

# **CHANAN ESTATES**

## **FEATURED BUILDER REQUIREMENTS**

# FEATURED BUILDER PROGRAM

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## **FEATURED BUILDER REQUIREMENTS**

### **I. SELECTION**

The success of Chanan Estates rests with the involvement of the Featured Builders who have the ability and understanding to deliver quality housing. The selection process for a Featured Builder begins with the Featured Builder's Application, which is reviewed and approved by the Developer, along with conceptual model plans and a review of the builder's proposed and past products.

The Developer is committed to having Featured Builders who will support the Chanan Estates community and the design standards that will be established. The evaluation of current participants and potential candidates will be based on the following:

- A. Does the Featured Builder appear to be responsive to the Chanan Estates market? Is the Featured Builder capable of creating the right floor plans and interior features?
- B. Are the Featured Builder's most recent buyers satisfied with their purchase? Does the Featured Builder have a good reputation for satisfying its buyers?
- C. What are the Featured Builder's procedures and policies for customer service?
- D. Is the Featured Builder financially sound?
- E. Has the Featured Builder established a good working relationship with its subcontractors, suppliers and lenders?
- F. Based on the Featured Builder's current construction activity, does the Featured Builder have the time and resources to perform as expected in the community?
- G. What is the Featured Builder's professional background and experience?

II. PHILOSOPHY

The design impact and quality construction of homes in Chanan Estates rests with the Featured Builders. As a Featured Builder, you will create the product being promoted to the consumer, and you are ultimately responsible for delivering the homes that will fulfill the needs of the Chanan Estates homebuyer.

Even though Featured Builders are committed financially, the Developer is always at risk in terms of buyer's acceptance of the Featured Builder's home designs, market cycles, etc. Therefore, procedures will be established to ensure that all recommended, suggested or mandatory home and landscape design standards are met.

III. FEATURED BUILDER APPLICATION/FINANCIAL STATEMENTS

Each new candidate for Featured Builder status shall submit a Featured Builder Application and current financial statements dating back over the last 2 years prior to the contract. For additional details, refer to the Featured Builder Application attached to the manual.

In order to be approved as a Featured Builder, each new candidate must have a minimum of 3 lots in the initial purchase. Otherwise, the candidate's Featured Builder Application will automatically be denied.

IV. DEVELOPER NEIGHBORHOOD IMPROVEMENTS

The Developer will be responsible for the completion of certain neighborhood improvements. The lots in the neighborhood shall be deemed "substantially complete" and available for Featured Builders to construct homes after the following events have occurred:

- A. All governmental authorities with jurisdiction have approved the final plat and construction plans for the neighborhood and the final plat for the neighborhood shall have been recorded.
- B. The paved streets to serve the lots have been completed to the extent required in the Contract for Purchase and Sale of Residential Lots.
- C. The Developer has placed corner stakes at all corners of the lots.
- D. There is installed an adequate and functioning water source and distribution system, sanitary sewer system (if available), storm water and drainage system serving each lot in the neighborhood in accordance with the standards and specifications imposed by any applicable governmental authority.
- E. There is sufficient capacity to serve the lots with water and the sanitary sewer system (if available). The Featured Builder has the immediate right and ability to connect the house to said lines.
- F. The Developer has arranged with the appropriate utility companies for the installation of underground electric lines and such other utility lines necessary to service the lot.

V. FEATURED BUILDER LOT IMPROVEMENTS

The Featured Builder shall be required to perform the following improvements to all lots purchased:

- A. FILL – The Featured Builder shall be required to add or remove fill dirt or any other material needed to alter the elevation of the lot as required for the Featured Builder’s improvements.
- B. DRIVEWAYS AND SIDEWALKS – All Featured Builders shall be required to install sidewalks and driveway approaches that conform to all applicable regulatory requirements.
- C. LANDSCAPING – All Featured Builders shall be required to submit landscape plans comprising plant materials, irrigation and lighting for each lot for review and approval prior to the landscaping of such lot. If



the Featured Builder intends to use the landscape plans for more than one lot, it may specify the applicable lots and ask that the plans be approved for all lots designated. All landscaping shall be installed prior to the sale of the lot to a third party.

VI. INVESTIGATION OF LOT BY FEATURED BUILDER

Featured Builders will be permitted to conduct an investigation of the lots for the purposes of determining the dimensions, fitness for intended use, road accessibility, physical conditions of the soil and subsoil, etc. The Featured Builder may begin this investigation without prior written consent of the Developer.

VII. LOT SELECTION

The Developer and Featured Builder shall agree on the sequence of lot takedowns, releases and construction activity. Lots will be allocated as determined by the Developer.

VIII. DESIGN APPROVAL

The Featured Builder shall submit all plans for speculative and pre-sold homes in accordance with the procedures agreed upon between the Developer and the Featured Builder.

IX. CONSTRUCTION COMMENCEMENT/COMPLETION OF CONSTRUCTION

Upon receipt of design approval, the construction of homes must commence within 30 days. Spec homes must be completed within 180 days from the commencement of the construction.

X. UTILITY CONNECTIONS AND FEES

The Featured Builder shall be responsible to construct, furnish or install on-site utility extensions including water and sewer extensions (if available) from

the lot boundary to any point on the lot. The Featured Builder will also be required to pay any utility deposit or charge, including any connection, tap or inspection fee, for water, sewer (if available), electrical, gas, telephone, cable television, or utility service for the lot and any costs or charges for meters for utility service.

XI. DOCUMENTS TO BE DELIVERED TO HOME BUYER

The Featured Builder shall deliver to each prospective purchaser of a home a copy of the Declaration (CC&R), Articles of Incorporation and Bylaws for the Chanan Estates Property Owners Association and any amendments thereto applicable to the lots. Upon closing of the sale of the home, the Featured Builder shall provide the homebuyer with a warranty deed and obtain a signed disclosure statement that indicates the Developer is neither a partner nor joint venture with the Featured Builder.

XII. SIGNAGE

Featured Builders will not be permitted to install any signs within Chanan Estates or in the right-of-way of any street or road providing access to Chanan Estates, without prior written consent of the Developer. Featured Builders may install one sign per lot owned by the Featured Builder advertising the home for sale (or that the home has been sold), if such sign is of a size and design designated by the Developer.

XIII. FEATURED BUILDER ADVERTISING

Featured Builders shall be entitled to conduct their own marketing program with regard to the residences they construct. The Developer reserves the right to review the Featured Builder's advertising program to ensure it does not conflict in any manner with the promotion of Chanan Estates. In addition, the Featured Builder will be required to comply with the following provisions:

A. ON-SITE PROMOTION

No signs, lighting, or other on-site promotional or advertising displays or materials shall be used without prior written consent and approval of the Developer.

B. NAME AND LOGO

Featured Builders shall be restricted from using the name and logo of Chanan Estates in any promotional materials or activities without prior written approval from the Developer.

C. ADVERTISING GUIDELINES

The Featured Builder's promotion for sale of its residences may be conducted through any medium whether, radio, television, newspaper, the Internet, etc., provided the content has received the prior written approval of the Developer.

XIV. CONSTRUCTION TRAILER

Featured Builders will be permitted to maintain a trailer on one of the lots or in a centralized area, for use by the Featured Builder's personnel in the construction of homes on their lots. However, the location, size, appearance, and maintenance of the trailer will be subject to the Developer's prior approval. The Developer will require that the trailer area be landscaped as per a pre-approved landscape plan.

XV. INSURANCE

The Featured Builder must provide the Developer with proof of a public liability policy with limits of no less than \$1,000,000. The Developer must be named as an additional insured.

XVI. PRE-CLOSING WALK-THROUGH

Prior to the closing of any home, the Featured Builder and purchaser shall perform a formal walk-through of the home and grounds. The Featured Builder shall note all punch-out items, discrepancies or other matters at that time, and verify the status of completion of all options. The Featured Builder shall correct all post-closing punch-out items within 30 days of the closing and must notify the purchaser (in writing) of completion of those items.

XVII. HOMEOWNERS WARRANTY

The Featured Builder shall deliver to each purchaser at closing a homeowners warranty issued by an insurance company (or an acceptable plan based on the financial ability of the Featured Builder), insuring the structural, mechanical, electrical and plumbing components of the home for a period of one year. The Featured Builder may also assign any warranty issued by the manufacturer of appliances to the purchaser at the closing of the home.

**NEW CONSTRUCTION COMMITTEE**

I. PURPOSE

One of the most effective methods of assuring the protection of the community environment and individual property values is through standards of design review. In order to accomplish this objective, the New Construction Committee (NCC) reviews and approves Applications and Design Documents for all new construction, including landscaping as well as additions, alterations and modifications of existing residential dwellings. Each application is evaluated on its own merit with reasonable flexibility for design function and creativity.

II. MEMBERS

The NCC shall consist of 3 members appointed by the Developer with experience in architecture, construction and/or landscape architecture.

III. MAJORITY VOTE

Each member of the NCC shall have an equal vote, and the majority of all members of the NCC shall constitute a decision for approval or denial of an application.

IV. MEETINGS

The New Construction Committee shall meet to review Applications on an as needed basis. The Developer and members of the New Construction Committee will set the date and time. The NCC has 30 days to review these applications. All submittals must be complete.

V. RESPONSIBILITIES

The NCC is empowered to perform the following services:

- A. To establish and approve architectural styles and exterior design themes for all residential properties.
- B. To establish and revise, as needed, Design Standards and Criteria.
- C. To review all applications for compliance with the established Design Standards and Criteria.
- D. To assure compatible architectural designs and harmonious relationships with neighboring properties.
- E. To establish fees for the review of Applications and/or field inspections as applicable by professionals in the related industry.
- F. To monitor violations of Design Standards and Criteria and inform the applicable authority to take appropriate action to correct any violation.
- G. To contact Featured Builders whose plans and specifications have been disapproved and provide reasonable assistance and recommendations for adjustments to bring Applications into compliance with the Design Standards and Criteria.
- H. To maintain copies of Applications, design documents and related records for 7 years.

## DESIGN REVIEW PROCEDURES

The following is an outline of the procedures and plan submissions for all single-family homes within Chanan Estates. All plans must be submitted and approved by the NCC before commencing construction for that particular lot.

### I. PRELIMINARY REVIEW

Each Featured Builder at his discretion is encouraged to submit a schematic or design concept in order to determine the suitability of a particular style or design selected by its pre-sold buyers in Chanan Estates. Preliminary plan submission is recommended to resolve any possible problems before going to the time and expense of contract documents. Preliminary plans shall include, but not limited to:

- A. Design Review Application
- B. Site plan at a minimum scale of 1":20' showing horizontal and vertical improvements with pertinent dimensions, setbacks, easements, etc.
- C. Floor plans
- D. Exterior elevations
- E. List of material or locations of materials
- F. Building sections
- G. The submittal fee of \$500 as the review fee for the final submittal.

The NCC will render an opinion as to whether the preliminary submittal complies with the intent and guidelines of the Featured Builders Program. The opinion of the NCC will be strictly non-binding and will be offered in an effort to save the applicant time and expense in the event the design is incompatible with the design guidelines of Chanan Estates. For most spec homes construction, the Featured Builder will likely skip the step of Preliminary Review and go directly to Final Plan Submission to the NCC.

## II. FINAL PLAN SUBMISSION

The Featured Builder must submit two (2) sets of architectural plans and specifications including color selection and material samples of the proposed construction. Plans and specifications shall be complete with details that all significant aspects of construction are clearly identified and understandable by construction professionals. It is assumed that the house is to be built per plans submitted. The application to the NCC shall include the following:

### A. Site Plan

The site plan shall show details of the following:

1. Access streets and walkway, driveway and other exterior improvements, including material and color
2. A building plan overlaid on the survey showing boundaries, easements, utilities, and all oak and pine trees with caliper of 3 inches or more and at 2 feet above ground. The area to be cleared for construction must be indicated and all natural vegetation to be removed must also be indicated.
3. Location and identification of special features – drainage, ditches, adjacent structures, etc.
4. Location of mechanical equipment showing the screening details.

### B. Floor Plan

This includes all details showing the computation of the square footage of the garage and the proposed residential structure under air and heat.

### C. Roof Plan

In size appropriate to show all details.

### D. Foundation Plan

In size appropriate to show all details.

### E. Elevations

Depicting all four sides, including hidden views of:

1. Finished grade
2. Total height dimension

3. Exterior treatment to include all materials, door and window fenestration, screened enclosure, walls, fences, etc.

F. Typical Wall & Building Sections Depicting

1. Materials
2. Roof pitch
3. Fences, screens, exterior walls, etc.

G. Construction Details Depicting

1. Design features and other improvements requiring clarification
2. Fascia and trim details
3. Doors and windows
4. Garage doors
5. Screened enclosures

H. Porches, Decks, Verandas & Balconies

I. Landscape Plans

Prepared by a landscape architect or a qualified designer, they should comprise the following:

1. The Landscape Scheme showing the location, size, quantity and spacing of all proposed trees, palms, shrubs, groundcover and sod.
2. An Irrigation Plan showing the layout of an automatic sprinkler system indicating pipe sizes, head and valve location, pipe location and point of connection.
3. Landscape Lighting Plan showing the lighting fixture types. The NCC may request additional product information.

Within 30 days, the NCC upon satisfactory review of all design documents shall approve the proposed construction and return one set of plans to the Featured Builder. The NCC may require a field inspection of the Featured Builder's rough stakeout of building corners prior to granting approval.



III. CONSTRUCTION COMMENCEMENT

Upon receipt of Final Plan approval by the NCC, building permit and notification of substantial compliance from all other agencies, the Featured Builder can commence construction.

IV. FINAL REVIEW

After completion of construction and prior to closing, the NCC must receive a copy of the final survey. NCC will then issue a certification that all improvements have been satisfactorily completed, including landscaping in accordance with the approved plans and specifications. Upon final approval, the NCC will return any Construction Security Deposit, as appropriate.

V. DESIGN DOCUMENT CHANGES

The Featured Builder must notify the NCC prior to making any changes on the approved plans. A letter with applicable supporting data (as required) must be submitted to the NCC for the file. Any major deviations (as solely determined by the NCC) may require full NCC approval prior to commencement of changes.

VI. PERIODIC INSPECTIONS

The NCC reserves the right to inspect construction in progress for conformance with approved design documents and applicants agree to cooperate fully with members of the NCC.

## **CONSTRUCTION SITE STANDARDS**

The Developer has promulgated the following construction site standards that must be complied with. These are minimum standards and additional standards may be added as the community develops.

I. START OF CONSTRUCTION/SECURITY DEPOSIT

No lot clearing or placement of portable toilets will be permitted until the lot closing has occurred; all governmental permits are obtained and written approval of the NCC has been granted.

Each Featured Builder is required to post a Construction Security Deposit (CSD) of \$1,000.00 per lot that he purchases. However, in no event shall any one Featured Builder's CSD exceed \$10,000. The CSD will only be used should the Featured Builder fail to maintain its lots; damage any of the property within Chanan Estates, or fail to rectify any damage caused by any of its subcontractors or personnel. The Featured Builder will receive notice in writing, and time to cure, any violation for which the CSD would be used. Should the Developer be required to use any of the CSD because the Featured Builder did not respond to notices received, the Featured Builder will be required to replace any funds deducted from the CSD to cure the deficiency. The balance of all CSD will be returned to the Featured Builder upon closing of each lot on a pro-rata basis.

II. PORTABLE TOILETS

Prior to commencing work, a portable toilet must be placed on the construction site and in a manner so as to least disturb other residences, other construction and the marketing of the community. Portable toilets shall be cleaned on a regular basis and shall not become noxious.

III. STORAGE OF BUILDING MATERIALS

Building materials used for the construction of a home must be kept in neat condition so as not to detract from the appearance of the community.

IV. CONSTRUCTION SITE APPEARANCE, CLEAN ROADS AND UTILITIES

All personnel working in Chanan Estates are to keep all the areas in which they work free of discarded materials such as lunch bags and packaging for building materials. Featured Builders shall protect pavements, curbs, gutters, swales or drainage areas, sidewalks, streets, shoulders, utility structures including, without limitation, fire hydrants, manhole covers, valve boxes, meter areas and other property contiguous, in the vicinity of, or leading to each lot, from damage. Featured Builders shall keep pedestrian and road rights-of-way and drives, and other property, clean and clear of equipment, building materials, dirt, debris, and similar materials. Featured Builders are required to clean the roads which side or front their lot on no less than a weekly basis, on Fridays.

V. MAINTENANCE

The interior and exterior of improvements constructed on a lot shall be maintained in good working condition and repair. The Featured Builder shall promptly replace any damaged, worn or defective glass, paint, roofing, brick, stone or other exterior building materials on any home. Lots shall be mowed and maintained on a regular basis that shall include the maintenance of all landscape materials. In the event the Featured Builder fails to maintain its lots as required, the Developer reserves the right to enter the property and maintain the lot at a cost which will be charged back to the Featured Builder or deducted from the Featured Builders CSD.

VI. NOISE

Construction on lots must be performed within the Developer-specified hours to minimize disturbance to occupied neighboring homes. Loud radios, noise, or speakers mounted on vehicles or outside of homes under construction are prohibited. Common courtesy is encouraged.

VII. CONSTRUCTION TRAFFIC

Parking of construction vehicles is prohibited in swales, grassy areas, and improved or unimproved lots. Washing of vehicles on streets is also prohibited. From time to time the Developer may designate roadways upon which construction traffic is prohibited. Alternate access will be designated.

VIII. CONSTRUCTION HOURS

The construction working hours shall be from 6:00 AM to 5:00 PM Monday through Friday and 7:00 AM to 3:00 PM on Saturday. No work shall commence before dawn or after dusk.

IX. SITE CLEAN UP

All construction sites must be maintained in a neat and orderly fashion. Featured Builders shall be required to place at a minimum a 20-yard construction dumpster at the front of each lot under construction to promote “good housekeeping” on the site. The Featured Builder is responsible for trash that blows off the site and shall retrieve such trash immediately. No dumping or stockpiling of trash on adjacent lots, streets or green space is permitted. Trash removed by the Developer will be billed to the responsible Featured Builder. Featured Builders will use only utilities provided on the immediate site on which they are working, not from lots that have been closed to homebuyers or are owned by the Developer. The removal of trash is required on no less than a weekly basis. Burning of refuse is not allowed.

X. CONSTRUCTION DAMAGE

Any damage to streets and curbs, drainage inlets, sidewalks, streetlights, mailboxes, walls, manholes, water hydrants, etc. shall be the responsibility of the Featured Builder. The Developer or appropriate entity may repair any damaged items not repaired on a timely basis and such costs shall be billed to the Featured Builder, with payment due within 30 days.

XI. ESTABLISHED SPEED LIMIT

Unless posted otherwise, the established speed limit within Chanan Estates is 25 miles per hour for all vehicles. This must be obeyed.

XII. CONSTRUCTION SPILLAGE/CONCRETE WASHOUTS

Operators of vehicles are required to clean up if spillage of a load occurs within Chanan Estates. Clean-ups performed by the Developer will be billed to the responsible party. All spills must be reported immediately.

XIII. TELEPHONE/CABLE TV LINES

If any telephone, cable television, electrical, water, gas, etc. lines are cut or damaged, it is the Featured Builder's responsibility to report the accident to the appropriate utility provider within 30 minutes. Costs incurred to repair such damages will be the responsibility of the Featured Builder.

XIV. VEHICLES AND EQUIPMENT

No construction vehicles (trucks, vans, cars, etc.) may be left in Chanan Estates 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.

XV. PERSONNEL

Only bona fide workers are allowed on the property and are required to leave upon completion of their work. Spouses may drive workers to and from the site, but must not remain on the property unless they are actual employees of the subcontractor. No children will be permitted on the property. No alcoholic beverages or pets will be permitted on the property. All construction activities shall conform to all federal, state and local laws and ordinances, including, but not limited to OSHA and other various oversight authorities.

XVI. HAZARDOUS AND TOXIC WASTES

No hazardous or toxic substances, chemicals, pesticides, fertilizers or any other matter shall be dumped anywhere within Chanan Estates.

XVII. COMMON AREAS AND AMENITIES

No employee, family member or associate of the Featured Builder or any subcontractor, laborer or material supplier shall be permitted to have access to, or have right of use of, any improvements on a common area or other amenities in Chanan Estates.

The Developer reserves the right to enter into any lot, driveway, pedestrian and road right-of-way for the purposes of cleaning or clearing debris or rectifying any situation found to be in violation. Costs incurred will be charged to the respective lot or property owner.

FEATURED BUILDERS ARE RESPONSIBLE FOR THE ACTIVITIES OF THEIR SUBCONTRACTORS AND THEREFORE MUST SUPPLY THEM WITH A COPY OF THESE CONSTRUCTION SITE STANDARDS. FAILURE OF A SUBCONTRACTOR TO ABIDE BY PUBLISHED CONSTRUCTION SITE STANDARDS MAY PROHIBIT CERTAIN SUBCONTRACTORS FROM ENTRY TO CHANAN ESTATES PERMANENTLY.

## **DESIGN STANDARDS AND CRITERIA**

Recommendations or specific requirements for materials, colors, construction features, architectural standards, etc. pertaining to the residences are in alphabetical order.

I. INTENT

The NCC is vested with the power to review and approve all new construction as well as any alterations or improvements to existing dwellings in Chanan Estates. Such improvements include, without limitations, additions, alterations

and modifications to the residence, including but not limited to signs, fences, walls, screens, and patios, and any other changes to the lot including painting and siding. Upon completion of the work, the NCC or its duly appointed representatives may inspect any improvement for which approval of plans is required.

The NCC does not seek to restrict individual creativity or personal preferences, but rather to help assure that designs will help preserve or improve the appearance of the community and enhance the value of individual properties within the community. Prior to commencement of any new residential construction work of any type, Featured Builders must first file an application with the NCC. Failure to obtain approval of the NCC constitutes a violation of the Declaration and may require modification or removal of unauthorized work or improvements at the Featured Builder's expense.

In addition, a building permit may be required by the governing local authority prior to the commencement of any work. The NCC does not assume any responsibility for your failure to obtain such permits. Also, obtaining such permits does not waive the obligation to obtain the NCC approval.

## II. APPLICABILITY OF DESIGN STANDARDS AND CRITERIA

The following standards and criteria shall apply to any and all new construction, addition, alteration, modification to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping, or any other change to the ground of a lot within Chanan Estates.

A. ADDRESS TREATMENTS

Numbers shall not exceed 4" in height. It would be preferred that the numbers be located near the front door and lighted. Numbers may also be placed on the mailboxes.

B. ARCHITECTURAL PHILOSOPHY

Architecture at Chanan Estates will span the spectrum from traditional to contemporary interpretations incorporating a mix of brick facing and stucco. Shed, gable, and hip roof styles with or without the incorporation of dormers are encouraged.

The community architectural theme and ambiance should blend with materials such as brick and stucco. Victorian, Mediterranean, Spanish-adobe, International or ultra-modern architecture shall not be compatible with the neighborhood.

Windows play a role in enhancing the front elevation and are intended to be a focal point. Vinyl or aluminum clad windows are allowed. Detailing windows with brick or stucco arches and trim, with mullions enhanced glass or with decorative shutters flanking each side is encouraged. Use of glass blocks is limited to side or rear elevations.

An Architectural Review fee of \$500 per house will be required with each submission of plans to the NCC. This fee will help defray the cost of professionals reviewing the plans.

C. CABLE TV

Each house must be pre-wired with a minimum of 3 cable television outlets and Internet access. Each house wiring shall be routed to a central point on the house exterior nearest the cable TV service.



D. CHIMNEYS

All chimneys located on an exterior wall shall be constructed of brick or other masonry material consistent with the predominant exterior wall finish. Chimneys must be located on the side or rear of the residence and be no wider than 8' or more than 5' above the tallest ridge on the roof. Chimneys shall be constructed of masonry or the same siding material, color and finish as used elsewhere on the exterior of the home. All chimney flues must be completely concealed.

E. DOORS

1. Front Doors – Front entries should incorporate solid core doors of wood, metal or fiberglass that may include glass. Front doors must not be less than 6' 8" in height. Doors should be enhanced with upgraded brass hardware. The use of double entry doors or doors enhanced by side and/or top window panels are encouraged.
2. Garage doors – Garage doors shall be constructed with decorative panels and should match the color of the exterior siding of the residence. Doors may be metal or wood.

F. DRIVEWAYS

Driveways will be a minimum of 3,000psi comprehensive strength. Driveways must be paved with a hard surface such as concrete, pavers or patterned stamped concrete. Asphalt or crushed gravel is not permitted. Driveway colors shall be natural concrete or colors approved by the NCC.

Driveways may not exceed 24' in width at the intersection with the street curb and should intersect in a curved or geometric pattern. Driveways must not be less than 3' from any side property lines.

Each Featured Builder shall construct a driveway extending from the garage to the abutting street. The section of the driveway in the right-of-

way must be constructed to conform to the grade of the swale where all water runoff may go toward the direction of the storm water inlet.

All driveways shall be a minimum of 12' wide from the street to the garage, and reinforced with concrete no less than 4" thick. Driveways shall have expansion joints located no more than 20' apart. All driveways must be built to permit normal drainage from the lot to and along the swale in the right-of-way. Driveways should be spaced a minimum of 35' apart from neighboring driveways with variances being granted for cul-de-sac lots on a case-by-case basis. Circumstances such as manhole locations, tree locations, etc., which may preclude conformance to this guideline will be taken into consideration by the NCC.

All corner lots should have driveways located on the side of their lot, unless in the sole opinion of the NCC, this detracts from the overall architectural consistency and appeal of Chanan Estates.

#### G. ELEVATIONS

The following specifications apply to floor and building elevations:

1. Maximum Building Height

The maximum building height will be 35', which shall be the vertical distance measured from the finished lot elevation where it abuts the home. The height of the residence shall be subject to all applicable governmental requirements and regulations.

2. All elevation treatments should follow the architectural design of the residences as nearly as possible.

3. Elevations of similar appearance must be at least 3 lots apart on the same street, and cannot be across from one another, nor appear in the same cul-de-sac.

4. Elevation approval shall consist of a review of the front, side and rear elevations.
5. Those homes having the same floor plans, but different elevations, must have a minimum of 2 lots between them and not be directly across the street from each other.
6. A minimum of 1 lot must be kept between homes using the same color of brick. Homes using the same color brick shall not be located directly across the street from each other.
7. Front elevation shall be at least the minimum height as required by the Okaloosa County Board of County Commissioners.

#### H. ENTRANCES

Recessed front entries are encouraged to allow privacy and add architectural interest to the front elevation. Rain protection for entrances may be achieved either by overhanging devices as outlined in Section I, Extensions of Buildings, or through use of a recessed entry. This is to exclude the use of “deep” recesses that would be “in shadows” and may pose a security risk as well as present a dark, unattractive appearance.

#### I. EXTENSIONS OF BUILDINGS

Extensions overhanging or cantilevering from the second floor of the residence (decks, balconies, overhangs, canopies, etc.) shall not exceed a distance greater than 3’ from the front elevation and 8’ from the rear elevation, and must be within the building setback requirements. No second floor side building extensions are permitted without the approval of the NCC. Balconies shall be constructed of material that shall be painted to match the approved colors for siding and trim. Ornamental iron may be used on balconies if appropriate with the architectural style of the home.

J. EXTERIOR LIGHTING

Any security or additional lighting should not be of a wattage or lumen count that indiscriminately affects the neighbors. Uniform front yard “dusk to dawn” lights on a photoelectric cell will be required on each lot and be installed at the time of the construction of the residence. The Developer shall provide this light fixture and charge it to the Featured Builder. The wired light fixture shall be located two feet away on the left side of the driveway (if the driveway is on the right side of the house from the road view), or two feet to the right of the driveway (if the driveway is on the left side of the house from the road view), and two feet away above the sidewalk toward the house. For homes with a side entry garage, the light fixture shall be placed at the point two feet from the driveway and two feet above the sidewalk where the most open lawn space is available. Light fixtures are required on both sides of the entry garage.

K. EXTERIOR MATERIALS, COLORS AND FINISHES

1. General - Each application for architectural approval will be evaluated on its own merit based on the compatibility with the surrounding environment.
  
2. Exterior color scheme – The palette for exterior paints and brick colors for each residence shall be selected to compliment, coordinate and harmonize with the colors of building materials that are used. Exterior colors selected for a residence are to be in harmony with the existing color of adjacent residences.

Generally, earth tones are most often used in the construction of new homes and should receive normal NCC approval. Each Featured Builder must submit a list of paint selections to the NCC

prior to construction of any home on a lot. Each house plan must indicate a particular paint or brick color.

Exterior colors that, in the opinion of the NCC, would be inharmonious, discordant or incongruous to Chanan Estates shall not be permitted. Bright colors (other than white) as dominant colors are prohibited. White and black paint are allowed with prior approval of the NCC.

A maximum of two colors per residence are permitted. However, colors must be of the same tone and complement each other, as well as the color of the building materials used on the house.

3. Exterior Materials and Finishes – Exterior artificial, simulated or imitation materials shall not be permitted without approval of the NCC. The use of the following items on the façade are appropriate:
  - a. Brick
  - b. Stucco
  - c. Stone
  - d. Hardie Siding (as trim) – 10% maximum usage permitted. If any Application is using Hardie Siding material, it shall include the calculation of the exterior material breakdown and provide a detail list showing the percentages of Hardie Siding to be used for each plan.

A combination of brick and stucco is permitted. Quoin corners on the front and side elevations are required for brick houses. Decorative stucco bands on the front and side elevations of the stucco home and around the frames of the external windows and doors are required.

L. FENCING

Only open powdered-coated aluminum fencing that is the same in style, Hunter Green color and design as the one used in the front entrance of Chanan Estates is allowed and approved by the NCC to be used within the interior of the community. To maintain a uniformly upscale architectural ambience, no solid wood, wrought iron or vinyl fences are allowed within the interior of the Chanan Estates community. Developer may approve use of shadow box natural treated wood fences for the exterior of the Chanan Estates community, specifically along Airmans Memorial Road to enclose the community. Painting of shadow box natural treated wood fences is prohibited. Fences shall not exceed six feet in height and shall be at a minimum four and half feet in height; the height of the fence will be determined by the location of the property. Fences may not obstruct the view of adjacent properties. Fences must be installed within inches of the property line and neighbors will be allowed to attach to the fence. Front yard fencing of any kind is not permitted across any portion of the front yard. Fencing along sidewalks will be subjected to additional restrictions as determined by the NCC at each review. Residential property lines may be planted in a naturalistic pattern that does not define or separate the common boundary of each.

M. GARAGES

Each single-family residence shall have one garage that can accommodate at least 2 cars. Each garage shall be a minimum of 450 SF of useable floor space. If a 3-car garage is desired, the garage doors must be preapproved. Approval will be on a case-by-case basis.

N. LANDSCAPING AND IRRIGATION

The Developer will prepare a landscape palette (see attachment). This landscape palette will be provided to each Featured Builder. Landscape and irrigation cost must be no less than 5% of the construction cost of

the residence excluding the lot cost. A minimum amount of trees, shrubs and planting is stated in the Landscape Standard & Criteria. Only St. Augustine, Centipede or Bermuda grass is acceptable. Grass areas that will primarily be shaded are recommended to have St. Augustine grass.

Every residence must have an automatic irrigation system with a rain override that provides 100% coverage of all landscaped areas from the residence to the street. If a well is used for irrigation, it must be located at the rear of the residence out of sight from public view.

O. LOCATION OF RESIDENCES

There should be at least 3 homes between homes with the same exterior design. It is recommended that homes with the same exterior design not be located directly across the street from each other.

P. MAILBOXES

Mailboxes will be provided by the Developer and charged to the Featured Builders. This will ensure that all mailboxes throughout the community are uniform. If the driveway from the road view is on the right side of the house with a front entry garage, the mailbox should be no more than two feet from the right edge of the driveway. For the left-sided driveway house from the road view, the mailbox should be no more than two feet from the left edge of the driveway. The face of the mailbox should be flush with the curb of the road and should stand between 3 and 4 feet from the ground as specified by the United States Postal Service.

Q. ROOFS

1. Roof Slope, Style and Materials

There shall be no less than 2 ridge elevations. Shed, Gable or Hip roof style or a combination thereof is allowed. The minimum roof

slope or pitch on the main roof shall be 6:12 and a maximum of 9:12. All roof edges shall have a minimum of 16” overhang and a maximum of 3 feet.

All asphalt shingles shall be architectural or three-dimensional style with a minimum 30-year life warranty. Roof tiles of clay or pre-colored concrete are allowed with NCC approval provided they complement the architectural style and color of the residence. Wood shakes or wood shingles of any kind will not be permitted. Only metal roofs that have the look of architectural shingles or tiles may be allowed.

2. Exposed Roof Material

As roof colors are an integral part of the exterior color scheme of the building, all roof stacks, flashing and metal chimney caps shall be painted to match the approved roof colors.

Roof stacks, attic ventilators and plumbing vents shall be placed on rear slopes of the roofs, and mounted perpendicular to the ground plane. In cases where metals are used as accessories, they must be painted to match the primary color of the home.

R. SCREEN DOORS AND SCREEN ENCLOSURES

All screening and screen enclosures shall be located within the setback requirements and be constructed of anodized or electrostatically painted aluminum. Bright finished exterior metal doors, windows, window screens, louvers, exterior trim or structural members shall not be permitted. All colors are subject to the approval of the NCC.



S. SEPTIC TANKS

All septic tanks must be located in front of the residence for easy access when cleaning.

T. SETBACK CRITERIA

Minimum setback requirements are those included in the Okaloosa County building and zoning requirements.

U. SIDEWALKS

Each Featured Builder shall construct a 4' wide and 4" thick sidewalk along the property line abutting the street. It should be 13' away from the curb of the road along the property line parallel to the street. Sidewalk shall be constructed of 3,000psi concrete, and be in 4' x 6' sections. Each end must start with a 4' x 6' section and be connected to the sidewalk of the adjoining or adjacent property of the block.

V. SIZE OF RESIDENCES

1. One-story single-family residence

a. First floor – minimum 2,200 SF under air and heat

2. Two-story single-family residence

a. First floor – minimum 2,200 SF under air and heat.

b. Second floor – minimum 500 SF under air and heat.

3. Size of single-family residence

The living area under air and heat should not exceed 35% of the total land area of the lot.

W. SWIMMING POOLS

Swimming pools and pool decking will be permitted provided they do not encroach into any utility easement. Written consent to such encroachment from the companies involved must be presented to the NCC prior to approval.

The outside of any pool wall may not be closer than four feet to a line extended and aligned with the side walls of the dwelling. And no screening of the pool area may extend beyond a line projected from and aligned with the sidewalls of the dwelling. No pools may be constructed closer to the rear and side property lines than as prescribed in the setback requirements for a residence.

Solar panels for pool heating may be allowed if such equipment conforms to the architectural design of the dwelling, and is concealed from view of the streets or neighboring homes. Pool pumps and equipment must be within the fenced backyard and must not be visible from any street.

Approved aluminum fencing around the back yard of the property is sufficient screening and safeguard for the pool provided it is in compliance with local swimming pool codes. Only those pools completely enclosed within a fenced area may be approved.

Above ground pools, spas or hot tubs will not be permitted.

## **LANDSCAPE STANDARDS AND CRITERIA**

### **I. DESIGN GUIDELINES**

The purpose of this section is to establish certain requirements and regulations to ensure a minimum standard for functional and aesthetic landscape treatment for Chanan Estates. The proposed treatment of the landscape is composed of living and non-living elements, which properly and effectively combined will greatly enhance the total environment.

It is recognized that among the many benefits, the use of these landscape elements can most effectively provide shade and cooling, control and

modulate views and, at the same time, provide noise absorption, glare reduction, wind and heat abatement and increased water absorption into the soil due to the reduction of water run-off. The landscape treatment provides a high level of community aesthetics and preservation of the best characteristics of the natural environment.

The general landscape design theme is intended to be lush, natural and informal, using a somewhat limited plant palette of mature vegetation to present an established appearance at the time of installation. Care should be taken to introduce plant material to interrupt long, horizontal building elements and to modulate overbearing vertical surfaces.

Common property lines of adjoining residential sites should be planted in such a manner advantageous to each party. In keeping with the preceding, masses of screen plantings will be desirable over uninterrupted hedges, and vertical modulation of mutual benefit will be encouraged. Care must be taken to avoid planting large screening trees or tall hedges within areas that would obstruct the view of adjacent properties. Use of tall palms and low shrubs masses are very beneficial within these sight line zones.

While planting organization will be expected, overly contrived garden configuration, topiary forms, and vegetation clipped into unnatural shapes will be discouraged. A small formal garden may be allowed if contained in a private area not visible from the street.

Whenever possible, flowering trees, shrubs, groundcovers, and blossoming vines will be introduced into the landscape philosophy for each residential installation. Supplemental seasonal color, particularly during the winter months, will be encouraged and may be used to provide visual interest to the combined appearance of the community. Care shall be exercised to design

seasonal color beds in such a manner so as not to be obtrusive during periods of the year when flowers are not present.

## II. PLANTING

Planting beds should complement the architecture and shall completely wrap around each corner of the house. Curvilinear planting beds of an average width of 4' are encouraged. All planting beds, tree rings, shrub groupings, and palm clusters shall be installed and maintained with a minimum layer of two (2) inches clean, fresh, shredded cypress mulch. Yard trimmings and commercial chipping residue will not be acceptable for use as plant mulch. Continuous shrub planting is recommended along all fenced areas.

## III. MINIMUM LANDSCAPE REQUIREMENTS

### A. Canopy Trees

If the front yard is bare, a minimum of 2 additional trees is required in the front yard. Trees shall have a minimum caliper of 3". Corner lots require a minimum one tree in the side yard as well as 2 trees in the front yard.

Placement of primary canopy trees and palms should be situated in such manner so as to complement rather than decorate the residence. To produce a more cohesive appearance and unified landscape design character throughout the community, no more than three varieties of a primary canopy tree species will be permitted on any single home site.

Flowering trees will be encouraged throughout the community, and shall be installed in such a manner as to provide visual interest and design reinforcement to the landscape character established by the primary canopy vegetation of each residential site. Selection of flowering trees will be limited to no more than three species per building elevation. Choice of colors should be kept compatible with the

remainder of the installation, while intermixed varieties of the same species will be discouraged. It is desirable to select flowering trees that blossom during the winter season.

To produce a consistent landscape theme in Chanan Estates, lot trees/street trees play a very important role. Thus, the NCC will enforce the type and location of trees used throughout Chanan Estates.

#### B. Shrubs and Groundcovers

Foundation shrubs and groundcover beds are to be provided in conjunction with the remainder of the landscape installation to reinforce a more unified design character for each home site. Although simplicity of planting design is expected, proper attention to the contrasts of adjoining species in terms of color, texture, and habit of growth is encouraged.

In general, larger quantities of a limited palette of shrubs will be considered more desirable than a wide mixture of limited quantities of varying materials. These shrubs shall be planted close together, according to their variety, to form a continuous mass rather than isolated solitary plantings.

Shrubs shall be 5 and 15-gallon container grown stock, planted approximately 36" on center depending on variety. A minimum of 35 – 5-gallon shrubs and 2 – 15 gallon shrubs are required on each residential lot.

Groundcover and border plant species should be 1-gallon container grown stock planted approximately 12" on center depending on variety. A minimum amount of 50 1-gallon containers are required for each lot. The number of plant species should be kept to a minimum.

Shrubs and groundcover species must conform to the approved plant list. The use of exotic plant material is discouraged. Non-organic material is also encouraged for water conservation (e.g. stone, rock, etc.).

C. Annuals/Perennials

The use of annuals is encouraged as long as they are used in conjunction with shrub and groundcover planting beds. Annuals and perennials will not be counted as part of the minimum planting requirements.

IV. MINIMUM PLANTING SPECIFICATIONS

- A. All plant materials shall conform to the minimum standards for Florida Number One or better, as set forth in “Grades and Standards for Nursery Plants,” State of Florida Department of Agriculture.
- B. Soil amendments and fertilizer applications at installation should conform to current practices and standards endorsed by the American Association of Nurserymen.
- C. All newly installed trees and palms shall be staked, guyed and braced as may be necessary to insure stability during the initial established period for the landscape installation.
- D. All existing natural vegetation shall be protected from damage during the construction period by the erection of a suitable fence enclosure located no closer than five feet from the affected vegetation.

## ATTACHMENT

### I. LANDSCAPE PALETTE

The following plant materials are suggested and approved for use in Chanan Estates:

- A. Canopy Trees
  - 1. Red Maple
  - 2. Laurel Oak
  - 3. Live Oak
  - 4. Loblolly Pine
  - 5. Slash Pine
  - 6. Southern Magnolia
  - 7. Water Oak
  - 8. Willow Oak
  
- B. Flowering Trees
  - 1. Savannah Holly
  - 2. Cleveland Pear
  - 3. Cherry Laurel
  - 4. Crape Myrtle
  - 5. Loquat
  - 6. Oleander
  - 7. Redbud
  - 8. River Birch
  - 9. Little Gem Magnolia
  - 10. Sweetbay Magnolia
  - 11. Yaupon
  
- C. Palm Trees
  - 1. Cabbage Palm
  - 2. Windmill Palm
  - 3. Canary Island Palm - cold tolerant hybrids
  - 4. Pindo Palm
  - 5. Sago Palm
  
- D. Shrubs
  - 1. Azalea
  - 2. Bigleaf Hydrangea
  - 3. Boxwood
  - 4. Camellia
  - 5. Hibiscus
  - 6. Bridal Wreath Spiraea
  - 7. Dwarf Durford Holly
  - 8. Gardenia

9. Indian Hawthorn
10. Ligustrum
11. Nandina
12. Pittosporum
13. Sago
14. Sweet Viburnum

E. Groundcovers and Vines

1. Asian Jasmine
2. Blue Pacific Juniper
3. Carolina Jessamine
4. Carpet Bugleweed
5. Confederate Jasmine
6. Evergreen Daylily
7. Lirope
8. Mondo Grass
9. Wisteria

F. Perennials

1. African Iris
2. Amaryllis
3. Black Eye Susan
4. Cannas
5. Chrysanthemum
6. Daylily
7. Elephant Ears
8. Lantana
9. Louisiana Iris
10. Stokesia
11. Tiger Lily



**FEATURED BUILDER REQUIREMENTS**  
**CHANAN ESTATES, 1<sup>ST</sup> ADDITION**  
**April 2016 Amendment**

The following allowances shall apply to all lots in Chanan Estates, 1<sup>st</sup> Addition only:

**DESIGN STANDARDS AND CRITERIA**

Section L: FENCING

Pressure treated wood shadowbox style fencing shall be permitted in back yard only. No fencing shall be allowed to be erected forward of the rear wall of dwelling. Written approval is required before fence installation. Fences shall not exceed six feet in height and may not obstruct the view of adjacent properties. Front yard fencing of any kind is not permitted across any portion of the front yard. Hedges that are at least two feet in height must be planted directly in front of all fencing facing a street, excluding entry gates – hedges shall be planted on the side of the fence facing the street so that they are visible from the street.

**LANDSCAPE STANDARDS AND CRITERIA**

II. PLANTING

Planting beds should complement the architecture and shall completely wrap around each corner of the house. Curvilinear planting beds of an average width of 4' are encouraged. All planting beds, tree rings, shrub groupings, and palm clusters shall be installed and maintained with a minimum layer of two (2) inches clean, fresh, shredded cypress mulch or pine straw. Yard trimmings and commercial chipping residue will not be acceptable for use as plant mulch.