

## EXHIBIT E - CONSTRUCTION & STRUCTURAL STANDARDS

New construction and structural modifications require a process in coordination with City of Tampa rules, regulations and ordinances along with the design criteria of Arbor Greene. It is advised construction professionals are provided a copy of this guidance prior to the start of any construction project. The exterior structural modification of any building requires a DRB application and written approval.

Submit the following documents in sets of three (3) blueprints copies (24" x 36" min.) together with a completed DRB application:

- ✎ Final Site Plan indicating exact location of all structures, driveways, swimming pools, walls, mailbox, air conditioning units, walks, patios, decks, and existing trees to remain or to be removed. Site Plan shall include lot dimensions, location of lot corners, existing and proposed grades, etc.
- ✎ Final Architectural floor plans (1/4" = 1'-0") including all details and specifications for construction. Color sample for exterior colors of walls structure and roofing may be submitted at a later date. (Specify chip number with manufacturer.)
- ✎ Final Landscape Plan indicating all structures delineated on the final site plan, size and type of existing and proposed trees, shrubs, groundcovers, boundaries of sod and shall include specifications for decorative paving materials, screen enclosures and columns, walls fencing and drainage.
- ✎ Final irrigation plan indicating location, type and size of water meter, backflow prevention device, automatic and manual valves, valve boxes, spray heads, rotor heads, mainline piping, lateral zoning piping, timeclock, automatic rain sensor shut-off device, sleeves, wiring, etc. for 100% overlap coverage of all landscape materials and turf areas.

Note: Any change orders or modifications to plans before, during or after construction requires re-approval by the DRB.

### DRAINAGE

The homeowner or owner's agent shall submit the drainage plans for general conformance with the approved neighborhood grading plan to the CDD for review. The homeowner is fully responsible for drainage control and water run-off of his home site.

Site drainage shall conform to Arbor Greene's master lake and storm water management system as well as meet the requirements of the City of Tampa and any other governing authority.

#### BUILDING MATERIALS

Exterior surfaces shall blend and be compatible with the natural beauty of the community's overall design. Stucco shall be used as the primary exterior material. Masonry such as brick, stone, wood, or split rock may be used as an accent exterior material. Samples shall be submitted for written approval prior to ordering and/or installing any materials. No plywood, vinyl, T-111, or hardboard composite materials are permitted.

The color of exterior materials shall be generally subdued to enhance the colors of the natural landscape. Earth tones, generally muted, shall be chosen from the community's approved color pallets. A color sample shall be submitted for all exterior colors proposed for the residence including roof, exterior walls, enclosures and structures for review and approval prior to construction.

All vents and plumbing stacks shall be placed on rear slopes of the roofs where possible.

#### BUILDING HEIGHTS

All single family detached structures shall have a base height of thirty-five (35) feet maximum. Building heights above thirty-five (35) feet may be exceeded if one (1) foot of additional setback is provided for every additional foot of building height. Building heights above thirty-five feet shall be considered by the DRB, however compatibility with surrounding building heights shall be required for visual harmony within the community.

#### REPETITION OF BUILDING ELEVATIONS

Repetition of building elevations on adjacent lots is prohibited. A spacing of at least three (3) lots between a repeated elevations shall be maintained before a street-front building elevation may be repeated and elevations may not be repeated across the street from one another. Builders are encouraged to vary front set-backs beyond the minimum required to obtain diversity and character in the streetscape.

#### ROOFS

Mansard and flat roofs are not permitted. All front elevations shall have a minimum of two roof breaks. Roof pitch shall be shown on preliminary plans and shall be subject to approval. All required roof breaks and major roof ridgelines shall be a minimum pitch of 5:12. The major roof ridgeline shall be defined as the overall ridgeline as viewed from the front and both sides of the residence in elevation view. Minor roof pitches less than 5:12 may be considered provided the following:

- ✍ The reduced roof slope encompasses not more than a maximum of 20% of the total roof areas.
- ✍ The reduced slope does not encompass any of the required roof breaks and major roof ridgelines as described above.
- ✍ All roofs facing internal collector roads shall not be of a gable end condition. Variations on specific designs may be used with DRB approval. The minimum soffit depth of eight (8) inches is required with a minimum of six (6) inches fascia trim.

Appropriate roof materials include dimensional asphalt shingle, clay, slate and metal. For additional information regarding roofing materials, see the Roofing & Gutters section.

#### BUILDING & STRUCTURE PROJECTIONS

All projections from a residence or structure, including but not limited to, vents, chimney flues, gutters, downspouts, utility boxes, porches, and railings shall be the color of the surface from which they adjoin or shall be a compatible color subject to approval of the DRB

#### DRIVEWAYS

All driveway surfaces shall be broom finished concrete, interlocking brick pavers, stamped bomanite, or concrete. No mulch, stone or blacktop asphalt driveways are permitted. Driveway widths can vary, but minimum suggested width is sixteen (16) feet. Flares at curb are suggested for ease when entering driveway. Driveway edges shall be no closer than five (5) feet to property line.

#### LANDSCAPING

Trees, large shrubs and other vegetation of suitable height shall be planted near the building to help provide the proper vertical scale relationship. For additional information regarding landscaping, see the Landscaping section.

#### TEMPORARY MATERIAL STORAGE

All materials stored on-site must be enclosed or otherwise hidden from view. POD type storage containers are recommended for working materials on job sites. No materials shall be stored in the right of way including sidewalks. For additional information regarding temporary storage, see the Sheds & Temporary Structures section.

#### DELIVERY & CONSTRUCTION ACTIVITY HOURS

All construction and service personnel shall sign in at the main gate. Access for construction shall be limited from 7:00 a.m. to 7:00 p.m. daily and 9:00 a.m. to 5:00 p.m. on Saturday. There shall be no construction or services personnel permitted in the

community on Sundays or national holidays, unless emergency services are required. For after-hours material delivery, estimates or other non-noise emitting activities, homeowners must request a guest pass by logging into your Dwelling Live owner account.

Note: In consideration for others, homeowners are responsible for advising all construction and service personnel of the allowable community working hours. Arbor Greene shall not be held responsible for construction and service personnel denied front gate entry after the communities approved service hours.