



MEDLEY

AT SOUTHSORE BAY

**ARCHITECTURAL DESIGN
STANDARDS MANUAL**

UPDATED: June 28, 2023

ARCHITECTURAL DESIGN STANDARDS

These Design Standards or Architectural Design Standards are intended as an overview of the design and construction process to be followed at Medley at Southshore Bay. Other architectural requirements and restrictions on the use of your Lot are contained in the Community Declaration for Medley at Southshore Bay, recorded in the public records of Hillsborough County, Florida (the "Declaration"). These Architectural Standards should be referred to for the specific requirements of your Lot development. All capitalized terms contained herein shall be as defined in the Declaration unless specifically defined herein.

All Owners in Medley at Southshore Bay are automatically members of the Medley at Southshore Bay Community Association, Inc. (the "Association") and are required to maintain their membership in this Association and pay their annual dues. The Board of Directors of the Association has appointed an Architectural Control Committee ("ACC"), which reviews each of the home designs, changes and improvements before construction may begin. Plans and specifications for modifications, additions and construction are required to be reviewed by the ARC in accordance with these Design Standards. All homes, structures and other site improvements made by the Developer and/or Association are exempt from the provisions of these Design Standards.

The Design Standards cover four aspects of construction:

Site Development Standards: The analysis of your Lot based on its orientation and natural features. Specific recommendations include the proposed landscape and landscape elements.

Landscape and Irrigation Design Standards: Items to consider in designing landscaping and irrigation for your home.

Architectural Standards: Items to consider in designing your home as they relate to the style, building materials, detailing and colors.

Construction Standards: Directions to be followed by your contractor, if any, to assure the quality of construction and the maintenance of a well-kept job construction site.

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ARCHITECTURAL CONTROL PROCEDURES

Residents shall submit plans and material details for all improvements proposed on their homes or Lots in Medley at Southshore Bay for review and approval by the Architectural Control Committee (ACC) before construction may begin. To assist in this review, application forms, specific guidelines, and checklists are provided by the Association's Community Association Manager. These forms furnish the ACC with the basic information it needs to review your plans, and function as a checklist for you. Any questions in reference to the Design Standards should be submitted to the ACC. The ACC will make every effort to clarify the standards and interpret the instructive covenants and architectural standards.

Step 1: Preliminary Review: A preliminary review of the concept for your home, anticipated alterations and improvements should occur with a representative of the ACC. At this time, conceptual ideas and drawings that you have conceived may be reviewed. This preliminary review is suggested to help avoid approval difficulties at the time of the final review.

Step 2: Final Review: When final drawings for your home, anticipated alterations and improvements are complete, they must be submitted to the ACC for final approval. This information includes:

1. Site Plan showing the sitting of the improvement or structure under consideration on the Lot. Dimensions with relation to existing structures and Lot lines must be shown on the site plan.
2. For permanent structures, plans prepared by an architect and/or professional engineer as evidenced by their seal(s) include:
 - a. Floor Plan
 - b. Elevations depicting the Front, Rear and side views of the structure.
 - c. Roof Plan
3. Drainage Plan
4. Irrigation Plan
5. Landscaping Plan
6. Exterior Lighting Plan (if applicable)
7. Color Sample Boards for Exterior Finishes

The ACC will make every attempt to review the plans at the next scheduled ACC meeting after the submittal. At this time, adjustments to the plans may be required. If the revisions are substantial, the ACC may require that the plans be resubmitted for review. No site clearing or construction work of any kind is permitted on the Lot until final approval is received from the ACC and the Master HOA. Construction work must begin within six months of the final approval of the plans or the approval shall be void.

This ACC Review Procedure must be followed to ensure that the Contractor follows the Design Standards. The ACC may require inspection of the staking plan for your home and Lot improvements before construction may begin. Intermediate inspections may also be done by the

ACC at any time during construction to verify compliance with the approved construction drawings.

The scope of any review and approval of the ACC is limited solely to whether the respective plans or work meet certain requirements, standards and guidelines relating to aesthetics and the harmony and compatibility of proposed improvements in Medley at Southshore Bay. The ACC reviews plans and specifications solely for the Association and the Developer, and shall have no liability of any kind to any other party for any matter whatsoever, including but not limited to the conformance or non-conformance by any party with respect to these Design Standards. The ACC reserves the right to waive or modify any conditions of these Design Standards and no person shall have any claim as a result hereof. Any waiver or modification shall be considered a waiver of modification with respect to any other similar or different matter. The ACC may withhold or grant its consent in its sole and reasonable discretion.

SITE DEVELOPMENT STANDARDS

Medley at Southshore Bay occupies a beautiful area in Hillsborough County. It is the intent of these Design Standards to preserve and enhance the natural and man-made amenities of Medley at Southshore Bay. The siting of your home should emphasize these amenities and strive to preserve as much of the natural vegetation and existing trees as possible.

SITE ENGINEERING

The Lots within Medley at Southshore Bay are largely open and free of most vegetation. Many Lots border areas of native vegetation which must be carefully preserved in compliance with local, state and federal environmental regulations. In addition to the natural characteristics of your site, the developers of Medley at Southshore Bay require that setbacks and other restrictions be observed to preserve the appeal of the community. The homes constructed within Medley at Southshore Bay must all meet the minimum finished floor elevation requirements of the local government authority. Berms and other obstructions that create water pockets or allow water runoff to adjacent Lots will not be permitted. All utility service within Medley at Southshore Bay is required to be underground and connect to your home in accordance with the local government regulations.

SITE IMPROVEMENTS

SETBACKS: The homes and all structure improvements at Medley at Southshore Bay shall satisfy the below listed minimum setbacks from property boundary lines:

	Single Family	Townhome
1. Front Yard	20 feet	10 feet
2. Side Yard	7.5 feet	10 feet
3. Rear Yard	15 feet	10 feet
4. Rear Yard – Pool	5 feet	N/A

*No structure may encroach on any easement as depicted on the individual Lot survey.

DRIVEWAYS AND WALKWAYS: Driveways must be designed to avoid fire hydrants, transformers, and other site utilities. Most driveways may be extended by a maximum of two (2) feet on each side, but may not extend past the edge of the garage structure.

The layout and materials used for the driveway and entry walk create first impressions of your home. All homes within Medley at Southshore Bay are to have a paver brick driveway or other material that are compatible with the material on homes constructed by the Developer. Asphalt driveways are not acceptable. Driveway stains or surface coatings are not permitted, unless such stains are clear. The use of exposed aggregate as a paving surface is prohibited because these materials tend to deteriorate. The entry walkway to your home should be wide enough to provide an entry statement to your front door. Walkway materials must be the same as, or compatible with, the driveway or structure material. No epoxy coatings, elastomeric concrete finishes, painted, imprinted, colored or other similar concrete finishes will be allowed to driveways or walkways in the front of houses. No walkways on the side of the home are permitted.

POOLS AND SPAS: Pools, spas/swim spas and decks shall not encroach upon utility, drainage or other easements located on Lots. Pool equipment will not be approved if located in the Zero Line Easement. A 5-foot setback is required from the back property line. Above-ground pools and pools constructed of vinyl or other synthetic materials are not permitted. Spas may be constructed of concrete or synthetic materials; additionally, above ground manufactured spas are permissible but shall be placed in the covered lanai (under a solid roof structure) at the rear of the home. All decking around pool and spa areas must be finished concrete, aggregate, elastomeric concrete finish, stamped concrete, tile, brick or concrete pavers. Plans for in-ground pool shall also show any additional facilities (such as waterfalls, etc) and the location of all pool equipment.

Pools or lanai extensions are not permitted on any Townhome Lot.

All Pools, spas/swim spas and decks must conform to local building codes and ordinances. Above ground units may require locking gate at steps. Owners may be required to install safety features such as locks or covers for these items when such are not in use.

All mechanical equipment necessary for the operation of any pool, hot tub or sauna must be screened from the street and neighboring Homes by a fence, wall, or landscaping, such screening to be in accordance with these Design Guidelines and approved by the Committee. A landscape-screen or fence plan and a survey of the Lot and Home shall accompany applications for pools, hot tubs, Jacuzzis, saunas and spas with the improvements indicated thereon. All pool heaters are to vent away from the Home and/or toward the lake. Mechanical equipment will not be approved if located in the Zero Line Easement (if applicable).

SCREENING: The use of landscape materials to provide screening and privacy within your yard is preferred. Tall shrub materials must be carefully considered in your landscape plan so that they do not block your neighbors' views. Service yard areas for the storage location of A/C compressors, pump equipment, pool equipment, etc., must be screened by a 4' vinyl tan L-shaped fence or 4-foot high dense hedgerow (recommended plants for screening are viburnum, clusia and arboricola). A list of recommended plant material is included in these Design Standards.

SCREEN ENCLOSURES: shall be designed to complement the architecture of your house and may not exceed the height of the house. All aluminum enclosures must be painted a dark bronze

color, the screen must have a charcoal color. A 3-inch Insulated composite roof is permitted. No mill or white finish aluminum is permitted. Opaque screening, "Florida Glass", is prohibited. A fence may be used in lieu of a screen cage. The fence must comply with all local government regulations regarding pool fencing, and the fence must comply with the Design Standards for fencing contained herein. A kick plate around screen enclosure and a mulch bed is recommended. The Association and landscape vendor are not responsible for damage if Homeowner elects not to add a kick plate.

AWNINGS AND OVERHANGS: Retractable type awnings made of canvas with aluminum frame may be permitted on the rear of the home only. They must be secured to the home and capable of withstanding storm events according to Building Code standards. See the definition of "storm event" under "Hurricane Shutters". The Frame shall match the fascia, and no more than two colors on the canvas which complement the home. Awnings of any type are not permitted on the front of a home or over side windows. Canvas color must match approved color scheme at the time of application.

PROHIBITED ITEMS: Dog Houses, Kennels and Runs, Pergolas, Gazebos, Greenhouses, Playground sets, Basketball Hoops/Sport Equipment, Trampolines, Invisible Pet Containment Systems, Garage Screens, Trellises/Lattice/Arbors, Signs, Sheds

EXTERIOR DECORATIONS: Decorative items (statuary, potted plants, etc.) must be generally in "earth tones" and must be appropriately located within a Lot, as further described herein. For the purposes of this Section, earth tones are deemed to be tans and various shades of brown. Decorative items in bright colors or which might otherwise be deemed offensive or an "eyesore" in the Community in the sole opinion and discretion of the ACC or Board of Directors are prohibited. No more than six (6) Decorative items may be located on a Lot. All Decorative Items must be located within planting beds, front porch or rear lanai and may not be taller than three (3) feet in height.

Hose reels are permitted so long as they are screened from view with appropriate landscaping material. Exceptions to the above restrictions may be granted by the ACC in their sole and absolute discretion.

Birdbaths/bird feeders are permitted so long as they are placed in a location in Lot is unobtrusive and not readily visible from the street or common areas and shall be adequately screened by landscaping, if necessary, or by other visual barriers as may be approved in writing by the Committee. Birdbaths can be no taller than three (3') feet and must be neutral in color. No bright or fluorescent colors are permitted. Any birdbaths/bird feeders must be maintained by the Owners in a clean condition and must also be maintained in appearance consistent with the standards of the community. Birdbaths are not allowed in the Townhomes.

All fire pits/chimeneas must be approved by the ACC. Any In- Ground or On-Ground fires are prohibited. Outside fire burning should comply with all county/state regulations and are prohibited when dry conditions exist.

Holiday Decorations are allowed and may consist of lights and other decorations appropriate to the holiday being celebrated. Holiday decorations may be installed the week before Thanksgiving and shall be removed not later than January 15 of the following year. Inflatable holiday lawn

decorations are not permitted. Owners may not place holiday decorations outside of their Lot unless directed by the Board to do so. Association and/or its contractors are not responsible for any damage to decorations. Owner is responsible to repair or pay for any repairs to any Association Property that is damaged by any decoration.

PERSONAL PROPERTY: All personal property of Owners or other occupants of Homes shall be stored within the Homes. No personal property, except usual patio furniture, may be stored on, nor any use made of, the Common Areas, any Lot or Home, or any other portion of Medley at Southshore Bay, which is unsightly or which interferes with the comfort and convenience of others.

GRILLS: Propane, electric or charcoal grills are allowed on rear patio/lanai subject to the limitations of all applicable ordinances. Grills must be stored in the garage or on patio/lanai when not in use. Grill use must comply with all fire and building codes.

EXTERIOR LIGHTING: Committee approval is required for exterior lighting unless such lighting is for seasonal or other holiday decorative lights and is in compliance with holiday decoration regulations. Exterior lighting shall be conservative in design and as small in size as is reasonably practical. Committee approval is not required for exterior lighting if lighting is installed in accordance with the following guidelines: Exterior lighting shall be directed toward the house and be of low wattage (limited to 2,000 lumens or 3 watts) to minimize glare sources to neighbors and other Owners. Lighting for walkways within a Lot requires Committee approval. Color of lighting fixtures shall be harmonious with the home. Low voltage (12 volts) lighting is required because of its safety advantages. Any deviation from the aforementioned guidelines or use of high-wattage spotlights, flood lights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires Committee approval. Colored lights are prohibited. Outside lights at garage should be clear 75 watt bulbs.

FENCES OR WALLS: Walls may not be constructed on any Lot. Fences are permitted in the rear and side yards only and cannot be installed over any utility easement. In no instance can any fence be installed closer than fifteen (15) feet from the front of the home. Fences shall conform to the following standards: 1) the fence must be "Maxwell" style embossed or regular; 2) almond color solid privacy PVC; 3) the height shall be seventy-two inches (72") with a seventy-two inch (72") for landscaping access; 4) the fence must fully extend to the property line. Special standards apply to waterfront lots; 5) Black aluminum picket is not allowed.

Waterfront lots: The rear fence line must be forty-eight inches (48") tall almond color PVC picket fence. The second to last panel on the side property lines shall be solid and slope from seventy-two inches (72") to forty-eight inches (48") over the course of eight feet (8'). The last panel on the side property line must match the rear property line fence.

Corner lots: On the side of the home, there must be at least five feet (5') from the edge of the sidewalk to the fence.

Corner lots, lake-front lots, and lots which are visible from common areas and streets may be subject to additional height, material type and location requirements, all of which are subject to the ACC

approval. A picture of the proposed fence must be submitted to the ACC before the fence can be reviewed.

ACCESS RAMPS: Any Owner may construct an access ramp on or to their home, if the resident or occupant of the home has a medical necessity or disability that requires a ramp for egress and ingress, under the following conditions: 1) the ramp must be as unobtrusive as possible, be designed to blend in aesthetically as practical, and be reasonably sized to fit the intended use; 2) Plans for the ramp must be submitted in advance to the ACC, which may make reasonable request to modify the design to achieve architectural consistency with the home and surrounding structures; 3) The Owner shall at the time of the application include an affidavit from a physician attesting to the medical necessity or disability of a resident or occupant of the applicable home.

TRASH: All areas of your Lot are to be maintained in a neat and orderly appearance. Lawns and shrubs are to be trimmed and dead plant material and branches are to be removed. All trash, garbage and recyclables must be kept in covered containers which must be screened from view.

ARCHITECTURAL STANDARDS

It is important that you work closely with your architect, designer and/or builder to ensure that a home and any proposed improvements are designed to both meet your needs and comply with community standards. A preliminary review of your design with the ACC is suggested before construction drawings for any addition are prepared. This will avoid costly changes to the design once the final drawings have been completed.

FLAGPOLES: Each owner may erect one (1) freestanding flag pole that is no more than twenty feet (20') high on any portion of such Owner's Lot if the flag pole does not obstruct sightlines at intersections and is not erected within or upon any easement. The flag pole may not be installed any closer than ten feet (10') from the back of curb, or within ten feet (10') of any Lot boundary line. Owner may display in a respectful manner one (1) portable removable United States flag or official flag of the State of Florida. White flag pole brackets/holders capable of holding a ¾ inch dowel have been approved. However, a Home Owner may in addition, display one portable, removable Armed Forces Day, Memorial Day, Flag Day, Independence Day, and Veterans Day flag, which may be display in a respectful way, not larger than 4 ½ feet by 6 feet, that represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or a POW-MIA flag. Sport flags may be displayed on event day only. No other decorative flags are permitted.

GARAGES: No owner shall enclose any portion of his or her garage to convert his or her garage into living space. No garage shall be altered in such a manner that reduces the number of automobiles that could have reasonably been parked in the garage as originally constructed. When not in use, Owners shall keep their garage doors closed. Each Owner shall keep his or her garage free from clutter so that at all times his or her car can easily be parked in his or her garage.

EXTERIOR FINISHES: All homes within the Medley at Southshore Bay are to have a stucco or stacked stone finish or finishes that are compatible with the home finishes on homes constructed by the Developer. Various textures of stucco and the use of stucco bands are encouraged for variety. All stucco walls must be painted or have approved color impregnation. Door and window trim must be finished to match or complement the materials of the elevations. Windows with tinting are acceptable, but reflective film or glass is prohibited. Fascias, gutters, and downspouts

are to be designed as integral parts of the architecture and finished to complement the house. Unfinished metal is not permitted except for copper. Doors with glass inserts must meet all criteria of the current building code and inserts may be either frosted, translucent, leaded or clear glass. Front door screens (rigid frame) shall be prohibited.

REPAINTING: The Association shall paint all exterior painted portions of Homes, including any exterior walls of a garage, garage door, exterior doors, shutters, and fascia. The ACC must approve any proposed painting of the exterior of the Home by the Owner unless the paint color is the same or substantially similar to the color originally painted. If the proposed painting is approved by the ACC, the ACC shall have the right to impose such conditions as it deems reasonably appropriate; all work and materials shall be at the Owner's sole expense, all color selections shall be approved by the ACC, the painting project must include an entire elevation of the Home (i.e. the entire side of the Home, etc.), and when the Association later paints the Homes, the Home shall be included as part of the painting project. Townhome owners may not change the color of their home. Exterior door paint color must match existing color or one in the original color scheme.

ROOFING: Roof pitches and the width of overhangs may vary as required by the individual design of your home. A flat roof is not permitted. Houses may not exceed a maximum height of thirty-five (35) feet. The height of the house is measured from the minimum finished floor elevation to the peak of the roof. Roof materials of concrete or clay tile are required throughout Medley at Southshore Bay. Prefinished metal roofing, asphalt shingle, and wood shingles are not permitted.

ANTENNAE AND SATELLITE DISHES: No exterior visible antennae, radio masts, towers, poles, aerials, satellite dishes, or other similar equipment shall be placed on any Home or Lot without the prior written approval thereof being first had and obtained from the ACC as required by this Declaration. The ACC may require, among other things, that all such improvements be screened so that they are not visible from adjacent Homes, or from the Common Areas. Each Owner agrees that the location of such items must be first approved by the ACC in order to address the safety and welfare of the residents of Medley at Southshore Bay. No Owner shall operate any equipment or device which will interfere with the radio or television reception of others. All antennas not covered by the Federal Communications Commission ("FCC") rules are prohibited. Installation, maintenance, and use of all antennas shall comply with the Community Standards adopted by the Board and shall be governed by the then current rules of the FCC.

Satellite dish antennae must not exceed one meter in diameter (FCC regulation). Satellite dishes may not be mounted within the Zero Line Easement side of a Home. They must be installed at ground level, within three (3') feet of the residence and properly concealed from view and landscaped. Ground mounted satellite dishes should not exceed 36 inches above ground as measured to the highest point of the ground mounted dish. Exceptions will be made on a case by case basis in the event Owner cannot obtain adequate signal reception with a ground mounted satellite dish.

HVAC EQUIPMENT: Window or wall air-conditioning units are prohibited. Exterior equipment, such as condensers, must be screened from view. To the maximum extent possible, solar heaters are not to be visible from any streets within the community.

SOLAR PANELS: Solar panels may be installed, subject to approved designs from the ACC. Applications to install solar panels on one's home must include the following items: Pipes on the roof and going down the wall of the home must be painted to match the color of the roof and wall, respectively. Solar panels must be installed on the sides or the rear of the home. Panels may not be installed on the front of the home. A sketch and plat showing the orientation of the home on the Lot and North direction duly noted, must be submitted with the application, illustrating where the solar panels will be installed.

HURRICANE SHUTTERS: Temporary hurricane shutters may be installed on the outside of a Unit only after an official tropical storm watch or warning or hurricane watch or warning has been issued for the local vicinity by the National Hurricane Center. Said temporary hurricane shutters must be removed no more than ten (10) days after cessation of severe weather.

Permanently installed hurricane shutters must match the color of the Unit and except as provided below, must remain in the open or stored positions until a tropical storm watch or warning or hurricane watch or warning has been issued for local vicinity by the National Hurricane Center and must be returned to the open or stored position no more than ten (10) days after cessation of severe weather. Within the covered lanai area only, roll down, accordion style, clear or metal panels or fabric screening may be left in the closed or deployed positions during the entire official Atlantic hurricane season as designated by the National Hurricane Center, at times when a Unit is unoccupied to protect lanai furniture, provided that: 1) the color of the shutters matches the color of the Unit; 2) the shutters are not visible from the street; and 3) the shutters are returned to the open or stored position upon the Owner's return to the Unit.

Slim line accordion shutters, where the accordion shutter is installed in the frame of the window, are permitted on the front of any home. Accordion style shutters where metal framing is placed on the body of the home are not permitted on the front of any home.

EMERGENCY GENERATORS: Emergency electric generators, to be permanently installed, must conform to all regulatory and local government codes, and be screened with landscape material from street view. They shall be located so as to cause minimal disturbance to residents of adjacent Homes.

WINDOWS, DOORS AND TRIM: All draperies, curtains, shades, or other window coverings installed in a Home, and which are visible from the exterior of the Home, shall have a white or beige backing, unless approved by the Committee. Window and door screens shall be the same color as originally installed on the Homes. Newspapers, sheets, or any temporary covering is not permitted as coverings for windows. Window tinting with solar guard SS-175, SS-165 OSW, SS-165 Lumar N-1020 and 3M NV-25 have been approved. In addition, other tinting with a maximum of 66% of solar energy rejected and minimum of 24% visible light transmittance has been approved. Highly reflective, dark or mirror-like tinting will not be approved. Tinting must be consistently applied on any one side of a Home.

CONSTRUCTION STANDARDS

PRE-CONSTRUCTION: Prior to any work on your Lot, the final site layout, landscaping, and/or architectural plans must be completed and approved by the ACC. The completed plans must also include any revisions required by the Board. In addition to the approval by the Board, the plans for your home must also meet the requirements of all applicable governmental codes. All Owners and their respective contractors must review all of the Design Standards enforced by the ACC.

Once the ACC has approved the plans for your improvements, construction may begin. A local government building permit must be obtained and posted at the site as applicable. The foundation staking and location must be reviewed with the ACC. Trees and natural areas to be preserved must be barricaded and the removal of existing trees must be approved by the ACC.

The ACC reserves the right to perform periodic construction observations at any time during construction to help ensure compliance with the plans.

CONSTRUCTION SITE CONDUCT: The contractor for your improvements is responsible for the conduct of the workers on the job and the condition of the site. To ensure quality and safety of all workers, drugs and intoxicants are not permitted on any construction sites. The contractor is responsible for trash and debris that might litter the streets or sidewalks throughout Medley at Southshore Bay from the construction activity. Fires are not permitted on construction sites. At the end of each day, workers must clean up the trash at the site and keep construction materials neatly stored. Construction trailers or storing of materials are not permitted on any adjoining vacant Lots or common areas. The ACC may require contractors to enter into agreements to assure compliance with safety, insurance and other requirements.

To preserve the natural areas of the Lot or any preservation areas, barricades or silt fence shall be installed as necessary. Additionally, all vehicular traffic should be kept away from the area within the drip line of existing trees to prevent soil compaction of the root zones. Damaged limbs and dead vegetation shall be removed from all sites.

The stockpiling and storage of building and landscape materials and/or equipment shall not be permitted on any Lot, except such materials and/or equipment as may be used within a reasonable length of time. In no event shall the storage of landscape materials extend for a period of more than thirty (30) days.

FINAL INSPECTION: Upon construction completion, the Owner or builder must give written notice to the ACC that the project is complete and ready for inspection. All trash and building materials must be removed from the site. Landscaping and irrigation must be returned to original condition or align with community standards.

Any unauthorized changes to the actual construction which vary from the approved plans must be rectified with the ACC.

APPEAL: If final construction approval is denied by the ACC and the Owner feels that the decision is unfair, the Owner may appeal to the Board. The decision by the Board is final and binding.

LANDSCAPING AND IRRIGATION DESIGN

Landscaping is an essential element of your home. All proposed landscapes must meet the minimum local government requirement and be approved by the ARC. Citrus or fruit bearing trees are not permitted.

STREET AND HARDWOOD TREES: Front street trees are required and may not be removed. Street trees must be Live Oak and shall be at minimum three-inch (3") caliper and fourteen feet (14') in height. Hardwood trees are required in specific quantities on each lot. Single family homes require, at minimum, two (2) canopy trees and one (1) understory tree. Each townhome lot requires one (1) canopy tree and one (1) understory tree

PLANS: Landscape plans must be completed at a scale no smaller than 1 inch = 20 feet and show all natural areas, proposed planting beds, sodded lawn, and all tree locations. The plans must also include a plant list with common and botanical names, plant sizes, and material spacing. Your landscape architect can best advise you of plant materials that are appropriate to the soils and drainage conditions of your Lot. Tree and shrub masses should be designed to moderate the climate of the living environments within and surrounding your home. Shrub masses should be located so that your neighbor's views are not inhibited. Native plant species must be preserved in these areas and various setbacks from these buffers to any site construction must be observed as regulated by pertinent government agencies.

TREES: Existing trees that occur on a few of the Lots within Medley at Southshore Bay should be retained to the greatest extent possible. Trees add significantly to the value of your property and create a sense of permanence and maturity.

PLANT MATERIAL: The use of native plant materials is encouraged because of their inherent adaptability to the area and low maintenance requirements. A list of suggested plant materials is included in the back of these Design Standards.

Exotic plants listed in Category I of the Florida Exotic Pest Plant Council Invasive Plant Species List are prohibited. Most of these plants are prohibited because of their invasive tendencies and their ability to destroy native plant systems. For the most current EPPC list visit: www.fleppc.org.

Planting of food crops (citrus, fruit, vegetables) is not permitted outside of a screened enclosure.

LAWNS: Lawn areas of your Lot are to be sodded with approved St. Augustine species. Floratam sod is a recommended species due to its chinch bug resistance, though other hybrids of St. Augustine may be approved by the ACC.

LANDSCAPE BEDS: All areas which are not sodded, paved, or left in natural vegetation, must be covered with three inches of mulch to maintain soil moisture and to keep weeds out of planted beds. Mulch must be pine bark or rubber and brown in color. Landscape rocks must be river rock in earth tone colors (browns and tans). White rocks and shells are not permitted. A sample of the color must be approved by the ACC committee.

An approved landscape bed border is required if mulch is replaced with rocks. Landscape borders must be approved by the ACC. Decorative curbing is not permitted on side yards of homes with a 5-foot separation to the lot line. Curbing to be permitted only within the existing bed lines. Concrete border edging must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable. Black, red, and white borders are not permitted. A sample of the color must be approved by the ACC committee. Borders around street trees are not permitted.

ARTIFICIAL VEGETATION: Except as otherwise permitted by Florida law, no artificial grass, plants or other artificial vegetation, or rocks or other landscape devices, shall be placed or maintained upon the exterior portion of any Lot, unless approved by the ACC.

IRRIGATION: To help ensure a thriving lawn and plant materials, an automatic underground irrigation system is required. To ensure continuous expanse of healthy landscaping and irrigation, coverage is required from the back of the curb at the street to the property line or adjacent conservation easements.

Irrigation heads must be placed to prevent spraying onto walks, driveways, and the walls of your home. Your system was designed with an automatic time clock so that watering may be completed during permitted hours and frequency according to local guidelines. This feature is especially critical when local governments require watering restrictions during seasons of inadequate rainfall.

LANDSCAPE MATERIALS: The following is a list of recommended plant materials that may be used for the landscaping of your home at Medley at Southshore Bay. All plant material shall be Florida Fancy or Florida Grade #1 as defined in Grades and Standards for Nursery Plants, State Plant Board of Florida. The applicant must take into consideration the specific growing conditions of their home site when choosing planting materials. Drainage, lighting and soil conditions may vary within the community. Under extreme winter weather conditions, some of the listed plants will be susceptible to varying cold or freeze damage.

(N) – Indicates native Florida plants.

* - Indicates plants susceptible to cold or freeze damage.

Canopy Trees & Palms

<i>Botanical Name</i>	<i>Common Name</i>
<i>Acer rubrum</i>	Red Maple (N)
<i>Pinus elliotti densa</i>	Slash Pine (N)
<i>Quercus virginiana</i>	Live Oak (N)
<i>Quercus laurifolia</i>	Laurel Oak (N)
<i>Magnolia grandiflora</i>	Southern Magnolia (N)

<i>Peltophorum pterocarpum</i>	*Yellow Poinciana
<i>Jacaranda mimosifolia</i>	*Jacaranda
<i>Gardonia lasianthus</i>	Loblolly Bay (N)
<i>Juniperus silicicola</i>	Southern Red Cedar (N)
<i>Magnolia virginiana</i>	Sweet Bay
<i>Keolreuteria elegans</i>	*Golden Rain Tree
<i>Sabal palmetto</i>	Cabbage Palm (N)
<i>Conocarpus erectus</i>	*Buttonwood (N)
<i>Taxodium distichum</i>	Bald Cypress (N)
<i>Washingtonia robusta</i>	Washington Palm
<i>Wodyetia biforcata</i>	*Foxtail Palm
<i>Cocos nucifera</i>	*Coconut Palm
<i>Roystonea regina</i>	*Cuban Royal Palm (N)
<i>Chrysalidocarpus lutescens</i>	*Areca Palm
<i>Vietchia merillii</i>	*Christmas Palm
<i>Ravenea glauca</i>	*Majesty Palm
<i>Bucida buceras</i>	*Black Olive

Sub-Canopy Trees

Botanical Name	Common Name
<i>Podocarpus macrophyllus</i>	Japanese Yew
<i>Nerium oleander</i>	*Oleander
<i>Myrica cerifera</i>	Wax Myrtle (N)
<i>Ligustrum japonica</i>	Ligustrum tree
<i>Lagerstroemia indica</i>	Crape Myrtle
<i>Myrsine guianensis</i>	*Myrsine (N)
<i>Ilex cornuta 'burfordii'</i>	Burford Holly
<i>Ilex cassine</i>	Dahoon Holly (N)
<i>Illex opaca 'East Palatka'</i>	East Palatka Holly (N)
<i>Podocarpus gracilior</i>	Weeping Podocarpus
<i>Thrynax radiata</i>	Thatch Palm (N)
<i>Phoenix roebellinii</i>	*Pygmy Date Palm

Shrubs

Botanical Name	Common Name
<i>Plumbago spp.</i>	*Plumbago
<i>Stelitzia reginae</i>	*Bird of Paradise
<i>Agapanthus africanus</i>	*Lily of The Nile
<i>Hamelia patens</i>	*Firebush (N)
<i>Myrcianthes fragrans</i>	Simsons Stopper (N)
<i>Ligustrum spp.</i>	Ligustrum
<i>Podocarpus macrophylla</i>	Podocarpus
<i>Philodendron selloum</i>	*Split Leaf Philodendron
<i>Schefflera arboricola</i>	*Dwarf Schefflera
<i>Ixora coccinea 'Nora Grant'</i>	*Nora Grant Ixora
<i>Hibiscus rosa-sinensis</i>	*Hibiscus
<i>Podocarpus macrophylla 'maki'</i>	Japanese Yew
<i>Dracaena spp.</i>	*Dracaena
<i>Syzygium paniculata 'compacta'</i>	*Eugenia
<i>Myrica cerifera</i>	Wax Myrtle (N)
<i>Nerium oleander 'Petite Pink'</i>	*Dwarf Oleander
<i>Ilex glabra</i>	Gallberry (N)
<i>Myrsine guianensis</i>	Myrsine (N)
<i>Tripsacum dactylodies</i>	Fakahatchee Grass (N)
<i>Viburnum odoratissimum</i>	Sweet Viburnum
<i>Viburnum suspensum</i>	Sandankwa Viburnum
<i>Leucophyllum frutescens</i>	Texas Sage
<i>Senna seurattensis</i>	*Glaucus Cassia
<i>Ilex cornuta</i>	Dwarf Burford Holly
<i>Serenoa repens</i>	Saw Palmetto (N)
<i>Carissa 'Emerald Blanket'</i>	*Dwarf Carissa
<i>Gardenia spp.</i>	*Gardenia
<i>Schefflera actinophylla</i>	Umbrella Tree
<i>Chrysobalanus icaco</i>	*cocoplum (N)
<i>Cocoloba unifeya</i>	*Seagrape (N)
<i>Zamia pumila</i>	Coontie (N)
<i>Spartina bakerii</i>	Cord grass (N)

Ground Cover/Vines

<i>Botanical Name</i>	<i>Common Name</i>
<i>Ilex vomitoria</i> 'schillings'	Dwarf Yaupon Holly
<i>Nephrolepis exaltata</i>	Boston Fern
<i>Ophiopogon japonicus</i>	Mondo Grass
<i>Hemerocallis flava</i>	*Day Lily
<i>Lantana sellowiana</i>	*Lantana
<i>Allamanda cathartica</i>	*Allamanda
<i>Bougainvillea</i> spp.	*Bougainvillea
<i>Mandevilla grandiflora</i>	Mandevilla
<i>Senecio confuses</i>	Mexican Flame Vine
<i>Raphiolepis indica</i>	Indian Hawthorn
<i>Juniper</i> spp.	Juniper
<i>Pentas lanceolata</i>	*Egyptian Star Clusters
<i>Asparagus sprengen</i>	Asparagus Fern
<i>Liriope muscari</i> (Evergreen Giant)	Liriope, Emerald Goddess
<i>Trachelospermum jasmin.</i>	Confederate Jasmine
<i>Pyrostegia ignea</i>	Flame Vine
<i>Lonicera japonica</i>	Honeysuckle
<i>Stenotaphrum secundatum</i>	Floritam (Sand grown)
<i>Pennisetum setaceum</i>	Fountain Grass
<i>Dianella tasmanica</i>	*Flax lilly
<i>Jasminum simplicifolium</i>	*Wax Jasmine

EXHIBIT A
APPROVED FOR SALE/RENT SIGN



**10" x 18" Wood or Metal sign (Dark Green Background w/White Letters
and Border) mounted to metal step stake**