

ARISTIDA ARCHITECTURAL RULES AND GUIDELINES

A. Applications

All applications shall be submitted to the Aristida Homeowners Association/Architectural Review Committee at its listed address.

B. Application Submittal

1. All applicants are encouraged to meet with a member of the ARC in a pre-design conference before the preparation and submission of detailed plans and specifications for approval. This meeting is not mandatory, but is provided for the convenience of the applicant. This will help the applicant accomplish a timely and thorough preparation and ultimately receive approval of their construction and landscape plans. Any information provided by the ARC, however, shall not constitute approval for the commencement of construction or approval of any application material being discussed.
2. No construction of a building or structural improvement, no landscaping or other site improvement, and no alteration or addition to any existing site improvement shall be made on any property until plans and specifications showing the proposed design, nature, kind, shape, size, color, materials and location of same shall have been submitted to and received approval by the ARC.
3. The applicant shall submit the Aristida design review application and one set of final plans consisting of the following:
 - a.) A site plan showing setback dimensions.
 - b.) Landscape and irrigation plans showing existing and additional plantings and trees.
 - c.) Architectural plans with floor plans that show finished floor elevations and total square footage of air-conditioned living space.
 - d.) Architectural plans of all outbuildings.
 - e.) Exterior specifications including product samples and color chips of all exterior finishes and materials.
 - f.) Compliance deposit or bond.
4. The ARC shall review a completed application within 30 working days following the receipt of such application and the required deposit. In the event that the ARC fails to approve or disapprove the plans within 30 days, the plans and specifications shall be deemed approved. The decision of the ARC shall be in writing whether approving, approving with conditions, or disapproving the application. If disapproved, the ARC shall provide reasons for its disapproval and notify the applicant. The applicant may resubmit his plans with modifications as recommended by the ARC. All decisions of the ARC shall be considered final. In the event an action or decision by the ARC should aggrieve any applicant, recourse may be undertaken by requesting an appeal hearing before the Board of Directors of Aristida.
5. The ARC and ABD shall have the right to enter upon and conduct construction observation of any property at any time before, during or after the completion of work for which approval is required under the Aristida Covenants and Deed Restrictions.
6. Upon completion of construction, the applicant shall give written notice to the ARC requesting a final inspection and acceptance of the project. Attached to the notice shall be a final survey and a copy of the certificate of occupancy for the newly constructed improvement. Upon final inspection of the improvements by the ARC and, if such inspection determines that the improvements were constructed in compliance with the plans and specifications submitted for approval, the ARC shall grant, in writing to the applicant, final acceptance of the project. In addition, the balance of the compliance bond will be returned, less any amounts for reasons described previously.

C. Construction and Observation

The ARC shall have the right, but not the obligation, to make periodic field visits to observe construction and to determine compliance of any application with the Covenants and Deed Restrictions. The ARC is empowered with the approval of the ABD, to enforce compliance, as set forth in the Covenants and Deed Restrictions by legal action, if necessary.

D. Structural and Aesthetic Requirements

1. Window and/or wall air-conditioning units shall not be permitted without specific approval of the ARC.
2. In ground swimming pools and spas shall not be permitted on the street side of the residence except for corner lots if properly screened from view by hedges or similar plantings.
3. All pool and spa equipment shall be screened so they are not visible to a neighboring lot or residence and/or the public from any street.
4. Accessory structures, including but not limited to playhouses and doghouses, shall not be permitted without written approval of the ARC.
5. All playground equipment shall be placed in the rear yard of the residence and only with the prior approval of the ARC.
6. Decorative objects, including but not limited to sculptures, bird baths, fountains, architectural features and lawn furnishings shall not be placed or installed on any lot without prior approval of the ARC.
7. Tennis courts may be permitted on lots only with the express written consent of the ARC. The following use restrictions must be met;
 - a) On lots over 2 acres in size it shall be permitted to have 1 regulation size tennis court as determined by the United States Tennis Association.
 - b) Lighting or illumination of the tennis court is permitted subject of approval by the Board of Directors.
 - c) Fencing of the tennis court shall be permitted provided that the fence is constructed with new materials consisting of brown vinyl coated chain link with a maximum height of 10 feet. Fabric windscreen is allowed provided that it is properly maintained.
 - d) Maximum fenced area for the tennis court shall be 120' x 60'.
 - e) Tennis court shall not be visible from the frontage street or abutting property owners. Tennis court will be shielded from view by approved landscaping or the structure of the home.
 - f) Tennis courts shall only be permitted on lots with homes.
 - g) The use of grandstands or bleachers shall be strictly prohibited.
 - h) Use of the tennis court is limited to non-commercial activity only.
8. Large roof overhangs, which create visual interest and solar control through strong and varied shadow lines, are encouraged. No overhang will be less than 12 inches unless in cases of structural necessity.

E. Landscaping Design and Material Requirements for Developed Properties and Individual Lot Requirements

1. All homes in Aristida shall be landscaped according to the landscape plans approved by the ARC. Any additional landscape or changes to the existing landscape plans shall be subject to approval by the ARC before installation. The landscape plan shall be designed in accordance with the landscape design standards set forth herein.
2. All additional plant materials, species and minimum sizes shall be selected from the preferred Aristida plant species list and schedule (see Appendix). The ARC may permit additions or

substitutions to this list. All plans must include at least 50% of cold hearty species. Synthetic or artificial plantings will not be allowed.

- a) Canopy trees: Each lot less than one acre shall have a minimum of 4 shade canopy trees, of which no less than 2 shall be located in the front yard of the principal residence. Each one acre but less than 2 acres lot shall have a minimum of 8 shade canopy trees, of which 4 shall be located in the front yard of the principal residence. Each lot larger than 2 acres shall have a minimum of 12 shade canopy trees of which 6 shall be located in the front yard of the principal residence.
- b) Shade/canopy trees shall not be planted in locations that would immediately or in the future create a nuisance, deter access to utility lines or adversely screen the line of sight of motorists. Rather, these trees should be used to frame major spaces and provide appropriate screenings and shading.
- c) Canopy trees should be selected from the Aristida plant species list and schedule.
- d) Existing trees that meet the requirements set forth in the Aristida plant species list and schedule should be retained and used primarily to meet the requirements set forth herein. The ARC, at its discretion, shall approve credit for existing trees to be used instead of providing equivalent landscaping materials. The amount of credit will vary on an individual property basis and will depend to a large degree upon the extent to which the existing trees are successfully integrated into the landscape design.
- e) Each lot shall have a minimum of 10 under story/ornamental trees of which no less than 6 shall be located in the front yard of the principal residence unless otherwise approved by the ARC. Under story/ornamental trees are those used immediately adjacent to the principal residence. The species shall be selected from the preferred Aristida plant species list and schedule.
- f) Shrub beds are required adjacent to the principal residence and must be mulched with mulch, gravel or pine needles. Species should be selected from the preferred Aristida plant species list and schedule.

F. Lawn and Irrigation Requirements for Developed Properties

1. All lots including easements shall be irrigated with an automatic underground sprinkler system providing 100% coverage to all landscaped areas.
2. Irrigation systems shall be installed in working order and should be maintained, adjusted and cleaned on a regular basis in order to promote healthy growing conditions for the landscaped areas.
3. Plants shall be kept in a healthy growing condition on a continuous basis by watering, spraying, fertilizing, weeding and other necessary operations of maintenance.
4. Grass sod shall be kept free of insects, pests, fungus, excessive clippings and weeds. In addition, it shall be mowed to a uniform height of 3 to 4 inches. Dead or dying plants and trees shall be removed and replaced within 60 days of each occurrence if required.
5. If the property owner does not achieve minimum maintenance standards, the ARC shall issue a letter requesting immediate compliance. If the maintenance deficiency is not remedied within 14 days of issuance of said letter, the ARC may have the maintenance work performed and charge the property owner for all costs incurred.
6. All property, easements and right-of-ways in Aristida not covered with pavement, buildings, shrub beds, and or ground cover, shall be completely covered with sod.
7. No yard shall consist of gravel as ground cover other than bedded areas.
8. Landscape lighting may be used subject to approval by the ARC.

G. Variances and Special Exceptions

The ARC shall recommend to the ABD variances and/or special exceptions from any of the rules, standards, regulation and procedures established by ARC, ABD or contained in the Covenants or Deed Restrictions. This special exception may be due to existing or special conditions and/or circumstances whereby a literal enforcement of the provisions thereof would result in hardship, provided said

variance or exception does not adversely affect the overall character and quality of Aristida nor set any precedent that might affect future decisions of the ARC or ABD on similar matters. The ABD has exclusive authority to grant such variances and/or special exceptions. In granting any variance and/or special exception, the ABD may prescribe any conditions and safeguards as terms under which such variances and/or special exceptions shall be granted.

H. Appeals

If an application for approval has been denied; or if an approval is subject to conditions which an applicant feels create a hardship unique to his improvement under consideration or are unwarranted; the applicant may request a hearing before the ABD. At the hearing, the applicant will be allowed to present his position on the matter and request or recommend an alternative action. After the meeting the ABD will review the information presented and notify the applicant of their final decision within 10 working days of the hearing. The decision of the ABD regarding the appeal shall be final.

PREFERRED ~~Aristida~~ PLANT SPECIES LIST

EXHIBIT 2

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BOTANICAL	COMMON NAME	SIZE	CALIPER	MINIMUM HEIGHT	MINIMUM SPREAD	RECOMMENDED SPACING
CANOPY TREES						
1. Quercus laurifolia*	Laurel Oak	B&B	3-3-1/2"	12'-13'	5'-7'	20'-40' o.c.
2. Quercus virginiana*	Live Oak	B&B	3-3-1/2"	10'-11'	4'-6'	35'-50' o.c.
3. Quercus nigra	Water Oak	B&B	3-3-1/2"	12'-13'	4'-6'	30'-40' o.c.
4. Liquidambar styraciflua*	Sweet Gum	B&B	3-4"	10'-12'	4'-7'	25'-40' o.c.
5. Ilex opaca*	Savannah Holly	B&B	2-2-1/2"	8'-10'	6'-8'	15'-30' o.c.
6. Ulmus parvifolia*	Drake Elm	B&B	2-2-1/2"	10'-12'	6'-8'	20'-40' o.c.
7. Platanus occidentalis	American Sycamore	B&B	3-3-1/2"	12'-15'	4'-7'	30'-45' o.c.
8. Magnolia grandiflora*	Southern Magnolia	30 gal.	2-2-1/2"	8'-10' o.h.	6'-8'	20'-40' o.c.
9. Pinus palustris**	Longleaf Pine	30 gal.	3-3-1/2"	8'-10' o.h.	3'-5'	5'-15' o.c.
10. Pinus clausa*,**	Sand Pine	30 gal.	3-3-1/2"	8'-10'	3'-5'	
11. Pinus elliotii*,**	Slash Pine	30 gal.	3-3-1/2"	8'-10' o.h.	3'-5'	5'-15' o.c.
UNDERSTORY/ORIAMENTAL TREES						
1. Myrica cerifera*	Southern Wax Myrtle	B&B	Multi-Stem	8'-10' o.h.	8'-10'	8'-20' o.c.
2. Ligustrum lucidum*	Ligustrum Tree Std.	30 gal.	Multi-Stem	6'-8' o.h.	6'-8'	8'-20' o.c.
3. Lagerstroemia indica*	Crepe Myrtle	15 gal.	Multi-Stem	6'-8' o.h.	6'-8'	8'-15' o.c.
4. Nerium oleander	Oleander - Tree Form	30 gal.	2-2-1/2"	8'-10'	6'-8'	8'-20' o.c.
5. Ilex east palatka*	East Palatka Holly	30 gal.	1-1/2-2"	8'-10'	4'-6'	10'-25' o.c.
6. Betula nigra	River Birch	30 gal.	Multi-Stem	8'-10'	4'-6'	10'-30' o.c.
7. Pyrus calleryana "bradford"	Bradford Pear	B&B	2-2-1/2"	12'-14'	6'-8'	15'-35' o.c.
8. Eriobotrya japonica	Loquat/Japanese Plum	B&B	2-2-1/2"	8'-10' o.h.	6'-8'	10'-25' o.c.

BOTANICAL	COMMON NAME	SIZE	CALIPER	MINIMUM HEIGHT	MINIMUM SPREAD	RECOMMENDED SPACING
9. Koelreuteria formosana*	Golden Rain Tree	B&B	2-1/2-3"	8'-10'	6'-8'	20'-35' o.c.
10. Ilex vomitoria*	Yaupon Holly	30 gal.	2-2-1/2"	8'-10'	4'-6'	10'-35' o.c.
11. Photina (Tree Form)	Red Tip Photina	30 gal.	2-2-1/2"	8'-10'	4'-6'	8'-20' o.c.
12. Cornus florida	Flowering Dogwood	30 gal.	2-2-1/2"	8'-10'	4'-6'	8'-20' o.c.
13. Cercis canadensis	Redbud	30 gal.	2-2-1/2"	8'-10'	4'-6'	8'-20' o.c.

PALM TREES

1. Cycas revoluta	King Sago Palm	7 gal.	--	18"	24"	5'-0" o.c.
2. Washingtonia robusta	Mex. Washington Palm	B&B	--	10' c.t.	4'	15' o.c.
3. Trachycarpus fortunei	Windmill Palm	B&B	--	8' c.t.	6'	15' o.c.
4. Phoenix canariensis	Canary Is. Date Palm	B&B	--	10' c.t.	8'	20' o.c.
5. Livistonia chinensis	Chinese Fan Palm	7 gal.	--	24"	18"	5' o.c.

HEDGE/BUFFER MATERIAL

1. Nerium oleander	Oleander	7 gal.	--	36"-42"	30"-36"	6'-0" o.c.
2. Photina glabra	Red Tip Photina	7 gal.	--	30"-36"	18"-24"	3'-6" o.c.
3. Podocarpus macrophylla	Yew Podocarpus	3 gal.	--	15"-18"	12"-15"	3'-0" o.c.
4. Viburnum odoratissimum	Sweet Viburnum	3 gal.	--	15"-18"	12"-15"	3'-0" o.c.
5. Myrica cerifera	Wax Myrtle	7 gal.	--	36"-42"	30"-36"	6'-0" o.c.
6. Pittosporum tobira	Green Pittosporum	3 gal.	--	15"-18"	12"-15"	3'-0" o.c.
7. Rhododendron sp.	Azalias	7 gal.	--	24"-36"	18"-24"	5'-0" o.c.
8. Ligustrum lucidum	Green Privet	3 gal.	--	15"-18"	12"-15"	3'-0" o.c.
9. Elaeagnus pungens	Silverthorn	3 gal.	--			

BOTANICAL	COMMON NAME	SIZE	CALIPER	MINIMUM HEIGHT	MINIMUM SPREAD	RECOMMENDED SPACING
GROUND COVER - Shrub beds						
1. Liriope muscari	Lily Turf	1 gal.	---	Full	Full	12" o.c.
2. Liriope muscari "Evergreen Giant"	Giant Liriope	1 gal.	--	Full	Full	18" o.c.
3. Trachelospermum jasminoides	Confederate Jasmine	4" pot.	---	--	12"-15"	18" o.c.
4. Juniperus species	Dwarf Junipers	1 gal.	---	6"	12"	24" o.c.
5. Hemerocallis sp.	Daylilies	1 gal.	--	Full	Full	18" o.c.
6. Tulbaghia violacea	Society Garlic	1 gal.	--	Full	Full	18" o.c.
7. Hedera helix "Algerian"	Algerian Ivy	4" pot.	---	--	8"-12"	12" o.c.
8. Wedelia trilobata	Wedelia	4" pot.	--	---	8"-12"	18" o.c.
9. Cuphea hyssopifolia	Heather	1 gal.	--	18"	12"	24" o.c.
10. Moraea iridioides	African Iris	1 gal.	--	Full	Full	24" o.c.
11. Ficus pumila	Creeping Fig	4" pot.	---	--	8"-12"	18" o.c.
12. Hedera helix	English Ivy	4" pot.	--	---	8"-12"	12" o.c.
13. Nephrolepis exaltata	Boston Fern	1 gal.	--	Full	Full	18" o.c.
14. Ophiopogon japonicus	Mondo Grass	4" pot.	--	Full	Full	9" o.c.
15. Rhoeo discolor	Oyster Plant	1 gal.	--	6"-8"	6"-8"	24" o.c.
16. Vinca major	Big Periwinkle	4" pot.	---	--	8"-12"	8" o.c.
17. Impatiens	Impatiens	4" pot.	---	Full	Full	18" o.c.
18. Aspidistra elatior	Cast Iron Plant	1 gal.	---	8"-10"	6"-8"	18" o.c.

FOOT NOTES:

*Species included in the Pinellas County Tree Replacement Species List.

**Pines may be substituted for canopy trees at a 3:1 ratio in circumstances approved by the DRB where a cluster of pines will achieve the same enclosure or scale as a single canopy tree.