

Forrest Crossing Community Association, Inc. For Detached Units Only

Thank you for your purchase of a Lennar Home! Below you will find the Design Guidelines for the Forrest Crossing Community Association, Inc. (“Association”). The Association’s governing documents require that any modifications to the exterior of your home be approved by the Association.

These Design Guidelines are provided to you to help establish what modifications would generally be approved, however, each modification is reviewed on a case-by-case basis and based on your specific Lot. These guidelines are not intended to provide any preapproval and are subject to change.

All approvals are subject to the following conditions:

1. The change/improvement must not impede the flow of water in any drainage easement or swale.
2. For any portion construction in any easement, owner/applicant must hold the Association harmless for any costs associated with repair/replacement of change/improvement should the association or local municipality or local utility need to enter such easement.

At the end of this document you will find the Association’s Request for Modification Form (“Form”). This form should be completed for any modification and returned to your Association Manager with Fieldstone Association Management.

A completed Form must be submitted for all modifications. THE VERBAL APPROVAL OF ANY SALES AGENT, LENNAR EMPLOYEE, OR ASSOCIATION REPRESENTATIVE IS NOT SUFFICIENT. ALL MODIFICATION APPROVALS MUST BE IN WRITING.

When plans are required, they must be submitted with the Form. A Form is attached to these Standards. Additional Forms are available from Fieldstone Association Management.

DESIGN GUIDELINES

DESIGN GUIDELINE 1

Exterior Decorative Objects, Front Porch Flower Pots, Lighting, etc.

- A Form must be submitted for all exterior decorative objects, both natural and manmade, including, but not limited to, items such as bird baths, sculptures/statuary, antennas, flower pots, flag poles, and items attached to approved structures.
- Items such as bird baths, wagon wheels, fountains, and pools are not permitted.
- Landscape lighting should not exceed twelve (12) inches in height
- The number of landscape lights should not exceed eight (8).
- The total wattage of landscape lighting should not exceed 100 watts, all lights are white or clear, non-glare, and located so as to cause minimal visual impact on adjacent properties and streets.
- Landscape lighting will not be permitted along the sides of the driveway. Up-lighting of trees and of the house will be considered on a case by case basis.
- Front doors and front entry area decorations must be tasteful and in keeping with the style and colors of the house. Plants and flowers in pots must always be neat and healthy. Artificial plants, flowers, etc., are not permitted. Neatly maintained front porch flower-pots (maximum of three (3) that blend with the exterior color of the house, containing evergreens/flowers do not require the submission of a Form.
- Objects will be evaluated on criteria such as location, proportion, color, and appropriateness to the surrounding environment.
- Holiday decorations and lighting may be installed in a reasonable manner for the various recognized holidays. Recognized holidays: Easter, 4th of July, Diwali, Halloween, Thanksgiving, Christmas. If there is a holiday not listed as a recognized holiday, homeowner is to contact HOA for review and approval.

DESIGN GUIDELINE 2

Basketball Goals

- In ground basketball goals are not permitted.
- The backboard should be white, beige, light gray, or clear.
- Basketball goals may not be attached to the house.
- Portable goals may not be maintained for periods of more than twenty-four (24) hours in the street or at the curb.
- No sandbags or weights are allowed on the base of the basketball goal. Base must be filled with water or sand to keep in place. Contact manufacturer if additional weight recommendations are needed.
- Portable basketball goals may not be laid on the ground for any period of time. Portable basketball goals must be kept out of site when not in use.

DESIGN GUIDELINE 3

Exterior Landscaping

- Landscaping should relate to the existing terrain and natural features of the lot, utilizing plant materials native to the Southeastern United States. The amount and character of the landscaping must conform to the precedent set in the surrounding neighborhood.
- All landscape beds must be covered with natural pine straw. The HOA will refresh pine straw twice a year. Upon request, organic brown or black mulch may be considered as ground cover. Homeowners that request to replace pine straw with mulch will be responsible for removing the pine straw before placing mulch. The HOA will not refresh mulch. It will be the homeowner's responsibility.
- Rocks are not permitted as landscape bed ground cover.
- The preferred landscape bed edging is a neat four to six (4" – 6") inch deep trench. Other edging, if used, shall not exceed three (3") inches above the turf height and be of a uniform type.
- Outdoor storage of garden tools and hoses must be screened from view and kept behind shrubs. Tools or items may not be stored under a deck or porch.

DESIGN GUIDELINE 4

Exterior Building Alterations

- Repainting of the house or trim should not require a Form if the color(s) are not changed. **The HOA does not have paint colors for the homes. Owner should refer to their purchase agreement.**
- The original architectural character or theme of any home must be consistent for all components of the home. Once the character is established, whether it is traditional, contemporary, etc., no change may alter that character.
- A paint color change requires that the following information be submitted along with the Form:
 1. A paint sample or picture of the paint color used in or approved for this or another Lennar Neighborhood in the same County. The address of the home and neighborhood where the color has been approved must be identified.
 2. Area of home to be re-painted.
 3. Photograph of your home, homes on either side, and homes across the street (adjacent and homes across the street may not be painted the same color).

DESIGN GUIDELINE 5

- Full glass Storm windows and doors must be made of anodized bronze or anodized aluminum with baked enamel finish compatible with the primary and trim colors of the house. Example Full glass door:



FORREST CROSSING COMMUNITY - REQUEST FOR MODIFICATION REVIEW

DETACHED UNIT ONLY

PER SECTION 6.2, THE BOARD OF DIRECTORS HAS UP TO (45) DAYS TO COMPLETE THE REVIEW, ONCE ALL REQUIRED INFORMATION HAS BEEN SUBMITTED.

Name _____ Date _____
Address _____ E-Mail _____
City/State/Zip _____ Office Phone _____
Community _____ Lot/Block _____

Please provide the Architectural Control/Covenants Committee with all information necessary to evaluate the request thoroughly and quickly. Requests must include, without limitation, the following information: site plan (including all dimensions), color chips (if applicable), detailed description of request, list of materials, pictures (if applicable), and any other information as specifically required below or as required by the Design Guidelines approved for the community.

Description of Modification Requested:

Estimated Start Date _____ Estimated Completion Date _____

Acknowledgment of Adjacent Homeowners (**all homeowners sharing common boundary line**): This acknowledgement will be considered by the Covenants Committee but will not be binding upon the Covenants Committee. No application will be considered unless this section is completed, or the Applicant Homeowner has made a reasonable effort, in the sole discretion of the Board, to have this section completed.

Signature _____ Lot () In Favor Of () Not In Favor Of ()
Signature _____ Lot () In Favor Of () Not In Favor Of ()
Signature _____ Lot () In Favor Of () Not In Favor Of ()

Under each of the most common headings below, all the items listed must be submitted. Please refer to the Covenants for other necessary information required for modifications such as detached structures, outdoor play equipment, pools, etc.:

_____ **Exterior Decorative Objects, Front Porch Flower Pots, Lighting, Etc.**
_____ Description of object _____
_____ Location and picture or sketch of object _____

_____ **Exterior Landscaping and Maintenance**
_____ Landscape plan denoting plant material and location _____

_____ **Deck**
_____ Color (must be natural or painted to match exterior color of home).

_____ **Storm Windows/Doors**
_____ Picture or drawing of all windows/doors on which storm windows/doors will be installed.
_____ Picture depicting style of storm window/door to be installed.
_____ Color (window/door trim must be baked enamel and color must be compatible with primary and trim colors).

Note: I understand and agree that no work on this request shall commence until written approval of the Covenants Committee has been received by me. I represent and warrant that the requested changes strictly conform to the community Design Guidelines and that these changes shall be made in strict conformance with the Design Guidelines. **I understand that I am responsible for complying with all city and county regulations.**

Neither Fieldstone Realty Partners, LLC, the Association Board of Directors, the Association Advisory Committee or the Association Covenants Committee nor their respective members, Secretary, successors, assigns, agents, representatives or employees shall be liable for damages or otherwise to anyone requesting approval of an architectural alteration by reason of mistake in judgment, negligence or non-feasance, arising out of any action with respect to any submission. The Architectural Review is directed toward review and approval of site planning, appearance and aesthetics. None of the foregoing assumes any responsibility regarding design or construction, including, without limitation, the structural integrity, mechanical or electrical design, methods of construction, or technical suitability of materials. I hereby release and covenant not to sue all of the foregoing from/for any claims or damages regarding this request or the approval or denial thereof.

Owner's Signature _____ Date _____

FOR ARCHITECTURAL CONTROL COMMITTEE USE

Approved By: _____
Covenants Committee Member

Date Received _____

Approved _____ Not Approved _____ Conditions _____

Comments:

