

CONSTRUCTION AND MODIFICATION STANDARDS AND GUIDELINES

Updated January 2008

Including Architectural, Site, and Landscape Standards, and Design Review Procedures for All Single Family Construction in The Venice Golf and Country Club

I. Introduction

The Construction and Modification Standards, Guidelines and Design Review Procedures (“Design Standards”) are part of the restrictions governing The Venice Golf and Country Club community. All homeowners, Builders and Contractors are to follow these Design Standards. These Design Standards will serve as the framework of design concepts, with the flexibility to guide the designs for a wide-range of architectural styles. These Design Standards also set forth procedures to insure performance and implement quality standards. Re-evaluation and updating of the criteria will occur as deemed necessary.

These Design Standards deal with both site and development concepts, and they apply to site, new construction, modification, and rebuild situations. As necessary, certain details of construction are discussed to enhance the architectural quality and aesthetic value of The Venice Golf and Country Club community. To assure compliance with the concepts and standards outlined in these Design Standards, a review process has been formulated and included to guide the construction and/or modification of each parcel.

These Design Guidelines do not create rights in any third party or bind Venice Golf and Country Club, #1, Inc. (the “Club”), The Venice Golf & Country Club, Master Association, Inc. (the “Master Association”) or any neighborhood associations except as otherwise provided herein. The Master Association expressly reserves the right to modify or amend these Design Standards or to waive the application of any particular provision of them.

In the event of any conflict between the terms of the Design Standards and the terms of the Master Declaration of Protective Covenants, Conditions and Restrictions for The Venice Golf and Country Club, as amended or supplemented from time to time (the “Declaration”), the terms of the Declaration shall control.

II. Design Review Procedure

A. **The Architectural Review Committee.** The Architectural Review Committee (the “ARC”) has been formed to promulgate these Design Standards and the application and review procedures for both new construction and modifications. The ARC replaces both the previous New Construction Committee and the Modified Construction Committee. The ARC shall consist of a Master Association Board member who will be the chairperson and at least three (3) other members or more as determined from time to time by the Master Association Board of Directors (the “Board”). The chairperson will appoint the committee and bring this information to the Board. Members will be selected to create a balance of lay people and professionals with experience in architecture, construction and landscaping. Each member of the ARC shall have an equal vote, and the majority of all members of the ARC shall constitute a decision for approval or denial of an application. The ARC shall meet to review applications at least once a month, or more often as needed.

B. Purpose of the ARC. The purpose of the ARC is to assure the protection of the covenants, the environment, and individual property values through the establishment of high standards of architectural review. In order to accomplish this objective, the ARC reviews applications for all new construction including landscaping, modifications, additions or alterations made on existing residential improvements, changes to the exterior of the home, and teardown-rebuild situations. Each application is evaluated on its own merits. The ARC will use the published Design Standards for purposes of review, but may individually consider the merits of any design due to special conditions that, in the opinion of the ARC, provide benefits to the adjacent lots, the specific lot, or to the community as a whole. The ARC may also consider the lack of conformity of a design as objectionable to The Venice Golf and Country Club community as a whole. The ARC does not seek to restrict individual creativity or preferences, but rather to maintain within the overall Venice Golf And Country Club community, the aesthetic relationship between homes, natural amenities, the golf course, and surrounding neighborhoods

C. Design Review Process. The following is an outline of the design review process, its meetings, approvals and submittal requirements. The sequence of submittal may be altered subject to approval by the ARC. If necessary, intermediate review and meetings may be requested at the discretion of the ARC. All meetings, approvals and submittal requirements set out below are requirements to be complied with before any clearing, grading, cutting, landscaping, or cutting of trees, underbrush/understory takes place, unless waived by the ARC, as the case may be, in its sole discretion. The ARC will, at the request of the owner, meet with the owner and/or his representative to discuss the schedule and design review process.

1. *Application for Homesite Construction.* Each contractor or builder (the “Builder”) desiring to build (or to teardown and rebuild) a new single-family residence on a lot within The Venice Golf and Country Club community must submit to the ARC a completed application for Homesite Construction (Attachment A) including appropriate drawings as determined by the ARC, together with the applicable application fee and the annual compliance deposit as set forth on the schedule hereto as Attachment C in accordance with the following:

- (a) Preliminary Review, Phase One - Complete information as per “Attachment A” must be submitted. Incomplete applications will be returned without review.
- (b) Preconstruction Review, Phase Two - If the Builder elects to submit applications for Phase One and Phase Two simultaneously, the applications must be complete. Incomplete applications will be returned without review. The Landscape Plan shall be as detailed as required for compliance with Article VI. Landscaping Standards and Criteria of this document.
- (c) In-Process Review, Phase Three and Final Inspection, Phase Four - For the Final Inspection, “As Built”-Plans are requested in the case where the plan originally submitted is not identical to finished construction. This applies to the site plan, the landscape plan, and the exterior lighting plan.

2. *Application for Additions, Improvements, Alterations or Modifications.* Each owner of a unit or lot who plans to add to or modify in any manner or respect any structure, the exterior of any structure or the grading, excavating, tree removal, landscaping or other change to the property must first submit an Application For Addition, Improvement, Alteration or Modification (Attachment B) to the ARC, prior to making any such addition or change. The primary goal of this design review procedure is to determine whether the proposed addition or modification conforms to the development standards and architectural criteria adopted by the ARC, and is in harmony with the overall design of The Venice Golf and Country Club community.
3. *Commencement of Construction.* An approved Builder must begin construction within thirty (30) days of the County approving the plan and giving the notice of commencement. For purposes hereof, the phrase “commencement of construction” shall mean the pouring of the footers, or in the event of an addition, improvement, alteration or modification such event as may be determined by the ARC. In addition, construction must be completed and a Certificate of Occupancy obtained within 240 days of commencement of construction as defined above. In cases of “teardown-rebuild” the action must be linked together such that:
 - (a) All required permits and approvals for both the teardown and the rebuild must be obtained prior to starting any activity on the subject lot.
 - (b) Teardown must begin within (30) days after the date of the approval from the county.
 - (c) The remaining lot must be leveled and cleaned within 7 calendar days unless further extensions were approved by the ARC following teardown such that it can be considered a new lot.
 - (d) Construction of the rebuild must begin within 30 days of the commencement of teardown activity. Furthermore, construction must be completed and a Certificate of Occupancy obtained within 240 days of commencement of rebuild construction as defined above.
4. *Variances.* All variance requests shall be made in writing. Any variance granted shall be considered unique and will not set any precedent for future decisions.

In cases where the established criteria cannot be met, it shall be the Builder’s responsibility to submit, together with the Application for Homesite Construction, a letter, listing all variances with sufficient details and reasons for not meeting the established criteria.

All variances or deviations listed must be resolved, either approved or denied, prior to the start of any construction or teardown.

All Applications submitted will also include a statement that, except for the variances requested, all other criteria of the Construction Guidelines will be met.

Failure to comply with these procedures will not relieve a Builder, Contractor, or Lot Owner from future liability to correct any unapproved variances.

5. *Construction Reviews.* The ARC shall have the right to review the construction process in order to assure conformance with the approved application and the standards set forth in these Design Guidelines.

6. *Fees.* All applicants for homesite construction, an addition, improvement or modification, or a teardown-rebuild will be charged an application fee and will be required to post an annual compliance deposit at the time of application in accordance with the fee and deposit schedule attached as Attachment C, as the same may be amended from time to time.

III. Construction and Modification Standards and Guidelines.

The following standards and guidelines shall apply to any and all construction, improvement, teardown-rebuild, or alteration of any structure, to any change to the exterior of any structure and to grading, excavating, tree removal, landscaping or any other change to the exterior or grounds of a homesite (lot) within The Venice Golf And Country Club community.

1. *Start of Construction.* No lot clearing, teardown, or placement of portable toilets will be permitted until all required governmental permits are obtained and formal written approval of the ARC has been granted for the entire project.
2. *Portable Toilets.* Prior to commencing work, a portable toilet must be placed on the job site with the door facing away from the street and in a manner so as to least disturb other residents and other construction.
3. *Construction Traffic.* All construction traffic shall access The Venice Golf And Country Club community from the main gate or as directed by the ARC by written notice. For security reasons, all Builders must furnish a complete list of all contractors, sub-contractors, and employees who are permitted entry into The Venice Golf And Country Club community. No vehicle shall be parked on any private streets within The Venice Golf And Country Club community and shall not be parked on any other lots whether vacant, under construction or completed after hours. There will be no washing of trucks on the streets.
4. *Construction Hours.* Construction working hours shall be from 7:00 a. m. to 6:00 p. m. Monday through Saturday, except on certain holidays. Additional hours may be provided upon approval of the ARC.
5. *Site Clean-Up.* All construction sites must be maintained in a neat and orderly fashion. Trash from construction work will be contained in a trash dumpster or suitable method that will assure constant containment and stockpiling of the trash until removal from the site. The Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. There will be no stockpiling or dumping on adjacent lots or on streets. Trash not removed will be removed by the Master Association and billed to the responsible contractor or sub-contractor. Contractors will use only the utilities provided on the immediate site on which they are working.
6. *Clearing Of Site.* All vegetation on the site shall be preserved where at all possible. Plants, vegetation and trees directly within the planned structure, roof overhangs, or driveway shall be removed only after prior written approval of the ARC. Any plants, vegetation or trees uprooted or cut down on the job site shall be removed from the job site and from The Venice Golf And Country Club community as soon as is practicable but not later than five (5) working days.
7. *Construction Signage.* During construction, one standard sign designed by the ARC shall be allowed, only if required by the county, within the front setback of the lot to

help sub-contractors and others locate the particular lot within the development. This sign must be removed upon issuance of the Certificate of Occupancy.

8. *Construction Damage.* Any damage to streets and curbs, drainage inlets, sidewalks, street lights, street markers, mailboxes, walls, etc. may, at the election of the Master Association, be repaired by the Master Association and billed to the responsible contractor or taken from the compliance deposits.
9. *Established Speed Limit.* The established speed limit within The Venice Golf And Country Club community is twenty-five (25) miles per hour.
10. *Construction Spillages.* Operators of vehicles are required to assure that they do not spill any damaging materials while within The Venice Golf And Country Club community. If spillage occurs, operators are responsible for contacting the Master Association with a plan of action and for cleaning up. Clean-ups made by the Master Association will be billed to the responsible party. Please report any spills to the Master Association office as soon as possible.
11. *Telephone/Cable TV Lines/Irrigation.* If any telephone, cable television/internet, electrical, water, irrigation, etc. lines are cut/damaged, it is the contractor's responsibility to report the accident to the applicable homeowner within thirty (30) minutes. It is the responsibility of the homeowner/contractor to report the incident to the property utility company for repair and then notify the Master Association office.
12. *Vehicle Search Program.* The Developer may institute a program of vehicle search that provides for the inspection and/or search of all vehicles arriving and leaving the property. This program does not require a forced search of any vehicle whose operator does not wish to comply. However, parties who do not agree to the search, if required, or change their minds after agreement, will not be allowed within The Venice Golf And Country Club community in the future.
13. *Construction Site Appearance.* All personnel working in The Venice Golf And Country Club community are to keep all areas in which they work free of discarded materials such as lunch bags and odd materials. Objects should not be thrown out of cars and trucks. No dogs/animals allowed.
14. *Loud Noise Levels.* Loud radios or noise will not be allowed within The Venice Golf And Country Club community. This is distracting and discomfoting to property owners and golfers alike. Normal radio levels are acceptable. Do not mount speakers on vehicles or outside of homes under construction.
15. *Golf Course Access.* No short cuts across the golf course are allowed. Any contractor doing work on or adjacent to the course must have a golf employee show them paths of ingress and egress.
16. *Vehicles and Equipment.* No vehicles (trucks, vans, cars, etc.) may be left in The Venice Golf And Country Club community overnight. Construction equipment may be left on the site while needed, but must not be kept on the street unless prior permission has been granted by the Master Association. No construction trailers may be left in The Venice Golf And Country Club community to be used as temporary construction offices or for other purposes except with the prior written approval of the MA.
17. *Personnel.* Only bona fide workers are allowed on the property and are required to exit the property upon completion of their work. Spouses may drive workers to the site and

pick them up, but must not remain on the property unless they are actual employees of the sub-contractor. No children will be permitted on the property unless they are bona fide workers. No alcoholic beverages, drugs or guns are permitted on the property. Contractor personnel will not be permitted to bring pets on the property.

THE VENICE GOLF AND COUNTRY CLUB WILL ENFORCE THESE REGULATIONS! FAILURE TO ABIDE BY THESE RULES MAY RESULT IN THE LOSS OF YOUR PRIVILEGE TO ENTER THE GATE, THEREBY MAKING IT IMPOSSIBLE FOR YOU TO WORK IN THE COMMUNITY.

****INDIVIDUAL NEIGHBORHOOD DOCUMENTS MAY REQUIRE SPECIFIC STANDARDS, COLORS, SPECIFIC ARCHITECTURE, DRIVEWAYS, ETC. PLEASE CHECK THE NEIGHBORHOOD STANDARDS PRIOR TO ANY TYPE OF ALTERATIONS.**

IV. Design And Development Guidelines.

The following guidelines shall apply to any and all residence construction, improvement, or alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a lot within The Venice Golf And Country Club community. These Design Guidelines are minimum allowable requirements and are in addition to any contractual obligations contained in any Agreement For Purchase at The Venice Golf And Country Club community.

1. *Architectural Design.* Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. No one particular architectural design is mandated. All designs, however, must be traditional in style and executed with emphasis on authentic materials.
2. *Elevations.* All elevation treatments shall follow the common architectural design of the residence as nearly as possible. The elevation treatment of each residence will be considered on an individual basis as to conformity with surrounding homes and styles. Elevation approval shall consist of review of front, side(s) and rear elevations. The finished floor elevation shall be a minimum of eighteen inches (18”) above the crown of the road or fourteen-point-seven (14.7) feet above sea level, whichever is higher, or as otherwise approved by the ARC or in conformance with Sarasota County building codes or State codes.
3. *Exterior Material And Colors.* Artificial, simulated, or imitation materials (e.g. aluminum siding, simulated brick, vinyl siding, etc.) are not permitted on the exteriors of a residence. The following exterior materials, in most cases, are acceptable and appropriate; provided, however, they are consistent with the architectural design:
 - (a) Stucco – smooth or textured finish; or
 - (b) Masonry – stone, brick, split rock, and ceramic; or
 - (c) Metals – factory finished durable anodized or baked-on enamel, wrought iron, or copper; or
 - (d) Wood – timbers, boards, board and batten, tongue and groove, solid wood siding, and rough-sawn lumber.

Exterior colors and textures which in the opinion of the ARC would be inharmonious, discordant, or incongruous shall not be permitted. The color of roofs, exterior walls, doors and trims shall be integral to, and harmonious with, the exterior color scheme of the residence. Bright colors, other than white, are prohibited at the discretion of the ARC as a dominant color of the residence.

The ARC shall have final approval of all exterior color plans and each owner must submit to the ARC prior to initial construction and development on any lot, a color plan and a materials sample board to include stucco, fascia, soffit, decking, pavers, roof tile, and any building highlights, etc. If a color board is not available at that time, the minimum requirement is submission within thirty (30) days after permitting; provided, however, in no event may any colors be applied prior to approval by the ARC.

For modification/improvement of a house, such as repainting, the owner must submit a Modification Request to the ARC describing the area to be painted and a color chip with the manufacturer's color number. Also a four ft. by four ft. sample of the paint color shall be painted on a wall of the house for inspection by the ARC. No further painting shall occur until written approval is received from the ARC.

4. *Roofs.* Tile or cement tile are the required roof materials on all roofs. Roof color shall be an integral part of the exterior color scheme of the residence.

The height of the cornice (plate, top of the lintel) measured from finished floor elevation shall be no less than as described in the following areas:

- (a) Eight (8) feet minimum in garage areas only,
- (b) Nine (9) feet minimum in secondary Living Areas defined as bedrooms, showers, and bathrooms, and
- (c) Ten (10) feet minimum in primary Living Areas defined as living room, dining room, kitchen, family room and den.

Dropped ceilings and decorative ceilings designed for aesthetic purposes will be considered for approval on an individual basis.

No home shall have less than four (4) ridgelines perpendicular to the street. The ARC may, however, allow three (3) ridgelines in some instances depending upon the overall appearance, except on lots requiring 2,600 or more square feet of Living Area. In order for the homes in The Venice Golf And Country Club community to enjoy an elevated status in the larger community of Venice and Sarasota, there must be significant additional architectural features on the front elevation. Examples of typical expected features include stucco bands, tile, brick, arches, columns, etc.

The proportions of roof shall be consistent with architectural style of the residence and a pitch of 8/12 is recommended. A minimum pitch of 6/12 is required except for the following:

- (a) A minimum pitch of 7/12 is required for lots 16 through 20, and lots 137 through 180.
- (b) A minimum pitch of 8/12 is required for lots 325 through 345.
- (c) A minimum pitch of 6/12 is required for lots 1 through 15, lots 21 through 136, lots 181 through 324, lots 346 through 590.

- (d) All lots not specifically listed are required to have a minimum roof pitch of 6/12.

All roof stacks, vents, flashing, and chimney caps shall be painted to match the approved roof colors. Roof stacks and vents shall be placed on rear slopes of the roofs and shall be placed on the roof face that is least visible from adjoining property. Roof stacks and vents shall not extend above the ridgeline of pitched roofs or above the parapet on a flat roof.

A parapet roof may be allowed if it is not a dominant feature of the building and it is consistent with the architectural style of the residence.

The fascia and roof overhangs must be in proportion to and blend with the rest of the residence.

“ALL” Neighborhood community construction must be both in conformance with and in keeping with the architectural style of the neighborhood community.

5. *Gutters And Downspouts.* Gutters and downspouts shall be painted to match the color of the surface to which they are attached. Storm water flow must be directed to, and conform to, the approved drainage plan and requirements so as not to affect adjacent property. Over time run off may need to be altered due to the change in turf/landscaping, etc., to correct drainage and runoff. This is the owner’s responsibility.
6. *Skylights And Solar Collectors.* Skylights should have a low profile, preferably flat or with a slight curve and should be installed so they are parallel with the roof ridge and edges. The skylight frame should be painted to match the color of the roof.

Solar collectors on pitched roofs must lie flat on the roof and be placed so that the edges are parallel with and perpendicular to the roof ridge and edges. No part of the installation may be visible above the ridgeline. Support brackets, collector frames, and exposed pipes should be painted to match the color of the surface to which they are attached and any pipes, wires and control devices should be concealed. Collectors located on the side of a building or on the ground must be harmoniously integrated with the building or the topography. Collectors placed on roofs shall be located so they cannot be seen from nearby properties. All solar panel installations require ARC approval.

Large solar arrays designed to provide the primary heating source for a building should appear to be integral with the building.

7. *Windows, Doors, Awnings and Shutters.* Unfinished aluminum, bright finished, or bright plated metal on exterior doors, windows, frames, screens, louvers, exterior trim or structural members shall not be permitted. Metal frames shall be either anodized or electro statically painted, and be in harmony with the exterior color and texture of the residence. Wood frames must be painted, sealed or stained.

Screen doors should not detract from nor alter the appearance of the entryways. The screen door should be painted to match the color of the door it fronts or, in some situations, painted to match the color of substantial door trim.

The use of reflective tinting or mirror finishes on windows is prohibited. Jalousie windows and doors shall not be permitted.

Awnings, canopies and shutters shall not be permitted on or affixed to the exterior of the residence without prior approval of the ARC.

Awnings and canopies must have a straight forward design and be consistent with the architectural style and scale of the residence to which they will be attached. The color of the fabric must be compatible with the existing building colors, and any exposed frames must be painted to match the trim or the dominant color of the building. If the awning is removed, any and all exposed frames supporting the awning must be removed as well. Metal, vinyl or other plastic fabric shade material will not be permitted unless approved by the ARC.

Shutters that are functional and operational will be allowed on an individual basis as approved by the ARC. The style of the house must be appropriate for shutters. The shutters should be properly proportioned and sized to match the windows or doors and shall be installed in pairs. The color of the shutters should be coordinated with the colors of the house. Hurricane shutter policy attached.

8. *Screened Porches, Enclosures and Patios.* If pool areas are to be enclosed, screened cages are encouraged but green colored screens are prohibited. No screening of pool areas may extend beyond a line extended and aligned with the side walls of the dwelling unless approved by the ARC, and the screened cage must not exceed a height of the ridge line of the roof. Pool screening shall not be visible from the street in front of the residence. All screen-framing, doors, door frames, and structural portions of enclosures shall be anodized or electro statically painted in brown/black or white or a color in harmony with the exterior color and texture of the residence. Approval of one particular extension does not guarantee or allow other submittals.

Patios must be located within a fully enclosed area or at the rear of the building. Front and side yard locations may be allowed and will be reviewed on an individual basis if approved by the ARC. Patios must be constructed with natural colored concrete, slate, flagstone, brick or wood, "cool deck," tile, river gravel, poly pebble or stamped concrete.

9. *Decks.* A deck has a significant impact on the appearance of a house. Decks may also affect the privacy and right of enjoyment of adjacent residents. These two factors are weighted heavily in the review of decks.

The deck must be located at the rear of the house. The configuration, detail and railing design of a deck should relate harmoniously with the architectural style of the house.

Wood decks must be constructed with rot-resistant wood and, in many cases, may be left to weather naturally. In some instances, the ARC will require that the decks be stained to coordinate with the neighborhood design or to help integrate the deck with the house. If decks are stained, the color must relate to the colors of the house.

A skirt board must be constructed and landscape planting must be provided to screen structural elements and to soften the structure visually.

10. *Garages, Driveways and Walkways.* Each single family detached residence in the community at large must have a private, fully enclosed garage for not less than two (2) and not more than four (4) cars with a minimum outside width dimension of twenty feet by a twenty-two foot inside depth (20' outside width x 22' inside depth).

Conversion of any garage, or part thereof, to living area shall be prohibited. Garages shall be attached and part of the main dwelling and in keeping with the architectural style of the residence. Carports are not permitted.

The dimensions of villa garages in the neighborhood villages shall be no less than twenty feet outside width by twenty feet four inches inside clear depth (20' outside width x 20' 4" inside depth).

Double garage doors shall be a maximum/minimum of sixteen (16) feet in width, and doors for individual stalls shall be a minimum of nine (9) feet in width. Garage doors for golf carts shall be a minimum of five (5) feet in width. All garage doors must be in keeping with the architectural style and materials used on the residence. All County and State codes must be met.

Automatic garage door openers are required on all overhead doors.

All single-family residences that have a garage door (double) facing the street shall have a full driveway width that shall at least match the outside width of the garage door. (One (1) sixteen (16) foot door equates to a minimum sixteen (16) foot driveway width.)

The driveway for a single family residence with two (2) or more garage doors (facing the street) that are each eight (8) feet or greater in width shall be no less in width than the total outside width dimensions of the combined door installation, but may narrow to a sixteen (16) foot minimum width as it runs to the street.

Single-family residences which have one (1) or more garage doors facing a plane that is perpendicular to the front of the house shall have all of the following:

- (a) A driveway area entering the garage that is no less in width than the total outside width dimensions of the single or combined door installation,
- (b) A turn-around or maneuvering area (connecting the garage entry area with the approach to the street) that is no less than either sixteen (16) feet in width for straight driveways or twelve (12) feet in width for circular driveways,
- (c) An approach to the street that widens to a minimum of sixteen (16) feet in width to the curb.

Driveways shall be constructed with one of the following materials:

- (a) Concrete, 2,500-PSI minimum, natural color
- (b) Concrete, 2,500-PSI minimum, stamped patterns of shadow-beige stained flagstone; other colors are not permissible
- (c) Concrete, 2,500-PSI minimum, natural exposed aggregate, sandblasted or etched and sealed
- (d) Brick or interlocking pavers permanently constructed with mortar at the border and color selections approved by the ARC.

Lot numbers 325 through 345 must have driveways constructed of brick or interlocking pavers with stable and permanent construction.

Asphalt, blacktop, painted/colored concrete, and epoxy bonded aggregate driveways are prohibited.

Circular driveways shall be permitted on a lot-by-lot basis provided the garage orientation and the lot permit sufficient space as deemed appropriate by the ARC. All circular driveways must first be approved by the ARC.

Public sidewalks, where required, shall be of the same pavement materials as required for standard (driveway construction material, Item (a) above) natural color concrete driveways. Walkways from the entrance of the residence to the driveway shall be either the same as that of the driveway or one that is compatible and harmonious with the driveway and the residential structure. The owner is responsible to maintain any public sidewalk and curbing on his property in a condition acceptable to the Master Association.

A public sidewalk must be constructed by the owners to be completed prior to receipt of the Certificate of Occupancy on the following lots: 1 through 14, 17 through 19, 21 through 25, 38 through 43, 66, 80, 88 through 104, 127 through 136, 144 through 153, 162 through 176, 192, 200 through 218, 232 through 236, 264 through 294, 307 through 332, 346 through 366, 388 through 403, 418 through 431, 442 through 450, 451 through 476, 493 through 498, 518 through 525, 540 through 554, 555 through 559, 584 through 588, and 589 through 590. Specifications for the sidewalk, additional to the above are as follows: to be located six (6) feet from the back of the curb, five (5) feet in width, four (4) inches thickness minimum, 2,500 PSI, broom finished concrete, two (2) inch slope, and saw-cut at least every ten (10) feet. Sidewalks are under county ordinance and regulation.

10. To avoid mildew and absorption of other unwanted carbon or minerals, the use of clear, weather-resistant sealers such as Siloxilane, Prim-a-Pell 200, or other general purpose concrete driveway sealers is acceptable when required. Colored stain/sealers are prohibited unless the use of a natural, cement-color stain is required (and first approved by the ARC) to correct permanently spotted driveway or sidewalk conditions. The owner is responsible for maintaining the condition of such treated surfaces to assure homogeneous appearance of said surfaces. xxxxx
11. *Walls and Fencing.* Walls and fencing can be an intrusion on the open character of The Venice Golf And Country Club community and may have both a visual and physical impact on adjoining property. Therefore, any fencing is discouraged. However, privacy walls and fences attached to the house as well as other fencing will be considered on an individual basis.

All walls and/or fencing must be allowed only on the back half of the lot and must conform to the parameters as follows:

- (a) Rear Yard – within the rear building set-back line
- (b) Side Yard – within the side building set-back line

The location of all fences and walls must be approved by the ARC prior to installation. Decorative entry walls, entry gates, courtyard walls, and privacy walls surrounding and abutting pool decks are considered structures appurtenant to the residence and may be allowed within the building set-back.

Any and all walls may not exceed an average height of four (4) feet exclusive of pillars or ornaments and shall in no instance exceed six (6) feet in height measured from the first floor finished floor elevation. The walls shall be designed and constructed of material identical or compatible with the materials, colors, finishes, textures and

architectural style of the principal structure and must be approved by the ARC prior to construction.

Only on-site custom built fencing will be permitted and the fencing contractor and fencing material must be approved by the ARC prior to construction and installation.

Fencing should relate to materials, colors, and architectural style of the building. Gates must match the fencing in design, material, height, and color. The top of a gate must be straight and flush with the top of the fence.

Fencing finished only on one side must be constructed with the finished side facing out. The top of all fences must be maintained level. If the ground slopes, the fences must be stepped. If there is a horizontal trim piece at the bottom of the fence, it too must be maintained level. Vertical members must be plumb and, generally, the tops of the posts and boards must be in line.

Landscaping must be provided along the outside of all walls and fences that occur within the buildable set-back line to soften the visual impact of the wall and/or fence. Whenever possible, fences should be located so that trees do not have to be removed.

All electrical and mechanical equipment and other utilitarian devices must be fenced, walled and then screened with landscaping. All fencing/walls within VG&CC require perimeter plantings. They may not extend into set-back unless approved by the ARC prior to installation.

12. *Swimming Pool, Spas, Hot Tubs And Tennis Courts.* Swimming pool design and construction details must be submitted for review and approved by the ARC. Details pertaining to privacy or visual separation must be included in the submittal.

All swimming pools must be in ground. Raised decks, spa areas, etc. shall not project more than two (2) feet above the finished grade. Pools shall not be permitted on the street side of the residence, nor shall any portion of a pool, decking or enclosure be permitted to extend outside of the permitted building set-back requirements as defined under Article V (Site Standards and Criteria), Section 3 (Minimum Building Set-Back Requirements) in these Standards.

Mechanical equipment should be concealed and located so as not to have an adverse effect on the use of adjacent property. See item 15 for propane tank removal.

Spas and hot tubs shall be located in the rear yard away from adjacent property so that their use, presence, and noise of the mechanical equipment do not adversely affect the use of the adjacent property. They should be an integral part of a deck, patio, or landscaping. Mechanical equipment, pipes, and wiring must be concealed. See item 15 for propane tank removal. Spas and hot tubs must be screened from adjacent property and all of the understructure of spas and hot tubs which are set into above ground decks must be screened.

Private tennis courts are prohibited.

13. *Exterior Lighting.* All single family homes must install an approved direct-wired post light with a photo cell. All exterior lighting must be approved by the ARC prior to any and all installation of said lighting. Proposed exterior lighting shall be detailed on an electrical plan and/or landscaping plan identifying wattage, aiming angle and candle curves. Exterior lighting, which in the opinion of the ARC would create a nuisance to the adjoining property owners, will not be permitted. All exterior lighting shall be

buffered from surrounding residences and shall not be directed to any streets or roadways. Colored lighting (other than for temporary holiday lighting) is prohibited.

The lighting fixture design must be compatible with the architectural design and Neighborhood requirements, if applicable, and must be appropriately located. The lights must be directed downwards, diffused, shielded, or of low wattage.

14. *Mail Boxes And House Numbers.* No mailbox, newspaper box or other receptacle of any kind for use in the delivery of mail, newspapers, magazines or similar material shall be of a type other than that which is designated by the Master Association.

No mailbox can be relocated. The owner is responsible to maintain his mailbox as well as both the support and housing for such in the same condition as originally supplied. Maintenance and repairs will be provided by the Master Association and billed to the owner.

House numbers must be a minimum of four (4) inches high and very visible from the street for use at least by emergency services.

They should be placed above the garage door or on a wall close to the garage door, very visible from the street, and should be Arabic numerals reading left to right or top to bottom. The material and color shall be black or highly contrasted to the color of the wall to which they are attached and must be submitted with the site plan. Additional sets of house numbers may be used for decorative purposes; however, all house numbers must be compatible with the architectural style of the residence.

15. *Removal of Foreign Objects.* All foreign objects, buried or freestanding, not being used by the homeowner, must be removed. These include, but not limited to; propane tanks, water softeners or filters, and statuary. After removal of buried objects, the hole must be filled with dirt and compacted to the level of the surrounding area and landscaped to conform to the overall appearance of the yard.

V. Site Standards And Criteria

The following site standards and criteria shall apply to any and all lots within The Venice Golf And Country Club community. To ensure preservation of the natural character of the site and to maintain and enhance the open character of the lots, no construction or alteration of the site shall commence in any manner or respect until the ARC has approved the site plan.

1. *Site Plan.* A site plan shall be submitted to the ARC prior to any construction or alteration to the homesite for approval.
2. *Grading And Drainage.* No grading or clearing of trees shall be commenced until the site plan showing the nature and location of the work has been submitted to and approved by the ARC. Fill shall not be deposited at any location without the prior written approval of the ARC and county or state agencies.

All buildings will be constructed at a minimum finished floor elevation of eighteen (18) inches above the crown of the road or fourteen-point-seven (14.7) feet above sea level, whichever is higher. Existing trees and vegetation shall not be disturbed by grading unless otherwise approved by the ARC or county/state agencies.

Cuts and fills should be designed to complement the natural topography of the site.

The flow of water shall be directed to existing drainage structures in such a manner as not to allow run-off onto adjacent property. As the site matures, the owner shall, by adjusting drainage, ensure that water run-off does not flow on to adjacent property. Existing drainage structures shall not be altered or affected in any way.

Paved areas shall be designed so that surface waters shall be collected at intervals in a manner that will not obstruct the movement of vehicular or pedestrian traffic and will not create puddles or ponding in paved or swale areas.

3. *Minimum Building Set-Back Requirements.* With the exception of driveways, walks and mailboxes, no structures shall be allowed on any lot outside the building set-back lines. Minimum building set-back requirements are as follows:

Minimum Front Set-Backs	25 feet
Minimum Rear Set-Backs.....	25 feet
Minimum Side Set-Backs	10 feet
(Lots 16 through 20, 137 through 180, and 325 through 345).....	15 feet

Side set-back requirements for cul-de-sac lots shall be determined on an individual basis due to the irregular shape of such lots. All other lots that have an irregular shape may require different minimum set-backs and, where appropriate, a variance from the minimum building set-back requirements may be granted by the MA to account for these lots.

In considering the rear set-back requirement, the ARC will consider that the main percentage of the structure is to be within the twenty-five (25) feet set-back line. Exceptions may be made, however, which would allow up to twenty-five percent (25%) of the structure to be within a twenty (20) feet set-back line.

The rear set-back requirement for swimming pool cages shall be fifteen (15) feet. A variance may be granted if the house design and location allows less than a fifteen (15) feet set-back. ARC will make recommendations to the Board of Directors of the Master Association for approval.

4. *Size Of Residence.* The Living Area of each residence in the single family detached (non-neighborhood) section shall contain the following minimum square footage of Living Area:

Lots 1 through 15, 21 through 66, 105 through 136, 181 through 236, 291 through 293, 314 through 324, 346 through 349, 350 through 387, 418 through 441, 442 through 450, 526 through 554, and 570 through 588 - 2,200 square feet of Living Area;

Lots 16 through 20, 137 through 180 - 2,600 square feet of Living Area;

Lots 325 through 345 - 2,800 square feet of Living Area; and

Lots 555 through 569 - 2,000 square feet of Living Area.

The Living Area of each residence in the single family detached (neighborhood section) shall contain the following minimum square footage of Living Area:

Lots 67 through 104 (Vestavia Neighborhood) - 1,900 square feet of Living Area;

Lots 237 through 290 and 589 through 590 (Wentworth Neighborhood) - 1,600 square feet of Living Area;

Lots 294 through 313 (Wellington Neighborhood) - 2,200 square feet of Living Area;

Lots 388 through 417 (Cheval Neighborhood) - 2,100 square feet of Living Area

Lots 451 through 509 (Lansbrook Neighborhood) - 1,800 square feet of Living Area; and

Lots 510 through 525 (Cheval South Neighborhood) - 2,200 square feet of Living Area.

The following paragraph was originally set-up to accommodate the available house plans which were provided by Builder at the time following developer turnover. Due to unique lot conditions the living area of the following residences on specific lots has been set at the following minimum square footage of living area:

Lots 45, 55 and 580 - 2,096 square feet of Living Area;

Lots 266, 267, 451, 471, 476 through 478, 483, 490 and 493 - 1,697 square feet of Living Area;

Lots 510 and 518 - 1,800 square feet of Living Area; and

Lots 589 and 590 - 1,589 square feet of Living Area.

Living Area is defined as Heated and/or Air Conditioned areas and exclusive of garages, porches, patios, and terraces.

The placement of the building within the set-back limitations shall be in the most advantageous position to ensure that no trees are unnecessarily disturbed and that the view and privacies of surrounding residences are not adversely affected.

The plans for any building that is to be built on a combination of original lots shall be discussed with the ARC and receive preliminary approval to proceed (with the application process) from the Board prior to formal application for home-site construction

5. *Maximum Height.* The maximum overall height of a residence shall be thirty-five (35) feet with no more than two (2) stories.
6. *Foundation And Fill.* All structures shall utilize stem wall or monolithic slab construction to bring the finished floor to the established elevation. The elevation of the natural grade of the residential lot shall remain undisturbed especially if there are trees; provided, however, there must be enough elevation for proper drainage and a minimum of fill should be used for landscaping purposes.

Landscaping Standards and Criteria

The following landscape standards shall apply to any and all home sites within The Venice Golf & Country Club community. The New & Modified Construction Committee will hereafter be known and/or called The Architectural Review Committee (ARC). The ARC has adopted the landscaping standards as an integral part of The Venice Golf & Country Club (VGCC) community's standards and architectural criteria. Please read through this document to determine if it is necessary to submit a plan to the ARC for a landscape job you may be considering.

1. Definitions. The following terms shall have the meaning ascribed to them hereunder:
 - (a) Caliper – Tree diameter measured six (6) inches above the ground.
 - (b) Canopy – The horizontal measurement of a tree crown.
 - (c) Drip Line – Vertical line extending from outermost branches to the ground.
 - (d) Ground Cover – Low growing woody or herbaceous other than turf not over two (2) feet high.
 - (e) Hedge – Landscape barrier consisting of continuous dense planting of shrubs.
 - (f) Irrigation System – Permanent artificial water system designed to transport water to plants and turf.
 - (g) Landscaping – Combination of plants (turf, ground cover, shrubs, vines, hedges, trees) and non-living materials (rocks, pebbles, sand, mulch, walls, fences).
 - (h) Mulch – The ground cover of the planting bed must be, in order of preference: (1) Melaleuca mulch; (2) Eucalyptus mulch; (3) Cedar mulch; (4) Pine Bark mulch; and (5) Cypress mulch. Mulch must be Grade A (preferred) or Premium Grade B (acceptable) at a 2" to 3" thickness. Newly applied Cypress mulch will no longer be permitted after 12/31/2008. Colored or dyed mulch is not permitted.
 - (i) Plant Material – All existing growing plants plus plants to be added to site.
 - (j) Screening – Hedge, wall, fence, thicket that occludes views or structures.
 - (k) Shrub – Self-supporting plant with multiple stems and branches growing to a mature height of two (2) to twelve (12) feet.
 - (l) Tree – Self-supporting woody plant with single or multiple trunks growing to a mature height of over twelve (12) feet. Pygmy trees less than 12' high.

2. New or Modified Landscape Plan. A landscape plan shall be submitted to the ARC prior to any and all installation of plant material, irrigation system, sod and any other improvement that shall alter or modify the landscape of the home site. Landscape designs should be drawn at 1" – 10". The landscape design is to reflect order and harmony, aesthetically consistent with the adjacent houses and the surrounding common area. Landscape plan to show all plant/tree/sizes. Sizes shall be shown as to height/width/caliper and container size. An itemized list on plans to show all plant sizes, quantities and spacing. This plan will not be returned to the owner.

Re-landscaping or major modification to existing landscaping must be approved by the ARC prior to installation. Any and all tree removals must be submitted and approved prior to removal. The ARC will determine if it is necessary for the owner to replace the removed tree with another type of tree or plant material on the property. "Curb appeal, maintenance, and retention of trees will be the prime considerations in reviewing plans for re-landscaping and modification. Tree removal and/or replacement will be permitted ONLY if such tree is diseased, dead, or poses a verified threat to the residence and/or property or is too tall to maintain. To protect yourself, please make certain you use a licensed/certified vendor.

3. Existing Vegetation. Any new or modified construction shall be carefully planned to minimize any destruction of existing trees and vegetation. All existing tree locations are required as part of the plan criteria, therefore, caution is advised in the placement of structures and hard surface areas.

The ARC encourages the utilization of existing vegetation wherever possible to preserve the natural character of the home site. With the exception of driveways and concrete pads, natural vegetation should be left undisturbed if possible.

4. Sod. All lots shall be completely sodded and maintained with St. Augustine (Bitter Blue, Floratam, Sevelle or Florantine) so that the only areas not sodded will be areas receiving other landscaping, areas receiving constructed improvements or modifications, and areas that the ARC deems unnecessary for sod due to its existing natural character (e.g., heavily wooded areas and environmentally sensitive areas). The limits of sodding must be shown on the landscape plan for the ARC's approval. No gravel lawns shall be permitted.

Lake banks must be sodded and maintained by the owners to the water's edge, golf course, street, environmental area, or any other area abutting the owner's property.

The ARC must approve any major changes to finish grading, irrigation system change, and sod prior to installation.

5. Irrigation System. No sprinkler or irrigation system of any type which draw upon water from creeks, streams, rivers, lakes, ponds, wetlands, canals or other ground or surface waters within VGCC shall be installed, constructed or operated by any person, other than the Master Association or The Venice Golf & Country Club #1, Inc., (The "Club"), except in accordance with the Declaration.

All sprinkler and irrigation systems shall be subject to approval in accordance with Article 6 of the Declaration.

In the event effluent or any other type of irrigation water supplied by a third party utility or entity becomes available to service the irrigation needs of the VGCC community, each owner, at his sole cost and expense, shall connect his unit's irrigation system to the effluent or other source and/or entity.

All home sites must have an underground irrigation system which provides irrigation spray coverage so as to cover 100% of the home site, overlap with adjoining property and golf course irrigation spray pattern, and extend to the edge of street pavement or common area.

The system shall be designed to minimize the spray pattern so not to water the sidewalk and/or street. Irrigation pipe extensions must be white, black, brown, or dark green.

As the turf and/or landscaping grows, it is the owner's responsibility to install irrigation raisers or such as necessary to adequately irrigate the property.

6. Planting. A condition of the landscape plan will be a tree planting program requiring each home site to provide selected trees within the front, side, and rear yard areas. This program has been developed to enhance the character and image that the ARC has committed to provide to the residents of the VGCC community.

The ARC will use as a Guideline for approval of the overall landscape plan a "Guide" (attached)

OAK TREES: Four (4) Oak trees were originally required by the developer for all home sites within VG&CC or under new construction. The owners as well as the ARC has found that this plan will not always work and sometimes it becomes necessary to remove an Oak tree if it is destructive to the foundation of the home or driveway by lifting and/or cracking the foundation. If the ARC does approve the removal of an Oak tree, they may require that a minimum of two to three (2-3) Oak trees still be maintained on each home site. The size of the home site and existing trees will be taken into consideration. Please understand that the Oak trees within VG&CC help to make the community what it is today, and the look intended for VG&CC. Oak tree policy attached.

Landscaping should be consistent with adjacent landscape areas and complimentary to the architecture and site.

Trees should be determined per the following list. All plants/trees/palms to be Florida Grade #1 or better. Requirements for tree planting should be determined as follows (i.e. Oak requirement may not be four (4) Oaks:

- (a) All home site owners must comply with the following with the exception of the lots listed in (b). Four (4) Oak trees 14' – 16' H x 6' – 8' W (4" caliper) or larger if possible as well as one (1) large primary specimen as listed on attachment "Primary Specimen". Primary Specimen to be installed in front yard.
- (b) Exception: Home site owners 67- 104, 237-290, 589 and 590, 294 – 313, 388 – 417, 451 – 509, Two (2) Oaks if possible 10' – 16' H x 4' – 8' W (2" caliper) or larger (will be determined on a home site by home site basis). Owners of these home sites must also plant two (2) small primary specimens or

(1) large primary specimen as listed on attachment "Primary Specimen or Small Primary Specimens". Primary or Small Primary Specimens to be installed in front yard.

The above guide may not apply to landscaping in place before the approval of this document.

The permitted trees, hedge and screening materials, tall, medium, and low shrub materials, and vines that are allowed to be used for tree planting, planting bed and shrub planting requirements are described on Attachment "A". The ARC must approve any additional materials not shown on the attachments that are proposed by the owner.

No exotic species will be allowed including Australian Pine, Maleluecca, Brazilian Pepper etc. A list can be obtained from the local county office.

The entire unpaved perimeter of each residence, including deck and cage area, is to be landscaped with suitable perimeter plantings other than sod.

All equipment (pool, a/c, generator, etc.) must be installed so that it is not visible from the road, golf course, or neighbor, or fenced with landscaping around the fence.

All planting beds will be maintained so as to be free of all weeds and unsightly materials, and must not display uncovered ground. The ground cover of the planting bed must be, in order of preference: (1) Melaleuca mulch; (2) Eucalyptus mulch; (3) Cedar mulch; (4) Pine Bark mulch; and (5) Cypress mulch. Mulch must be Grade A (preferred) or Premium Grade B (acceptable) at a 2" to 3" thickness. The use of Cypress mulch will be acceptable through the end of 2009, however the use of Melaleuca mulch is recommended. Colored or dyed mulch is not permitted. Limestone or similar boulders may be used within a planting bed. Decorative gravel/stone or any loose material is not permitted. Groundcover (mulch) material must be shown as part of the landscape plan submitted for review. Pine needles as ground cover will be permitted in areas left natural around pine trees and/or groups of palmetto or in environmental areas.

Berm as a screen will not be permitted. Where plant material is used as screening, it must be a minimum 24 inches in height when originally installed and should achieve a minimum of four (4) feet in height or a maximum six (6) feet in height within two (2) years of installation.

No artificial vegetation shall be permitted on the exterior of any portion of the property. Exterior decorations, including without limitation, sculptures, fountains, flags and similar items must be approved by the ARC prior to installation in accordance with Article 6 of the Declaration.

Although the American Flag can be flown anywhere on the property in accordance with our regulation, we discourage installations in the front lawn. Flags must be illuminated at night but so that it is not intrusive to surrounding neighbors. Rubber or other type clips must be used to eliminate clanking "noise".

7. Maintenance. Owners of single-family home sites within The VGCC community shall maintain the landscaping on their property and to the water's edge, golf course, preserve, road, etc., in a clean and attractive manner so that they will in no way detract from the appearance of the neighborhood.

Landscape maintenance shall include, but not be limited to, the mowing and edging of all lawn areas, the pruning and cutting of all trees and shrubbery, the weeding of all planting beds and the fertilizing and watering (irrigation and hand) of landscaping and lawns. All dead or dying plants are to be removed and replaced as soon as possible. Home sites must be kept to the highest standards of living in the VGCC. Washingtonia and other such palm trees must be trimmed as needed so that as not to have "beard" type fronds. This is recommended at least one time per year.

Owners whose home sites back up to a lake bank, golf course, preserve, mitigation, or any environmental area are responsible to irrigate and maintain the property from their lot line to such lake bank, golf course, preserve, mitigation, or environmental area. All owners are responsible from their property line to the edge of the roadway asphalt, including any unpaved right of ways. Owner's living on a "corner" home site are responsible for the area from their property line to both edges of the roadway asphalt. The owners cannot remove any trees from such areas without prior approval from the ARC.

All landscape maintenance shall be executed in a manner and with such frequency as is consistent with good property management. Owners are responsible to have these same services performed in their absence. Owner's must make certain that the responsible party must have access to their irrigation controls if they are not on the outside of the home. Owners are required to share this information with the Master Association's Management Office. A form is attached for your convenience.

VII. Federal, State and Local Ordinances And Standards

All applicable requirements for federal, state, and local governments, statues, laws, ordinances, codes and regulations ("Code Requirements") must be complied with for each home site. Each owner must verify such Code Requirements and the ARC shall not have the responsibility to insure compliance with Code Requirements for any owner.

Approval of designs or construction by the ARC does not relieve or supersede approval requirements of other authorities having jurisdiction. Where Code Requirements overlap or appear to be in conflict with the requirements of the Guidelines, the more stringent provisions shall govern.

All plant/tree/palms shall be unmistakably Florida Grade #1 or better. Planting procedures are to be consistent with accepted good nursery practices.

VIII. Environmental Areas

No person has the right to enter in, spray any chemical, or remove any vegetation live or dead from any environmental areas. The owner may trim any tree limbs or plants overhanging onto their property. It is the owner's responsibility to dispose properly of any such trimmings. Homeowner's may not plant within these areas without prior written approval.

The Venice Golf & Country Club
Attachment "A"

RECOMMENDED LARGE PRIMARY SPECIMENS

Ligustrum Patio Tree	10'-12' H x 12'- 5' W (At least 100 gallon)
Live Oak Tree	8' - 10' H, 6" caliper, 300 gallon
Phoenix Canary Island	4' - 6' clear trunk (Field Grown)
Sylvestris Date Palm	4' - 6' clear trunk (Field Grown)
Holly Tree	12' - 14' H, 6" caliper, 300 gallon
Laurel Oak Tree	8' - 10' H, 6" caliper, 300 gallon
Laurel Oaks have very low wind tolerance - see below	
Phoenix Reclinata Palm	3 stems, stems 8' wood
Paurotis Palm	5 stems, 8' wood
*Washingtonia Palm Group	10 - 15' above ground wood 3 to 6 palms with staggered hts.
To create hammock effect	
Cabbage Palms	12' - 20' H in group of 6 to 8 palms with staggered hts. To create hammock effect

*Although Washingtonia Palms are shown on the recommended large primary specimens, they are discouraged due to the rapid growth, required maintenance, and then the eventual removal due to height; potential damage to a home, or reaching a height limit that can no longer be maintained in accordance with these documents.

RECOMMENDED SMALL PRIMARY SPECIMENS

Pygmy Date Palm	5' - 6' Clear trunk (Field Grown)
Holly Tree	8' to 12' Wood, 100 gallon
Live Oak Tree	14' - 16', 4" caliper, 100 gallon
Ligustrum Patio Tree	8' H x 10' W
Crepe Myrtle Tree	12 - 16' H x 8' W, 100 gallon
*King Sago Palm	5' wood

*Although King Sago Palms are shown on the recommended small primary specimens, they are discouraged due to a newly discovered disease (Asian Scale) that typically kills these trees without extensive ongoing maintenance.

RECOMMENDED LARGE OR SMALL PRIMARY SPECIMENS: If you should choose trees listed below, Specimens should possibly be in clumps of 2 or more.

Chinese Fan Palms	6' - 8' Overall height (Field Grown)
Royal Palm	8' - 10' Overall height (Field Grown)
Dwarf Royal Palm	6' Overall height single/multiple trunk - 30 gallon
Foxtail Palms	6' Overall height (Field Grown)

RECOMMENDED LARGE OR SMALL PRIMARY SPECIMENS continued...

Manila "Christmas" Palm	6' Overall height - 30 gallon
Coconut Palm	6' - 8' Overall height (Field Grown)
*Tabebuia	2" - 2.5" caliper 8' height - 30 gallon
Bottlebrush	2" - 2.5" caliper 8' height - 30 gallon
**Orchid Tree	2" - 2.5" caliper 8' height - 30 gallon
Magnolia	2" - 2.5" caliper 8' height - 30 gallon
Crepe Myrtle	2" - 2.5" caliper 8' height - 30 gallon
Jatropha	1.5" - 2" caliper, 6' - 8' height - 30 gallon

*Tabebuia: (Fall in winds as low as 25 mph) One of weakest trees in South Florida.

**Orchid Tree - Florida some orchid trees fall easily because of dense canopies and brittle wood.

It is strongly recommended and encouraged that owners educate themselves on many issues relative to trees. I.e. maintenance, draught tolerance, disease resistant, growth & structure above and below ground, hurricane wind tolerance, heat and freeze resistance, shedding, seasonal changes, etc.

The ARC recommends the book "Florida Gardening Series, Volume 3 Stormscaping" as an excellent guide to best plantings for hurricanes. Per this guide please note the following strongest and weakest trees:

- Pygmy Date Palm - Strongest wind tolerant tree
- Sabal Palm - 2nd most wind tolerant tree in Florida
- Canary Island Date - very wind tolerant
- Royal Palms - pretty sturdy - recover well
- Queen Palms - very little tolerance for wind
- Water Oaks and Laurel Oaks, both natives are not real wind tolerant
- Live Oak - Consistently categorized as the most wind tolerant shade tree in Florida
- Foxtail Palm - Relatively new palm for south Florida that did quite well during recent storms.

3 worst trees (wind tolerant)

Australian Pines, Ficus Benjamina and Laurel Oak.

Native trees hold up far better than exotics in south Florida

SHRUBS: Oleander, Crinum Lilies, Gardenia, Viburnum, Hibiscus, Juniper, Ixora, Fountain Grasses, Mexican Petunia, Holly, Eleagnus, Philodendron, Pittosporum, Pdocarpus, Alamanda, Society Garlic, Crotons, etc.

For Hedges: 3-gallon plants

For Ornamentals: 1-gallon plants

The ARC or The Venice Golf & Country Club Master Association holds itself harmless from any damage caused by any trees and/or landscaping on a home site.

ATTACHMENT:

**THE VENICE GOLF & COUNTRY CLUB MASTER ASSOCIATION
OAK TREE REMOVAL POLICY
FEBRUARY 15, 2007**

The Venice Golf & Country Club is a prestigious residential community. The stately entrance, with its magnificent rows of oak trees and mature oaks throughout our area, defines VG&CC as an environmentally and esthetically superior place to live. Every effort should be made to keep these trees properly pruned and healthy.

Those trees whose roots may cause potential structural damage to driveways, walkways, foundations and underground utility lines can have the roots cut to prevent serious problems. If this does not remedy the problem, as a last resort, the homeowner should submit a request to the Architectural Review Committee for possible tree removal.

Removal of an existing oak *may* be granted upon the condition that an approved oak be planted elsewhere on the property with at least a 6-foot height of trunk from the ground level to the lowest branches.

Requests should not be submitted for tree removal due to falling leaves, insects, dirty driveways or lack of trimming. Single-family homes (homes not in a maintained neighborhood) are required to maintain two oak trees. Oak tree requirements for maintained community homes (homes in a neighborhood) will be considered on an individual basis.