIDENTIAL GUIDELINES**

**Revision N**  
**Mar**  
**2025**

BOARD OF ARCHITECTURAL REVIEW  
Fleming Island Plantation  
c/o Inframark IMS  
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**Attachments**

- (1) Aluminum Enclosure Fencing **Styles**
- (2) Mailbox Post, Mailbox, and Mailbox Numbering
- (3) Real Estate Signs
- (4) Vinyl Fencing **Styles**
- (5) Roofing Material / Color Palette

The following rules and guidelines pertain to the Board of Architectural Review (BAR). There are Additional restrictions in the CREs.

**Some Additional Rules in the CREs:** [Covenants & Restrictions.pdf](#)

- Garage Doors
- Yard Sales
- Open Air Burning
- Pets and Animals
- Holiday Decorations
- No Further Division of Property
- Picketing and Demonstrations

# **Fleming Island Plantation Board of Architectural Review Purpose & Guidelines**

The Fleming Island Plantation (FIP) Board of Architectural Review (BAR) is composed of at least three (3) or more residents who comprise a voting member and one non-voting Master Homeowner Association (MHOA) contracted management company representative to serve as the Recording Secretary in a non member status. Additionally, an architect, engineer, or other design professional, who may be a non-owner, may serve as a consultant to the BAR as required.

The purpose of the BAR, in accordance with Article IV of the Covenants, Restrictions and Easements (CR&E), is to maintain and support the explicit and implied directions therein and to ensure the maturity of the property as a community of the highest quality in which all improvements are harmonious in architectural design and aesthetic appearance. To accomplish this, all exterior improvements/changes and new construction on lots subject to the CRE documents must meet the requirements set out in the BAR Guidelines before being approved by the BAR. The Residential BAR Guidelines have been created to provide property owners, lessors, architects, and contractors with a set of parameters for the preparation of their projects, plans, drawings and specifications. It is the responsibility and obligation of the property owner to acquaint his or her building/design team with both the FIP CR&E and BAR Guidelines as well as ensure compliance with all governmental regulations. Revision D to the BAR Guidelines removed all references specific to new home construction in order to include them in their own document. Revision E included administrative corrections and the addition of verbiage regarding replacement roofs. Revision F added additional requirements for vinyl fencing and increased the penalties for commencing an improvement project without written BAR approval. Revision G eliminated all references to wooden fencing. Revision H modified commencement and completion dates in addition to administrative changes to provide clarity and maintain consistency. Revision J amplifies verbiage regarding walkways, and driveway extensions. It also removes wooden fences from acceptable fencing in all neighborhoods. Revision M clarifies hedges height, restricts use of concrete paint, adds black mulch color, and eliminates playground equipment specific colors. **Revision N adds email communication for BAR approvals/denials, height of all plants added to landscaping apps, metal roofs are now allowed, walkways must be 2 ft from property lines, vegetable gardens allowed in rear of properties, painting of vinyl fences not allowed, mailbox posts paint glossy black, solar energy conduit and piping must be painted to match house or roof color.**

An application form must be completed by the property owner or their representative and submitted for approval prior to any construction or external improvement/change. Forms may be obtained from the FIP Amenity Center or downloaded from the FIP MHOA website [www.flemingislandplantationowners.com](http://www.flemingislandplantationowners.com). A fee is required, and the amount depends on the type of external improvement/change or construction for which approval is being requested. Read paragraph 2.1 of these guidelines to determine your application fee(s). Checks shall be made payable to "FIP BAR" and must be submitted with the application form.

An application that is submitted for either a residential or commercial property that has outstanding annual assessments, fines or violations for CR&E and/or BAR Guideline violations will not be reviewed until these outstanding assessments/fines/ violations have been reconciled.

If an owner makes improvements without prior BAR approval, they are subject to the reversal of the improvement/change and/or a fine/fee (see Article IV, Section 6 of the CR&E document).

For questions concerning this document or the process contact:

~~Inframark Management Company~~

Fleming Island Plantation BAR Recording Secretary and Coordinator; - (904) 436-4103

## Architectural Control

### Section 1 - Approval Required for all Improvements

In order to ensure the development of the Property as a community of the highest quality in which all improvements are harmonious in architectural design and aesthetic appearance, the MHOA has delegated the responsibility to approve/disapprove BAR applications for the FIP properties to the BAR committee. In accordance with FIP CRE Article IV, Section 9(b) the MHOA Board reserves the right to review any decisions of the BAR. Owners whose applications have been disapproved may appeal to the MHOA Board in accordance with the same Article and Section of the CR&E.\* The BAR will provide a justification for applications that are not approved. The current BAR application form must be completed and submitted for all proposed external improvements/changes. No improvement may be made on any part of the property without the prior written consent of the BAR. Applicants receiving approval of proposed improvements may thereafter make minor changes to landscaping and vegetation (such as replacing dead plants/grass, planting annual flowers, and replacing mulch) without further approvals, so long as such changes are harmonious with the previously approved landscaping plans. **If any external improvement/change is commenced prior to submission and is denied, the owner may have up to 60 days from date of written notification to correct the issue, remove the unapproved change and/or be subject to a fine at the discretion of the HOA. An application for an improvement that conceals a violation will not be approved.**

*\*All property in the Fleming Island Plantation Development of Regional Impact (DRI) shall be subject to the MHOA BAR. Autumn Glen, Amberwood, Margaret's Walk, ~~River Hills Reserve~~, Fairway Village, ~~and~~ Johns Landing, ~~Lake Ridge North~~, and ~~Lake Ridge South~~ subdivisions, have architectural change/improvement responsibilities that have been delegated to their respective sub associations. Sub-association governing documents cannot be less stringent than the documents released by the Master HOA.*

### Section 2 - Submittal, Review of Plans, Deposits and Fees

Prior to making any external improvements/changes or new construction, the applicant shall submit detailed plans and specifications set forth in Section 3 of this document (tabulated on application form). The BAR reserves the absolute right to refuse approval of any plans which in its opinion are not suitable or do not comply with the terms of this document. The BAR shall evaluate each application for its total effect upon the applicant's parcel and the overall property. This evaluation may involve matters of judgment and tastes that cannot be reduced to an objective list of measurable criteria. The approval of any improvement/change or new construction does not obligate the BAR to approve any future applications involving similar designs, aesthetic appearance or locations on a parcel for other proposed improvements or new construction.

## **2.1 Fees and Deposits:**

### **Fees for Improvements to Existing Property \***

<u>Major improvements</u>	\$45.00
Screen room enclosures, additions, and or structural changes, driveway modifications, walkways, swimming pools, etc.	
<u>Minor improvements</u>	\$35.00
Fences, landscaping, exterior paint color change, roofs etc.	
<u>Re-submittal Fee</u>	\$10.00

*\* NOTE: Any major project commenced prior to written BAR approval is subject to an additional application filing fee of \$150 and any minor project commenced prior to written BAR approval is subject to an additional application filing fee of \$100. Either of these may be presented to the FIP MHOA Fining Committee for further disposition.*

## **Section 3 - Plans and Specifications: Approval Process**

In connection with the review of any proposed improvement or new construction, and unless waived by the BAR, the applicant shall submit the following documents, prepared by duly licensed architects, engineers, landscape architects or similarly qualified professionals, accompanied by such additional information and materials, which in the opinion of the BAR, may be required for its review.

- A survey that includes but is not limited to all property lines, setbacks, easements, flood plain boundaries, conservation area boundaries, existing trees having a diameter of six (6) inches or more measured at a height four (4) feet above the ground, driveways, fences, and underground locations. Existing and proposed surface contours and elevations of portions of the property shall be in compliance with the drainage plan as set forth by the county.
- Scaled floor plans or plans denoting location and dimensions of improvement • Elevation drawings showing all sides of any contemplated structure(s).
- Summary specification list of proposed materials and samples or photographs of external materials and colors,
- Landscaping plans showing location, size, quantity and species of plants, trees and other vegetation proposed for use.
- Photos of home depicting the area where improvements/ changes will be made. (Photos are very helpful in helping the BAR visualize the improvements.
- After reviewing an application which has been deemed complete (that is, a signed application form and all items required for review), the BAR has forty-five (45) days from the submission date of a complete application in which to approve or



disapprove the said application. The applicant will receive **an email and written and signed** notification of the BAR's decision within five (5) workdays. The BAR's failure to act within this **45 day** specified period shall constitute approval whereupon the work may begin.

#### **Section 4 - Commencement and Completion of Construction**

The applicant shall commence construction/exterior improvement upon receipt of the written approval from the bar, but in no case later than three (3) months after receiving approval as provided in Section 3 of this document, and thereafter shall proceed toward completion. For improvements to single-family dwelling units, multi-family parcels, or common areas, the exterior of the structure and the landscaping shall be completed no later than six (6) months after commencement of construction. Failure to commence, proceed or complete construction as required by the BAR shall void the initial approval. In this event, the Applicant shall immediately cease work on such improvements. Prior to re-commencing work, the Applicant shall re-submit the application for approval as provided in this Document.

The owner, their representative or their contractor shall be responsible for any damage caused by construction personnel and/or equipment to improvements within public and private rights-of-way, roads and any adjacent properties.

Upon completion of the approved project, the homeowner shall submit to the management company photos that sufficiently show the as-built configuration of the home improvement.

#### **Section 5 - Architectural Planning Criteria**

In order to achieve the objectives stated in Section 1 of this document and to help applicants plan and design proposed improvements, the following standards as well as the CR&E's are adopted as the Architectural Planning Criteria to be followed in the design process.

**An approved suggested** exterior color palette for house body, **and** trim, **and** doors can be viewed ~~at~~ on the Fleming Island Plantation ~~Amenity Center~~ website [www.flemingislandplantationowners.com](http://www.flemingislandplantationowners.com)

##### **5.1 Detached Structures and Objects**

Pens; yards and houses for pets, hothouses; greenhouses, clothes washing and drying equipment, playground equipment, pool houses, equipment houses, garbage/trash cans and receptacles; above ground exterior air conditioning, heating and other mechanical equipment; - shall be obscured or screened or designed in a manner that limits their visibility from **the streets**, adjoining portions of the property **and adjacent parcels**.

Propane tanks, satellite dishes and pool equipment shall require that a fence type barrier (which complements the style of the home or business) or landscaping, be installed around the object; and all plants at installation must meet the height of the structure and completely screen the structure when installed.

Any propane tank exceeding 120 gallons shall be buried.

A detailed plan landscaping plan and picture must be submitted with the BAR application.

### **5.1.1 Pergolas**

Pergolas can be erected in the rear of a residential property under the following guidelines:

- Must be of sound construction and a permanent installation.
- BAR Applications must include detailed construction/installation drawings.
- Professional installation recommended.
- Appearance of pergola is softened with landscaping. Detailed landscaping plan to be included with BAR Application. See landscaping section 5.13 for requirements

Each application will be reviewed by the BAR on an individual basis with respect to design, placement, materials used, etc. to ensure it does not interfere with the general architectural design and aesthetic appearance of the neighborhood and the Plantation.

### **5.2 Temporary Movable Structures**

No sheds, exterior storage structures, above ground swimming pools, boats (trailer or un trailer), trailers, mobile homes, tents, unattached gazebos or other temporary or movable building or structure of any kind shall be erected or permitted to remain on any portion of the property external to the home.

### **5.3 Playground Equipment**

All lots will be required to screen play structures from view of streets, adjacent and surrounding properties/parcels, with either fencing or vegetation at the discretion of the BAR. Prior to installation, a detailed plan/picture including height, materials, color must be submitted to the BAR for approval.

Above ground pools are not allowed.

All trampolines must be screened by an approved 6' vinyl fence. In neighborhoods where 6' vinyl fencing is not allowed; trampolines will require shrubs of adequate size that maintain their foliage twelve months a year.

All playground and recreational structures shall be located at the rear of the dwelling or on the inside portion of a corner lot. None shall be constructed, except basketball backboards

and structures, at the front of the dwelling. Photos are required for all permanent in-ground basketball structures; and the backboards must be clear acrylic.

All structures shall be designed and screened or otherwise sheltered to the extent possible from the view of the street. [See landscaping section 5.13 for requirements](#)

#### **5.4. Screen Room Enclosures and Florida Sun Rooms**

All drawings must include dimensions, transition detail between existing house and new structure, and roof material.

For a sloped roof, if the pitch is 1:12 or steeper, the roof must be shingled to match the existing roof. A sample shingle is to be supplied or a current picture of the existing home to show the roof color. Roofing material and color will match the existing home's roof.

The plans must also include door locations, and if using a kick plate, the height of the kick plate must be submitted. If a kick plate is to be installed, and there is not a privacy fence in the yard, then landscaping is required to screen the kick plate from view of [adjacent parcels](#), ~~the adjoining neighbors~~, roadways, waterways and golf course.

A landscaping plan must be submitted depicting the type, size, [height](#) and location of the plants or trees to be used to screen the kick plate from view. [See landscaping section 5.13 for requirements.](#)

A sample of the frame and screen material to be used must be part of the submittal.

Window or wall air conditioning units of any kind are not permitted on any part of the structure.

Construction access is also to be addressed. The application is to include a letter signed by the neighbor bordering the access path of the construction equipment indicating they are aware of the possible damage to their property resulting from construction equipment gaining access to the rear of your property in order to construct the enclosure, etc. The owner, their representative or their contractor shall be responsible for any damage caused by construction personnel and/or equipment to improvements within public and private rights-of-way, roads and any adjacent properties.

Access to the rear of certain lots within the Plantation can be gained without encroaching on an adjacent property. In these cases, a [notarized](#) letter may not be required by the BAR in order to proceed with construction. The BAR will address this on a case-by- case basis.

Any disturbance of ground coverage shall follow NPDES rules with the use of silt fencing or other erosion control methods.

### **5.4.1 Replacement Roofs**

All replacement roofs shall be an asphalt shingle or metal product in a color commensurate with the existing color schemes throughout the Plantation. Each BAR application will be considered on a case-by-case basis. Recommended roofing colors can be found in [Attachment \(5\)](#).

### **5.5 In-Ground Swimming Pools**

A detailed submittal including current survey showing location of pool and pool equipment must be submitted. Included in the submittal shall be the color for the deck including a sample of the material to be used.

Pools (including built-in features such as fountains, hot tubs, and/ or spas) and pool equipment must be screened from view from the adjacent **properties parcels** and roadways with landscaping, a screen enclosure or a permanent wall, and the location must be shown. **If landscaping is used as screening, plants must meet the height of the structure and completely screen the structure at time of installation. See landscaping section 5.13 for requirements**

Construction access is also to be addressed. The application is to include a letter signed by the neighbor bordering the access path of the construction equipment indicating they are aware of the possible damage to their property resulting from construction equipment gaining access to the rear of your property in order to construct the pool, enclosure, etc. The owner, their representative or their contractor shall be responsible for any damage caused by construction personnel and/or equipment to improvements within public and private right-of ways, roads and any adjacent properties.

Access to the rear of certain lots within the Plantation is able to be gained without encroaching on an adjacent property. In these cases, a **notarized** letter may not be required by the BAR in order to proceed with construction. The BAR will address this on a case-by- case basis.

Any disturbance of ground coverage shall follow NPDES rules with the use of silt fencing or other erosion control methods.

No pool shall encroach upon an easement of any type.

Above ground pools are not allowed.

## 5.6 Hot Tubs

All hot tubs ~~must be~~ shall be located at the rear of the dwelling or on the inside portion of a corner lot. ~~submitted, regardless of exterior location.~~ The submittal should include the dimensions of the hot tub, with pictures and/or brochure.

The submittal must also have a landscaping plan to screen the tub from view of adjacent ~~properties~~ parcels and roadways. ~~If landscaping is used as screening, plants must meet the height of the structure and completely screen the structure at time of installation. See landscaping section 5.13 for requirements~~

## 5.7 Antennas/Satellite Dishes

No more than two (2) satellite dishes may be installed on any one property. Any exterior antenna, satellite dish or similar structure to be located within the property shall be subject to the prior approval of the BAR.

The following guidelines are design and location restrictions for ALL types of satellite dishes as approved by the Telecommunications Act of 1996 which directs Federal Communication Commission (FCC) to create regulations, which would disallow restrictive covenants on satellite dishes under one (1) meter in diameter only. These guidelines may be revised in the future.

Satellite dishes under one (1) meter in diameter will be allowed and must comply with the following Fleming Island Plantation guidelines regarding installation, maintenance and placement of any exterior antenna, satellite dish or similar structure.

- Satellite dish size and color must be submitted to the BAR for approval. • Satellite dish location must be approved by the BAR.
- Some additional landscaping will be required if located on the ground. The landscaping must meet the height of the dish when installed.
- Painting of the satellite dish/structure may be required if allowed by the manufacturer.
- If not submitted to the BAR, the satellite dish may require relocation to be paid for by the owner and may be subject to a fine.
- Satellite dish masts will be allowed and must be screened from view of adjoining neighbors with landscaping that meets the height of the dish when installed. • Satellite dishes located at the front of the dwelling must meet required landscaping criteria.
- Attach a copy of the site plan with the satellite dish location marked.

## **5.8 Driveway Painting, Staining, Extensions and Location and Walkway Installation**

Driveway painting is NOT permitted.

Decorative driveways are encouraged. Concrete or pavers shall be used in the construction of all driveways and parking areas. Asphalt shall not be used on any driveways.

All surface coatings for new or existing installations require BAR approval. The coatings most likely to be approved are those in earth tone colors, especially gray, browns and tans. The color shall relate to the colors on the dwelling.

When submitting this type of application, include a photo of the existing home and a picture or sample of the proposed installation.

### **5.8.1 Driveway Extensions**

All driveway extensions or additions must be approved by the BAR. Driveway extensions or additions shall be a continuous surface constructed of concrete or pavers and be of similar material and:

- shall not encroach on any designated property easement identified on the homeowner's plat
- shall not be constructed within five (5) feet of the nearest property line
- shall not adversely affect the drainage of the homeowner's property or adjacent properties
- shall be no wider than twenty-four (24) inches on either side.

The property owner shall provide to the BAR a detailed diagram showing the dimensions of the driveway extension in relation to an accurate depiction of their as-built residential driveway. Please include distances from neighbors' property lines.

### **5.8.2 Driveway Easements**

Driveways shall not be constructed upon drainage easements or within five (5) feet of a property line.

### **5.8.3 Walkways**

The addition of any walkway must be approved by the BAR. Walkways shall be constructed of concrete or pavers and:

- shall not encroach on any designated property easement identified on the homeowner's plat
- shall not be constructed within one-~~(1)~~ **2 feet foot** of the nearest property line

- shall not adversely affect the drainage of the homeowner's property or adjacent properties
- shall be no wider than thirty-two (32) inches

#### **5.8.4 Front Yard Paving**

The addition of pavers or an area of concrete (decorative or otherwise) in the front of the house that gives the appearance of a patio area or an extended walkway is not permitted.

#### **5.9 Grading**

No portion of the property shall be graded and no changes in elevation of any portion of the property shall be made which would adversely affect any adjacent property.

All homes abutting drainage/water retention areas/ponds must have St. Augustine sod installed down to the normal water level.

Site grading should attempt to enhance the existing topography, protect the existing vegetation and provide positive on-site drainage. Landscape mounding shall be implemented with smooth transitions resulting in subtle forms to enhance the existing conditions. Landscape mounding shall not be "lumpy" and "abrupt" resulting in an artificial look.

Any disturbance of ground coverage shall follow National Pollutant Discharge Elimination System (NPDES) rules with the use of silt fencing or other erosion control methods.

*"The National Pollutant Discharge Elimination System (NPDES) Stormwater Program regulates point source discharges from three potential sources: Municipal Separate Storm Sewer Systems (MS4s), construction activities and industrial activities. The NPDES Stormwater Program in Tallahassee is responsible for the development, administration and compliance of rules and policy to minimize and prevent pollutants in stormwater discharges. Operators of these sources may be required to obtain an NPDES permit before they can discharge stormwater."*

*Stormwater runoff is generated from rain events that flow over land or impervious surfaces, such as paved streets, parking lots and building rooftops, and does not soak into the ground. The runoff picks up pollutants like trash, chemicals, oils, and dirt/sediment that can harm our rivers, streams and lakes. To protect these resources, municipalities, construction and industries activities, and others use stormwater controls, known as Best Management Practices (BMPs), to manage their runoff. The implementation of these practices, which include BMP design, performance and adaptive management requirements, prevent pollution by controlling it at its source."*

<https://floridadep.gov/water/stormwater>

All clearing and grading reviews shall be subject to the jurisdiction of the BAR and shall be considered individually for each lot. Recommendations or demands shall be based upon individual home site locations, vegetation, terrain, soil conditions, drainage, cuts and fills, and whatever other conditions the BAR feels impact upon the site design. The BAR reviews grading and drainage plans for aesthetics only. All technical reviews of grading and drainage plans are the responsibility of the local government.

### **5.10 Drainage**

Drainage considerations for individual sites play an important role in the overall ecological balance of the site. Water runoff for each individual home site or commercial site shall be handled by adequately sloping all areas so that runoff can be directed to the storm drainage facilities.

Site drainage shall be detailed on the drainage plan. Adding only a french drain to a yard does not require BAR approval.

All flows shall be directed into drainage swales, area drains, or street curb and gutter. Although the BAR shall review drainage plans, the homeowner is fully responsible for water runoff and drainage control of his home site. An engineering firm shall be consulted by the applicant and its recommendations followed concerning the use of swales and underground drainage.

Any disturbance of ground coverage shall follow NPDES rules with the use of silt fencing or other erosion control methods.

Approval of site plans does not relieve the owner, engineer or contractor of liability for any damage to their property or adjacent properties.

### **5.11 Trash Containers**

All garbage and trash shall be stored in closed containers hidden from view from any portion of the property **and adjacent parcels**. It is suggested that all containers (trash and recycle containers) be kept in the garage until pick-up day.

No containers, debris, or bulk material may be stored in the front of the yard or the garage door. All containers must be hidden from view from the street and all adjoining neighbors.

Backyard and curbside trash removal and recycling programs have been pre-arranged by the community and the sanitation department. Property owners shall comply with such arrangements, rules and regulations.



## **5.12 Air Conditioners and Fans**

No window fans, window air conditioner units, wall mounted units or similar type that penetrates the exterior of the structure, shall be installed in any structure located on the property.

### **5.12.1 Exterior Air Conditioning (A/C) Compressors**

All air conditioner compressors shall be screened from view from the street by a fence, wall or shrubbery; and said barrier must meet the height of the A/C unit. Fencing types and colors shall meet the guidelines for each respective subdivision as described in Section 5.16 of this document. Wall barriers should match the home's exterior cladding and color, i.e. stucco, Hardie board or brick.

### **5.12.2 Relocation of Outdoor Air Conditioning (A/C) Unit**

The relocation of any outdoor A/C unit must be approved by the BAR. A site plan depicting the new location **with screening plan** must be submitted to the BAR; and the concrete slab location must be shown. Additional information will be required for the use or disposal of the old concrete slab.

## **5.13 Landscaping, Borders, Ornaments, Irrigation**

All landscaping changes, including decorative concrete borders and rubber mulching, are to be approved by the BAR except for annual flower changes. This does not include replacing existing mulch with mulch or small stones.

A strong emphasis is placed on landscaping in the architectural review process. Quality landscaping is important to both the appearance of each individual home and the overall continuity of the community. The landscape design for Fleming Island Plantation attempts to blend the picturesque natural features of the site with the rolling turf of the golf course in such a way that the aesthetic qualities of both are emphasized. The site offers a woodland environment with many scrub oaks and native hardwoods, which are the theme trees for the development.

The BAR has the authority to approve or disapprove landscape plans for individual residences.

The determining factor of good landscape design shall always be the architecture and location of the residence. The BAR shall consider the various relationships between the home, the site, adjacent homes, views, golf course and other amenities in making decisions regarding specific landscape plans.

Fundamental to the design criteria is the need for landscaping to harmonize with the native vegetation and natural beauty of the community and appropriately blend with any adjacent landscapes whether common area or private home site. Owners shall be encouraged by the BAR to use landscape material indigenous to the existing area. (Florida Statutes 373.185 and 720.3075(4) are germane.)

Upon selection of plant materials, please provide complete plant nomenclature for identification of these proposed materials. The sizes, in standard nursery "range of size" description (i.e. gallon, two gallons, etc.), shall be given as well as the plant quantities, heights and locations.

Landscaping used as a hedge or privacy screening or similar use shall not exceed a height of 6' tall. Hedges utilized in front of the building ~~restriction line~~ shall not exceed a height of 4 feet. No hedges shall block the front of the house.

### **5.13.1 Wood and Rubber Mulch**

The approved colors for rubber mulch and rocks are Cypress Brown, Pine Bark and Rustic Red. The colors for wood mulch are black, brown, gold, red, and light brown. Pine straw is allowed. White rocks are not permitted.

### **5.13.2 Concrete Borders and Decorative Landscape Borders**

All colors for concrete borders and decorative landscape borders must be approved by the BAR.

### **5.13.3 Decorative Lawn Ornaments**

Decorative lawn ornaments are not allowed without BAR approval. Plans for lawn ornaments shall be submitted to the BAR for approval prior to installation. This shall be done when the landscape plan is submitted, although subsequent submittals are acceptable.

The location, size, and number of the lawn ornaments are at the discretion of the BAR.

Lawn ornaments such as bird feeders, birdbaths, sundials, fountains, decorative benches & chairs in most cases shall be approved if the material is in keeping with the style and materials of the house, and appears to be a natural extension of the house architecture. The BAR retains the right to prohibit bird feeders near the golf course if the feeder could become a nuisance to the maintenance of the golf turf.

Plastic or brightly colored ornaments or ornaments with moving parts that are visible from the street, adjacent homes, walkways, sidewalks, across lakes or the golf course are not allowed. Ceramic statues, glass balls, or other similar reflective ornaments shall not be allowed unless they are screened from view from adjacent ~~properties:~~ parcels

Lawn ornaments shall not be allowed between the sidewalk and the street.

Lawn ornaments shall not be permitted within ten (10) feet of the rear property line for home sites that are on the golf course, lakes or where the rear yard is visible from the road.

All ornaments shall blend with the house and be in keeping with the style and materials of the house **or building** with suitable landscape shrubs involved in the setting.

#### **5.13.4 Artificial Vegetation**

No artificial grass, plants, flowers or other artificial vegetation or sculptural landscape décor shall be placed on the exterior portion of any lot.

#### **5.13.5 Irrigation**

All improved property shall be required to have an underground irrigation system which will be connected to the public reclaimed water supply system. Reclaimed water is intended strictly for irrigation use and not for human consumption, drinking or bathing.

The system must provide full coverage of the lot including the easement along the roadway and to the water's edge of any lot located on a pond or waterway.

The system shall be fully automatic with pop up heads in the sod and low growing groundcover areas.

#### 5.13.6 Vegetable Gardens

Vegetable gardens shall be located at the rear of the dwelling or on the inside portion of a corner lot. ~~shall not be allowed on any residential or commercial properties as these improvements do not conform to the highest quality architectural and environmental aesthetics of the community.~~

The following is taken from the St. Johns River Water Management District website and is germane: "The use of reclaimed water for raising edible crops by the general public is not permitted. However, reclaimed water is used in commercial agricultural operations including irrigation of edible food crops such as citrus, corn and soybeans. Millions of people eat or drink juice from Florida oranges grown with reclaimed water. There are no known cases of disease resulting from eating fruit or vegetables grown with reclaimed water that meets Florida's standards. To assure additional safety, Florida regulations allow reclaimed water to be used to irrigate only food crops that will be peeled, skinned, cooked, or thermally processed before consumption. This avoids the possibility of the reclaimed water coming in direct contact with a food product that could harbor a live pathogen.

### **5.13.7 Decorative Arbors**

Decorative arbors may be approved as an alternative to a gate when a hedge is desired to be used in lieu of a fence to achieve a level of privacy in conjunction with an overall landscaping plan. Residents desiring to include this option in their landscaping plan are required to submit an application to the BAR. Each application will be reviewed by the BAR on an individual basis with respect to design, placement, materials used, etc. to ensure it does not interfere with the general architectural design and aesthetic appearance of the neighborhood and the Plantation. **Wood arbors are not permitted.**

### **5.14 Exterior Lighting,**

All exterior lighting, fountains, statues and lawn ornaments must be submitted to the BAR for approval.

#### **5.14.1 Exterior Lighting**

Additional exterior lighting or a design change that is attached to the dwelling must be approved by the BAR and cannot shine into a neighbor's yard or the roadway. Replacements that match the existing lighting do not require BAR approval.

#### **5.14.2 Yard Lighting**

All permanent landscape lighting must be approved by the BAR before installation and cannot affect the neighbor's yard or roadways. Rope lighting is not an approved lighting.

~~All efforts shall be made to ensure that the standing water does not pose health risks to include becoming a haven for mosquitoes.~~

### **5.15. Flags and Flag Poles**

A United States flag may be displayed in either of the following methods:

- When displayed on a vertical flagpole, it must be done in accordance with Florida Statute 720.304. Briefly; a homeowner may display one portable, removable United States flag or official flag of the State of Florida, and one portable, removable official flag which represents one of the Armed Services or the POW-MIA flag, not larger than 4-1/2 feet by 6 feet. A homeowner may erect a freestanding flagpole no more than 20 feet high and cannot be erected within or upon an easement.
- When mounted on the exterior of a residential home, the flag must be displayed on a pole no longer than four (4) feet in length.

If the United States flag is lit in the evening, the light must neither shine into the adjoining neighbors' windows, affect their vision or site line, nor should it affect traffic and the driver's sight lines.

If choosing a decorative flag, it must be mounted on the exterior of a residential home and must be displayed on a pole no longer than four (4) feet in length. If the flag is lit in the evening, the light must neither shine into the adjoining neighbors' windows, affect their vision or site line, nor should it affect traffic and the driver's sight lines.

No more than one (1) United States flag and one (1) decorative flag, for a total of two (2) shall be displayed on a single property.

### **5.16 Fences, Hedges and Walls**

All fence and/ or wall requests, excluding invisible animal barriers, must be submitted to and approved by the BAR.

No above-ground fencing shall extend beyond the midpoint of the structure into the front yard. No invisible animal barriers shall extend beyond the perimeter of the resident's property lines as depicted on their respective plat (each of the lots includes a number of varying easements that are not technically part of the resident's property. Invisible animal barriers are not to intrude into these areas).

No fencing shall extend outside the limits of the property, such as onto the golf course, lake banks, or into wetland or preservation areas.

If a fence exists along a side or rear property line of an adjoining lot, no other fence will be allowed along the same property line or section of property line where a fence already exists (i.e. fences may not be constructed back to back).

With respect to **enclosures** fences on lots adjacent to a lake or retention pond, a gate shall be required so that owners may fulfill their responsibility to maintain the lake slope down to the water's edge.

Regarding **enclosure** fences on lots adjacent to a preservation/wetland area and common Plantation landscaping such as those along Town Center Blvd or Hwy 17, the side of the fence abutting this area should be erected to the limit of the preservation/wetland/landscaping or the owner's property line, whichever is closer to the home. A gate is NOT to be included if the fencing directly abuts the preservation/wetland/landscaping area as these areas are not to be accessed by residents.

Any application to erect vinyl fencing on a corner lot in a neighborhood allowing this fencing option shall include a landscaping plan to soften the aesthetic look of the fencing. See Section 5.13 for landscaping requirements. **See landscaping section 5.13 for requirements**

The painting of vinyl fences is not allowed. Painting of aluminum fences must be the original fence color. ~~Staining must be a natural wood tone and must be submitted and approved by the BAR.~~

No fence shall be erected within 7' of a sidewalk or curb or the discretion of the BAR.

Wooden fencing is no longer an approved type of fencing. All repairs to wooden fences will be made using vinyl fencing that will comply with the guidelines. ~~set forth in sub-paragraphs a. through d. of this section~~

### **5.16.1 Thornhill, Covington, the Woodlands, Autumn Glen, Margaret's Walk, Lake Ridge North, Lake Ridge South, and Amberwood**

The following fence types are authorized ~~to be constructed within the Thornhill, Covington, Woodlands, Autumn Glen, Margaret's Walk, Lake Ridge North, Lake Ridge South, and Amberwood residential neighborhoods in Fleming Island Plantation~~

#### **a. Privacy Fence**

This fence is used to create visual privacy for the lot area. This fence may be constructed on all residential lots within the property except for any lots whose rear yards are adjacent to the golf course; a lake or along Town Center Blvd. The allowed fence type is six (6) foot high vinyl with a wood grain look.

Vinyl fence shall be of a neutral color (e.g. tan or beige). White, black, dark brown or red/cedar colored vinyl fencing is not allowed. The styles of authorized vinyl fencing include but are not limited to those contained in [attachment \(4\)](#). The BAR shall review and approve all fencing colors and styles.

#### **Properties with rear lots which backup to Town Center Blvd.**

The approved fence type is a six (6) foot vinyl with a wood grain look except for the rear property line and the last sixteen (16) feet of side fencing abutting Town Center Blvd., where the fence type will become four (4) foot high vinyl with a wood grain look. The change in height will occur right before the last sixteen (16) feet of fencing so that said portion remains at a four (4) foot height in its entirety. The reduction in height will occur gradually at an angle not to exceed 45 degrees. The styles of authorized vinyl fencing include but are not limited to those contained in [attachment \(4\)](#). The BAR shall review and approve all fencing colors and styles.

#### **Properties whose rear yards are adjacent to the golf course or a lake.**

The allowed fence type is a six (6) foot high vinyl with a wood grain look, except for the rear property line and the last sixteen (16) feet of side fencing abutting the lake or

golf course, where fence will become a four (4) **foot open picket type**. The change in height will occur right before the last sixteen (16) feet of fencing so that said portion remains at a four (4) foot height in its entirety. The reduction in height will occur gradually at an angle not to exceed 45 degrees.

Vinyl fence shall be of a neutral color (e.g. tan or beige). White, black, dark brown or red/cedar colored vinyl fencing is not allowed. The styles of authorized vinyl fencing include but are not limited to those contained in [attachment \(4\)](#). The BAR shall review and approve all fencing colors and styles.

**b. Enclosure Fence**

~~This fence is used to define property lines or enclose the rear lot area without obscuring views on residential lots adjacent to the golf course or lake. The allowed fence type is a six (6) foot high vinyl with a wood grain look, except for the rear property line and the last sixteen (16) feet of side fencing abutting the lake or golf course, where fence will become a four (4) foot open picket type. The change in height will occur right before the last sixteen (16) feet of fencing so that said portion remains at a four (4) foot height in its entirety. The reduction in height will occur gradually at an angle not to exceed 45 degrees.~~

~~Vinyl fence shall be of a neutral color (e.g. tan or beige). White, black, dark brown or red/cedar colored vinyl fencing is not allowed. The styles of authorized vinyl fencing include but are not limited to those contained in [attachment \(4\)](#). The BAR shall review and approve all fencing colors and styles.~~

**e. Enclosure Fence along Town Center Boulevard**

~~For lots, which back up to Town Center Blvd., the approved fence type is a six (6) foot vinyl with a wood grain look except for the rear property line and the last sixteen (16) feet of side fencing abutting Town Center Blvd., where the fence type will become four (4) foot high vinyl with a wood grain look. The change in height will occur right before the last sixteen (16) feet of fencing so that said portion remains at a four (4) foot height in its entirety. The reduction in height will occur gradually at an angle not to exceed 45 degrees.~~

~~Vinyl fence shall be of a neutral color (e.g. tan or beige). White, black, dark brown or red/cedar colored vinyl fencing is not allowed. The styles of authorized vinyl fencing include but are not limited to those contained in [attachment \(4\)](#). The BAR shall review and approve all fencing colors and styles.~~

**b. Aluminum Enclosure Fence**

This fence is used to define property lines or enclose the rear lot area without obscuring views. The allowed fence type is a four (4) foot black aluminum open picket. The styles of authorized fencing include but are not limited to those contained in [attachment \(1\)](#). The BAR shall review and approve all fencing styles.

e. ~~Replacement of Wooden Fencing~~

~~Wooden fencing is no longer an approved type of fencing. All repairs to wooden fences will be made using vinyl fencing that will comply with the guidelines set forth in sub-paragraphs a. through d. of this section.~~

\*Any application to erect vinyl fencing on a corner lot shall include a landscaping plan to soften the aesthetic look of the fencing.

**5.16.2 Chatham Village, Cypress Glen, Heritage Oaks Trace, River Hills Reserve, Southern Links, The Links, Fairway Village, and Johns Landing**

The following fence type is the only type, which may be constructed within the Chatham Village, Cypress Glen, Heritage Oaks Trace, ~~River Hills Reserve~~, Southern Links, The Links, Fairway Village and Johns Landing neighborhoods.

a. Aluminum Enclosure Fence

This fence is used to define property lines or enclose the rear lot area without obscuring views. This is the only fence type allowed on side and rear yards of residential lots within the above referenced subdivisions. The allowed fence type is a four (4) foot black aluminum open picket. The styles of authorized fencing include but are not limited to those contained in [attachment \(1\)](#). The BAR shall review and approve all fencing styles.

**5.16.3 Fence Restrictions**

Due to potential conflicts with the subdivision entry fencing and signage, the following lots will be restricted in how a qualifying fence may be erected. With the maturing of the landscaping throughout the Plantation, allowances can be made in certain circumstances. The BAR will consider applications on an individual basis, taking into account the overall aesthetics and requested placement on a particular lot. A landscaping hedge may also be considered for BAR approval.

Chatham Village Lots 1 & 179  
Fairway Village Lots 1 & 75  
~~River Hills Reserve Lot 74~~  
Southern Links Lot 1  
Thornhill Lots 13, 14 & 130  
The Woodlands Lots 1 & 159  
Covington Lots 1 & 59  
The Links Lot 1  
Johns Landing Lot 1



## **5.17 Mailboxes and Mailbox Numbers**

The Board has established specifics regarding residential mailboxes. See [attachment \(2\)](#).

The approved mailbox numbers shall be of font Caxton Bk BT, 212pt size, 2-inches tall, and made of white vinyl. See [attachment \(2\)](#). Home Depot Mailboxes

The single black aluminum standard rural T1 mailbox made by Gibraltar is available at Home Depot.

### **5.17.1 Sundancer Mailboxes and Mailbox Posts**

A replacement Islander Mailbox Post may be ordered through Sundancer Sign Graphics via e-mail at [kevin@sunfsg.com](mailto:kevin@sunfsg.com), by telephone at 904-451-6808, or by visiting them at 11259-3 Business Park Blvd, Jacksonville, FL 32256. The Islander Mailbox may also be obtained from Sundancer. See [attachment \(2\)](#) for examples.

**Mailboxes should be 41 to 45 inches above the road surface, 6-8 inches from the road or curb edge and the post should be glossy black in color.**

The following communities are excluded from the required mailboxes and numbers as they have mail kiosks: Amberwood, Lake Ridge Villas North, Johns Landing, Lake Ridge Villas South, Carrington Place and Autumn Glen. ~~and Johns Landing.~~

## **5.18 Home Based Businesses**

In the event the BAR determines, in its sole discretion, that a home-based business, which otherwise complies with all applicable federal, state and local regulations, may present a nuisance, the BAR may require mitigation by the owner to minimize such nuisance, including without limitation, additional fencing or hedges, as a condition of its approval.

The granting of the BAR's approval, with or without mitigation, is in no way intended to serve as a guarantee that the home-based business is exempt from the requirements of the CR&E document regarding nuisance.

## **5.19 Signs, Billboards, Banners**

No signs, advertisements or notices of any kind may be placed on any portion of the property, including, without limitation, any lot or common area, unless express prior written approval of its size, design, color, content and location has been obtained from the BAR, except for "For Sale," "For Rent" and "Open House" signs. "For Sale," "For Rent" and "Open House" signs must comply with the standards established by BAR and CRE documents as well as state and county laws, statutes and regulations. Owners may display a sign of reasonable size provided by a contractor for security services, and the sign must be located within 10 feet of any entrance to the owner's home.

No sign shall be placed on a tree trunk, mailbox or in the window of a dwelling at any time.

### **5.19.1 Real Estate Signs**

“For Sale”, “For Rent”, “Open House” or “Moving Sale” signs shall all conform to the following guidelines. Posts, metal powder coat black 4 ½’ with 10 ½” x 13 ½” frame for sign panel. Optional: frame extension of 4” x 13 ½” for sign rider. Sign panel, 10 ½” x 13 ½” background color to be pantone 289 Dark Blue and lettering to be pantone 481 Sand (other colors may be approved by the BAR on an individual case-by-case basis) . [Attachment \(3\)](#) depicts the only signpost and flyer holder authorized for all real estate signs except for the “Yard Sale sign.

### **5.19.2 Real Estate Sign Rules**

All signs shall be placed on owner’s property only. “Moving Sales” or “Garage Sales” or “Yard Sales” signs – reference Article VIII, Section 1 (b) of the Fleming Island Plantation Declaration of Covenants, Restrictions and Easements apply. “Open House” signs are authorized on Saturdays & Sundays only. Signs cannot be placed before 10:00 a.m. and not after 5:30 p.m.

### **5.20 Hurricane Shutters, Window Shutters and Front Storm Doors**

Hurricane shutters are acceptable upon review and approval of the BAR with the following operational criteria:

Hurricane shutters are to be closed or installed no earlier than the official hurricane warning and are to be opened or taken down no later than seventy-two (72) hours after the official watch has been lifted. This applies to all homes with hurricane shutters in Fleming Island Plantation.

Standard window shutters are an acceptable addition to a home’s exterior with the stipulation that there be ample space between adjacent windows to install the shutters and have enough space remaining to highlight the home’s elevation.

A storm door may be added to a home’s front entrance upon BAR approval and when in compliance with the following guidelines:

- Door shall be of a substantial design.
- Doors with kick panels are allowed, but the kick panel shall not extend higher than the lowest edge of a front door’s glass insert, if applicable.
- Color shall be consistent with the overall look of the home’s exterior.

## **5.21 Solar Energy**

Solar energy collectors, although allowed by Florida Statutes, shall be submitted to the BAR for review. It is the desire of the community to encourage homeowners to make every effort possible to aesthetically integrate the panels into the design forms and architectural mass of the home especially when exposed to the view of adjoining neighbors and roadways.

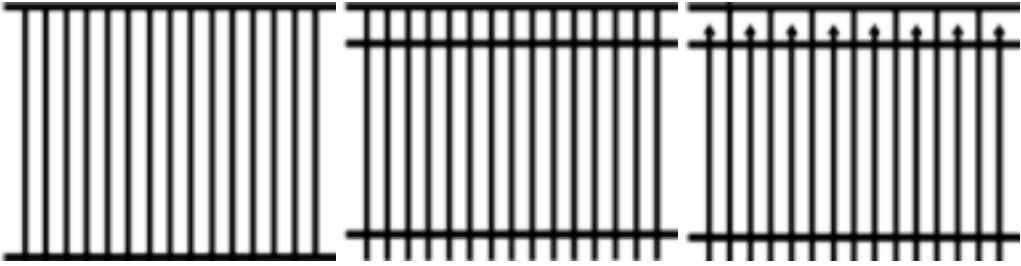
The owner must submit a survey of the property and sketch of the dwelling showing the location of the solar energy collectors.

Solar energy screening for the windows of the house must be submitted to the BAR for approval as it is an exterior improvement to the property.

**Exterior conduit or piping must be painted to match the exterior roof or building color.**



# Samples of Approved Black Aluminum Fence Types



## Mailbox and Mailbox Numbering



**2530**

**Caxton Bk BT  
212pt Size  
2" Tall  
White Vinyl**

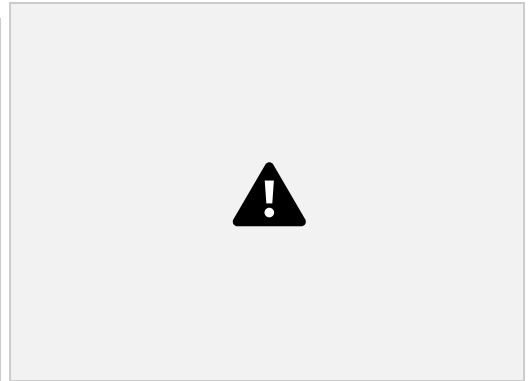
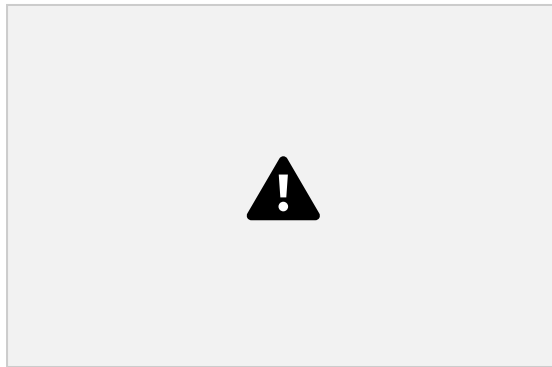
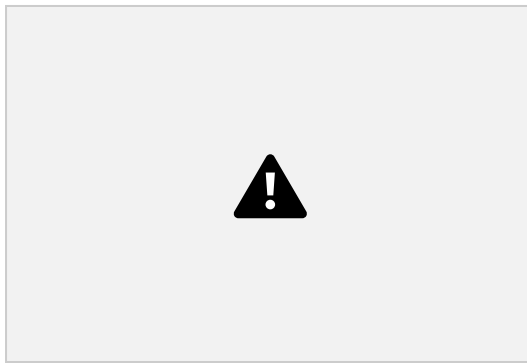
## Real Estate Signs



Attachment (3)

# Styles of Vinyl Fencing

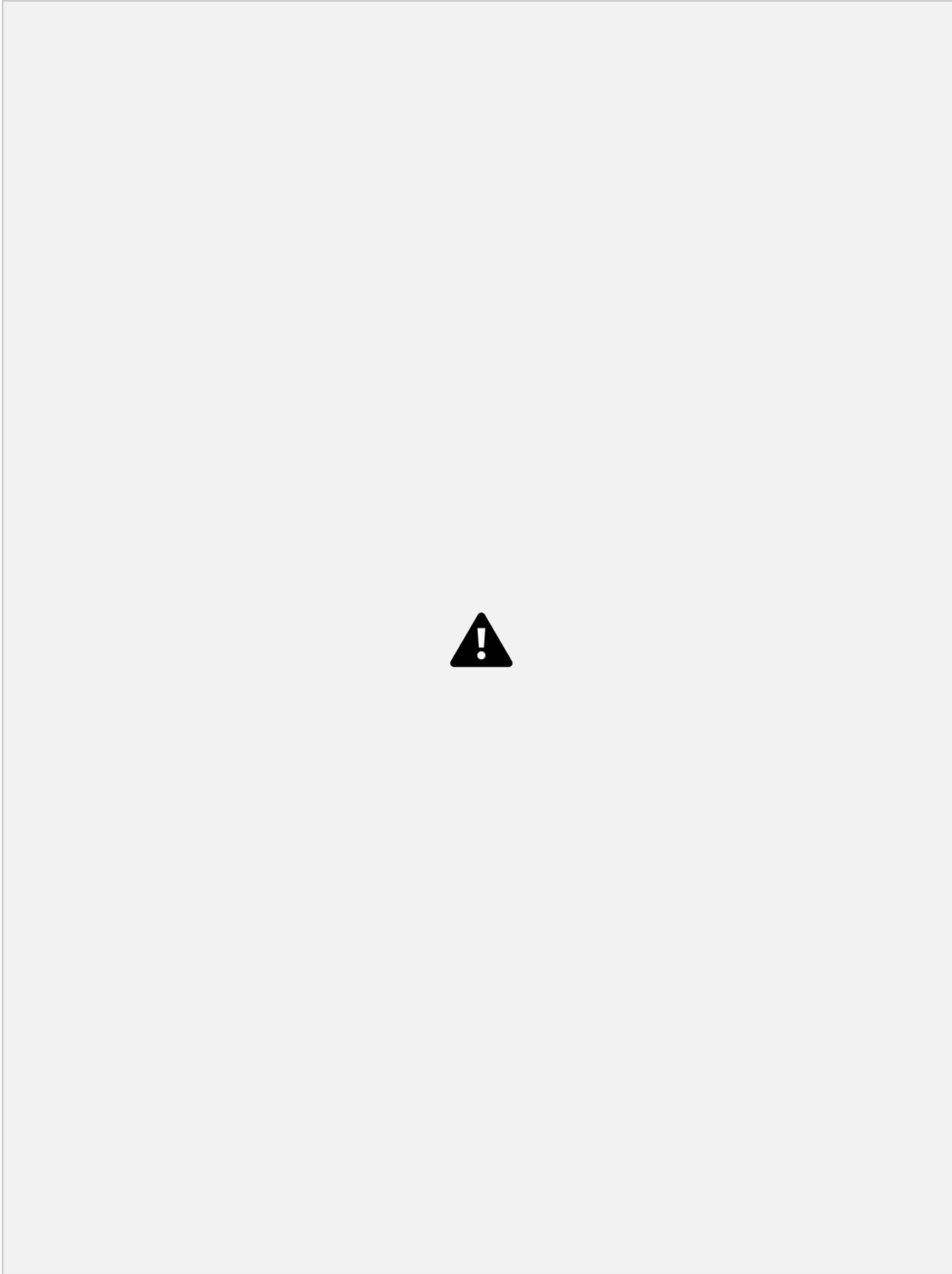
(Refer to this document for color restrictions)



Attachment (4)



# Colors of Replacement Roofing Shingles



Attachment (5)