

Royal Tee Homeowner Association, Inc.

c/o Gary Hansen
11669 Royal Tee Cr.
Cape Coral, Fl. 33991
info@caperoyalhoa.com
239-558-8757

ARCHITECTURAL GUIDELINES AND REVIEW PROCEDURES

I. PURPOSE

The purpose of these guidelines is to outline for property owners, their architects and builders, useful information and requirements that will be helpful in the design and construction of homes at Cape Royal and to explain the architectural review process.

These guidelines address the specifics of construction, design, and site improvement. No guideline is intended to conflict with any federal, state, or local law, rule, ordinance or regulation nor with any private restrictions applicable to Cape Royal. Should any unintentional conflict arise, then these guidelines shall always be interpreted to comply with any of those superior authorities.

II. Architectural Review Board

All architectural review shall be conducted by the Architectural Review Board (hereafter ARB). The ARB shall be a permanent, standing committee of the Royal Tee Homeowners Association, Inc. and its members shall be appointed by the Board of Directors of the association (hereafter "Board"). The ARB shall consist of no less than three members, as the Board shall decide from time to time. Members of the ARB shall serve at the pleasure of the Board and shall serve voluntarily and without compensation. Decisions by the ARB shall be made by the majority present. The background of the ARB members should be such as to be knowledgeable in matters that come before the committee. If the Board approves, ARB may hire as it's consultant an architect experienced with service on ARBs and said architects qualifications and compensation must be approved by the Board.

III. Architectural Criteria

A. General Comment: The paragraphs that follow provide specific guidelines for consideration in planning any residence for Cape Royal. The overall aesthetic impact of a residential design involves issues of taste and judgment which cannot be reduced to substitution of the tastes and aesthetic judgments of the members of the ARB for those of the home owner whose residence is under consideration; provided, however, these guidelines are intended to empower the ARB to prevent the construction of any residence, or aspect thereof, whose exterior aesthetic impact or appearance will dramatically conflict with the southwest Florida residential designs.

B. Flood Plain Elevation: As of this writing, Cape Royal is located within Zone "A" per the flood zone maps, consequently, finished floor elevations for all regulated areas

of residences must be at the elevation required by the official flood zone maps.

C. Exterior Design: In evaluating the exterior appearance of a home, the ARB takes into consideration all of the elements of design which contribute to a successful design solution, including the relationship of proposed construction to existing natural and man-made features; views from the home and adjacent structures; effect on the street scape, common open space, neighbor's drives, parking and landscape treatment; the relationship of the proposed structures to surrounding structures and site size in terms of lot coverage, height, width and overall visual impact; and the relationship of roof shapes and treatment to the overall design concept of the home. No flat deck or build-up roofs will be permitted as any portion of a roof design plan.

D. Building Development Standards:

Minimum required:

Living area (Defined as "enclosed air conditioned space")

Single-story	1800 square ft.
Two-story	Not less than 1500 square ft. first floor

For all single family residential construction the maximum height shall be no more than 30 feet at the highest point of the construction. This includes all aspects of the construction. The 30 foot limit shall be measured from the minimum flood elevation requirement for our community as set forth in the Federal Flood Insurance Program.

Front Setback	25 feet minimum
Rear Setback	20 feet minimum
Side Setback	10 feet on interior lots 25 feet on corner lots

Note: No Stilt (Piling) home or mobile or modular structure of any kind will be permitted at Cape Royal. Single family residences only are permitted on residential lots. Horizontal eave protection from wall not to exceed 36 inches.

Definition: Setback—The distance between the exterior wall of the main structure and nearest lot line.

E. Service Area

Include areas to accommodate air conditioning compressors, garbage cans, the electrical service entrance and other items that by their nature present an unsightly appearance. Such area or areas should be screened from view by an enclosure (Constructed or Landscaped) that is an integral part of the site development plan using materials and colors that are harmonious with the home it serves.

F. Off Street Parking and Driveways

1. New home construction culverts shall be 12x18 minimum concrete with the invert set on grade with the ditch profile. The end of the driveway culverts will be furnished with a

metered end section cut on 2:1 slopes. In some areas near the high point of the swale the culvert may have to be lowered to facilitate driveway construction but in no case shall the culvert be lowered more than 3". In order to maintain shallow swales and open culverts, some driveways may have to be thickened and reinforced over the culvert.

2. Driveways should be graded so as not to shed water from outside of the roadway right of way onto the road.

3. All homes will have a defined driveway construction of concrete, paver bricks, or other suitable impervious material approved by the ARB committee. No unpaved or asphalt driveways will be permitted. Driveways must offer off street parking for at least two automobiles parking side by side.

G. Garages. Garages must provide space for a minimum of two cars.

H. Fences, Screens and Sheds: Fences are not permitted to enclose or define property lines of individual home sites. Fences or screens may be used, however, upon approval of the ARB committee, to enclose service areas, patios, or other areas requiring privacy as long as the fence does not impede the view of any adjoining property owners.

I. Antennas: Cable Television is available at Cape Royal. Where an antenna is desired it must be located within the house or attic. No exterior antennas will be permitted with the exception of small Direct TV/Dish Satellite dishes as allowed by Federal Law. Direct TV and Dish antennas must be attached to the house and not placed on any stand-alone pole, unless the pole is concealed and is behind the front setback.

J. Landscaping: A landscape plan shall accompany every new home application. The requirements of this plan are provided elsewhere herein.

K. Irrigation: Underground landscaping irrigation must be supplied by the public water system, unless a properly permitted well has been approved by local authorities. No water shall be used for any purpose from any of the lakes along and belonging to the golf course. The same shall be deemed a trespass and theft.

L. Exterior Materials, Colors and Textures: All exterior materials and colors are to be specified in the submitted plans for approval and are expected to harmonize with the natural surroundings. Materials, which are appropriate to achieve this harmony and include but are not limited to colors that are normally more subdued and earth tone colors. Building materials used should be fundamental to the house design. Nonindigenous materials should be avoided. Exterior finished materials are expected to be of the very highest quality. The proposed roofing material, color and application will be critical parts of the ARB's design evaluation. Good quality windows and doors are required, with all aluminum units being finished in a factory applied color finish selected to harmonize with the exterior colors. Window shutters are appropriate when sized to

match window openings and mounted to appear functional. The committee must approve awnings for color, material and shape. Samples of all exterior materials, colors and textures may be requested at the time of review for clarification.

M. Repetitive Designs: Some house designs may be unacceptable for a particular lot because of similarity to homes in the immediate neighborhood. If, in the judgment of the committee, the massing, basic style, roofline, exterior materials, colors or the features of a home are too similar to its neighbors, the design will not be approved.

N. Mailboxes: An approved community standard mailbox is required and its height, design, and placement must be approved.

IV. Landscape Criteria:

A. General Statement: Plans submitted for approval to the ARB must address preliminarily the landscape features and plans for the home site and must demonstrate compliance with the Article IV . Final landscape plans must be approved prior to planting. Planting per the approved plan must occur prior to occupancy. A detailed listing of acceptable recommended plantings will be provided by the ARB board.

B. Non-Interference Easements: No structure or other material shall be placed or permitted to remain on a lot that may damage or interfere with the installation and maintenance of utilities or drainage facilities located in the utility easements shown on the plat of Royal- Tee. The easement areas located on each home site and all improvements thereon shall be maintained continuously by the owner except for those improvements the maintenance of which is the responsibility of a public authority or private utility.

C. Sight Distances at Intersection: No wall, fence, hedge, shrub or planting which obstructs sight lines between two (2) and six (6) feet above roadways shall be placed or permitted to remain on any corner lot within the triangular area formed by the street lines and a line connecting them at points twenty-five (25) feet from the intersection of such lines or in the case of a rounded property corner from the intersection of the street lines extended. No tree shall be permitted to remain within such areas unless the foliage line is maintained at sufficient height to prevent obstruction of such sight lines. If a pool is included please mark pool, landscape plan before plan is submitted for review.

D. Landscaping Plan: In reviewing landscaping plans, the ARB shall encourage owners to submit plans that are consistent and harmonious with landscaping in the neighborhood. No artificial vegetation shall be permitted on a home site outside of the structure thereon. No structure, planting or other material shall be placed or permitted to remain on a home site which may damage or interfere with the elevation or slope of the surface of a home site, create erosion or siding problems, change the direction of flow or drainage channels, or obstruct or retard the flow of water through drainage channels or is likely to encroach neighboring properties.

Sod shall be required in the front, side, and rear yards of lots. Seeding or sprigging will not be permitted on any lot. Each lot owner shall be required to plant (A) appropriate landscaping along all exterior front, side, and rear walls of all structures and (B) a minimum of six (6) trees per lot. Use of existing trees is included in this requirement; provided however, corner lots, and lots that are considerably larger than average sized lots in the development shall be recommended to plant more than the minimum number of trees.

Views of the golf course and waterways from adjoining lots shall not be screened from view. No plant material over three (3) feet in height or less than six feet of clear truck shall be planted in the area formed by the intersection of the rear and side property lines; said height requirements will be permanently maintained. Appropriate plant materials should be of reasonably mature size and spread, giving the property a finished, complete and established aspect; allowing for manicured growth. All planting plans submitted shall provide the following information:

1. Location of septic tank and drain field.
2. Location and botanical name of all plant materials shall be noted on the plans.
3. Size of all trees and shrubs shall be noted by height and spread.
4. Quantities of all plant materials shall be noted on the plans.
5. Proposed ground cover beds, shrub masses, or lineal hedges shall be noted in quantity, size, and spacing.
6. All tree pits, shrub and ground cover beds shall receive mulch or rock.

A list of prohibited and suggested plantings is available from the ARB.

E. Outdoor lighting: All outdoor lighting should be low key, intended to intimate special effect only. Accent lighting of planting is discouraged and the use of color lights is prohibited.

V. Review Procedures

A. General Statement: Plans (Architectural and Landscape) for all proposed construction, whether new, alterations, or remodeling, must be approved by the ARB Board. All plans submitted for approval must be in form adequate to demonstrate compliance with the guidelines.

B. Application: The ARB shall provide all owners with a standardized application form which must be filled out in full, signed by the owners and accompanied by no less than two (2) sets of owners plans.

C. Review: The ARB shall complete its review of the plans and respond within 30 days of the date of the receipt of the plans by the ARB. Failure to respond then shall be deemed to be approval. ARB may reject the application and plans only when there is insufficient information submitted to determine compliance herewith or that suggested changes by the ARB would be non-productive without a new submission substantially in

compliance. Otherwise ARB response shall be either an approval of said plans, or approval subject to changes in writing on the plans. When approval is granted, each sheet of the plans shall be marked approved, dated, and initialed by the ARB. If the plans are approved subject to change, owners shall either note acceptance or changes on the application form or appeal those changes to the Board, who shall have final authority. The ARB shall retain one set of plans, returning one set to the owner.

E. Contact: Until further notice all applications and plans shall be delivered to

Gary Hansen
ARB Chairperson
11669 Royal Tee Circle
Cape Coral, FL 33991
239-558-8785

VI. Pre-Construction Requirements:

A. No construction will be started without written approval of the plans by the ARB. Before approval is given, the owner must sign the Royal Tee construction agreement in which the owner agrees to pay for any damages to streets, curbs, common areas, adjoining golf course, lakes, or adjoining lots caused by lot clearing, house construction or landscaping at owner's home site.

B. Approval of the Board does not preclude the necessity for obtaining a permit from the Lee County Building department, and a septic permit from the Lee County Health Department. The builder, lot owners, or architect should insure availability of all utilities, an application shall be made to Lee County Electric Cooperative or temporary or permanent electrical service and an application for water to the Pine Island Water Association, Inc.

I have read all eight (8) pages of this document and hereby agree to abide the conditions as set forth in these pages for the construction of my residence in Cape Royal.

Owner Signature _____ Date _____

Builder Signature _____ Date _____

Association President _____ Date _____