



COMPLIANCE

AND

DESIGN STANDARDS

**Provided by the
BOARD OF DIRECTORS**

INDIAN RIVER CLUB COMMUNITY ASSOCIATION

Founding Principle

*The Spirit of Golf,
The Tradition of Family,
and
a Respect for Nature*

TABLE OF CONTENTS

1. INTRODUCTION

2. STATEMENT OF PURPOSE

3. SCOPE

4. DEFINITIONS

5. COMPLIANCE STANDARDS

- Compliance Standards Introduction
- Recreational Facilities
 - Fitness Center
 - Pickleball Courts
 - Pool
 - Radio-Controlled Sailing Club
- Parking
- Delivery Vehicles
- Pets
- Private Golf Carts
- Registration (New Owners)
- Leasing
- Trash and Lawn Waste
- Yard and Garage Sales
- Work Hours

6. DESIGN STANDARDS

ARCHITECTURAL, LANDSCAPE, CONSERVATION AREAS, and IRRIGATION

- Introduction
- Architectural and Landscape Philosophy
 - Statement of Purpose
 - Images
 - The Environment
 - Remodels
- Architectural Review Committee (ARC) and Supporting Subcommittees
- Architectural Review Committee (ARC)
- Landscape and Conservation Area Subcommittee
- Conservation Easement Subcommittee
- The Architectural Review Process
- Architectural Review Committee Authority
- Responsibilities of Architectural Review Committee (ARC)

TABLE OF CONTENTS

- Committee Members
- Meetings of ARC
- Design Review Application
- Application Approval Deadlines
- Design Review Fees
- Applicant Responsibilities
- Submittal Requirements
 - Requirements for Preliminary Review
 - Requirements for Final Review
- Committee Decisions
- Appeals
 - Informal Appeals
 - Formal Appeals
 - Board of Director Appeals
- Written Approvals and Oral Statements
- Expiration of Approvals
- Variances and Additional Requirements
- Completion of Construction
- Construction Changes
- Construction Inspections

ARCHITECTURAL DESIGN STANDARDS

- Dwelling Requirements
 - Minimum Net Square Footage
 - Maximum Net Square Footage
 - Typical Setbacks
 - Maximum Height
- Architectural Design
 - Prohibited Architectural Designs
 - Repetitious Designs
 - No Automatic Approval
- Structure Siting
 - Orientation
 - Topography
 - Sight Triangle Easement and Viewshed Areas
- Exterior Elevations
 - Design Theme
 - Awnings and Canopies
 - Massing Scale Continuity
 - Corner Home Site

TABLE OF CONTENTS

ARCHITECTURAL DESIGN STANDARDS, continued

- Approved Exterior Wall Materials
- Unapproved Exterior Wall Materials
- Fascia Boards
- Foundations
- Porches
- Windows
- Shutters
- Front Doors
- Screen Doors
- Soffits
- Chimneys
 - Approved Materials
 - Chimney Caps
- Exterior Colors
 - Color Approval
 - Color Changes
 - Repetitious Colors
- Energy Conservation Equipment
- Roofs
 - Vents and Stacks
 - Approved Materials
 - Skylights
 - Flashing
 - Slope
 - Roof Overhangs
 - Roof Attachments
- Satellite Dishes and Antennas
- Common Areas and Golf Club Property Modifications
- Pools
 - Pool Cabanas
 - Pool Equipment
 - Pool Fencing
- Screen Enclosures and Subsequent Modifications
- Mailboxes and House Numbers
 - Mailboxes
 - Mailbox Posts
 - House Numbers
 - Bridgewater Lane

TABLE OF CONTENTS

ARCHITECTURAL DESIGN STANDARDS, continued

- Garages, Driveways and Walkways
 - Off-Street Parking
 - Driveway Access
 - Driveway Surfaces
 - Driveway Widths
 - Driveway Setbacks
 - Garages
 - Carports
 - Garage Doors
- Exterior Lighting
 - Street-Side Post Light
 - Exterior Lights
- Utilities
 - Utility Meters, Pool and Air Conditioning Equipment
 - Garbage Cans and Receptacles
 - Wells
 - Stand-Alone Generators
- Signs
 - Builder Signs
 - For Sale Signs
- Fences and Walls
 - Perimeter Fences
 - Privacy Fences
 - Dog Runs
- Environmental Preservation
 - Tree and Native Habitat Preservation
 - Fence Requirements During Construction
 - Penalty for Damage to Vegetation
 - Hazardous Waste
- Contractor Requirements
 - Rules and Regulations
 - Rules to be Posted
 - Hours of Work
 - Builder's Responsibility
 - Trash Receptacles Required
 - Dumpsters Required
 - Concrete Washout
 - Material Storage

TABLE OF CONTENTS

ARCHITECTURAL DESIGN STANDARDS, continued

- Temporary Utilities
- Damage to Community and Improvements
- Jobsite Access
- Club Property and Facilities
- Job Trailers, Offices and Vehicles
- Restrooms
- Access Control Communication
- Noise Disturbances
- Removal for Violation
- Deposits and Fines

LANDSCAPE DESIGN STANDARDS

- Introduction and Statement of Purpose
 - Habitat Enhancement
 - Wildlife Conservation
 - Energy Conservation
 - Water Conservation
 - Waste Management
- Landscape Subcommittee Responsibilities
 - Authority
 - Meetings
 - Applications
- Levels of Landscape Construction, Renovation and Associated Review Fees
- Maintenance of Site
- Tree and Native Plant Preservation
- Sod
- Street Trees
- Tree Canopy
- Accent Plant Beds
- Size and Quality
- Prohibited Plants
- Mulch
- Complete Landscape Required
- Replacement Landscaping on Existing Residences
- Tree Planting Supports
- Contractor's Responsibility
- Installation Schedules

TABLE OF CONTENTS

LANDSCAPE DESIGN STANDARDS, continued

- Approved Plant Palette For Indian River Club Community
 - Trees
 - Palms

 - Ornamental Tees/Palms
 - Shrubs
 - Low Shrubs
 - Ground Cover
 - Ornamental Grasses
 - Accent
 - Interior Courtyard
 - Canopy Trees
 - Ornamental Trees
 - Palms
 - Shrubs
 - Ground Cover
 - Prohibited plants
- Existing Properties Major Landscape Modifications

CONSERVATION AREAS

- Conservation Easement Subcommittee Responsibility
 - Authority
 - Meetings
- Conservation Easements
 - Conservation Easement 3 (CE3)
 - Conservation Easement 4 (CE4)
 - Conservation Easement 5 (CE5)
- Maintenance and Preservation

IRRIGATION STANDARDS AND GUIDELINES

- Purpose
- Authority
- The Irrigation System
- Control Clocks
- Backflow Prevention
- Ownership of the Irrigation System
- Irrigation System Specifications
 - Coverage
 - Valves
 - Sprinklers
 - Zones

TABLE OF CONTENTS

- Approval Required

APPENDIX A: DESIGN STANDARDS

- All neighborhoods except Oak Hammock
- Oak Hammock Neighborhoods

APPENDIX B: MAILBOX POST STANDARD

INTRODUCTION, STATEMENT OF PURPOSE, SCOPE, DEFINITIONS

1. INTRODUCTION

This Document shall be considered the Rules and Regulations referred to in the Indian River Club Community Association, Inc. (“IRCCA” or “CA”) Declaration of Covenants and Bylaws.

Where a provision of this Document is in conflict with the Declaration of Covenants or Bylaws, the provisions of those Documents shall prevail.

This Document was approved by the IRCCA Board of Directors and issued as per the version date in the footer.

2. STATEMENT OF PURPOSE

The Indian River Club is a master planned, private residential Community consisting of 300 acres. At completion, Indian River Club will contain approximately 235 residences. This low density of less than one house per acre will ensure lasting beauty and value for all property owners and Club members. The purpose of this Document is to protect that beauty and value. The core of the Community is its golf course. The course provides a one hundred fifty-acre central park reminiscent of the town park or greensward found in early, traditional communities.

These Compliance and Design Standards have a foundation in Florida Statutes Title XL, Chapter 720 (Homeowners’ Associations), and the Indian River Club Community Association Governing Documents that include:

- Articles of Incorporation
- Declaration of Protective Covenants
- Bylaws

The Declaration of Protective Covenants and Bylaws refer to the Community “Rules and Regulations.” This Document codifies those rules and regulations which may be modified by the Association Board of Directors majority vote.

This Document is divided into two major sections:

COMPLIANCE STANDARDS
DESIGN STANDARDS

Compliance Standards define the reasonable rules and regulations governing use of the common areas and recreational facilities, standards for common area and private property maintenance, and ensuring compliance with applicable federal, state and local

INTRODUCTION, STATEMENT OF PURPOSE, SCOPE, DEFINITIONS

laws, ordinances, and regulations (Reference: Covenant Article XI, Sections 11.1 to 11.3).

Design Standards define the Architectural and Landscaping requirements and processes for seeking approval for new construction, modification to existing buildings, and landscaping (Reference: Covenant Article XIII).

3. SCOPE

The scope of these Compliance and Design Standards applies to those identified in Florida Statute, Chapter 720.305 to include:

- each member (Lot owner) and household occupants
- tenants and lodge guests
- guests
- invitees (including contractors and vendors)

(Reference: Covenant Article IV, Section 4.1)

4. DEFINITIONS

“Architectural Review Committee” or “ARC” shall refer to the Committee as established by the Board of Directors and described in Article XIII hereof (Reference: Covenant Article III, Section 3.26).

“Association” shall mean and refer to Indian River Club Community Association, Inc., a Florida not-for-profit corporation, its successors or assigns, whose purpose is to administer the Properties in accordance with the provisions of the Declaration (Reference: Covenant Article III, Section 3.4).

“Common Area” or “Common Property” shall be an inclusive term referring to all real property dedicated to, owned by, or held by the Association, including all Exclusive Common Area, and intended to be devoted to the common use or enjoyment of the Owners of Lots, or for preservation within the Properties, in accordance with this Declaration. The term "Common Property" shall also include any personal property acquired by the Association if said property is designated as "Common Property" in the bill of sale or instrument transferring the same or subsequently declared by the Association to be Common Property. Any land or personal property leased by the Association from a third party shall lose its character as Common Property upon the expiration of such lease (Reference: Covenant Article III, Section 3.8).

INTRODUCTION, STATEMENT OF PURPOSE, SCOPE, DEFINITIONS

- **“Community-Wide Standards”** shall mean the standards of conduct, maintenance, or other activity generally prevailing throughout the Properties. Such standards may be more specifically determined by the Board of Directors. Community-Wide Standards shall be part of the Rules and Regulations, however named (Reference: Covenants Article III, Section 3.11).

“Golf Club Properties” or “Golf Club” shall mean, the portions of the Properties comprising the golf course and buildings subject to a Lease with the New Indian River Club, Inc., or any other future organization(s) who may enter into such a Lease to operate the golf club and facilities (Reference: Covenants Article III, Section 3.17).

“Rules and Regulations” shall mean the Rules and Regulations adopted by the Board as same may be amended from time to time under the title, “Compliance and Design Standards” (Reference: Covenants Article III, Section 3.38).

COMPLIANCE STANDARDS

5. COMPLIANCE STANDARDS

- **INTRODUCTION**

The Indian River Club Community is subject to the Declaration of Covenants that defines Community-Wide Standards for maintenance and harmonious living in a gated neighborhood.

- **RECREATIONAL FACILITIES**

- **Fitness Center**

Policy: The Fitness Center is available for use by property owners, registered tenants, and IRC Golf Club members who have completed a Fitness Center waiver form and have completed an orientation session with the IRCCA-approved personal trainer.

Prior to being granted access, property owners, registered tenants, and golf club members must participate in an orientation session with an Association-designated trainer and sign a liability waiver.

Appropriate fitness attire is required.

Use headphones, ear buds (e.g., Air Pods), or similar sound restricting devices shall be used with mobile phones or recording devices.

- **Property Owners**

The Association will cover the Fitness Center orientation costs for property owners. Once orientation is completed and the Association receives a signed waiver, a key fob will be issued. The charge for the key fob is currently \$10/each (subject to change). Should an owner lease their residence, their key fob will be disabled during the term of the lease.

- **Tenants, Renters, and Non-Resident Golf Members**

The tenant, renters, and non-resident golf members are responsible for the cost of the orientation session. The fee is currently \$25 for up to 2 individuals and \$25 for each additional individual (subject to change). Individuals must pay the trainer directly for the orientation. Once orientation is completed and we receive a signed waiver, a key fob will be issued. The charge for the key fob is currently \$10/each (subject to change). (NOTE: Tenants are those leasing a property for 30 days or longer as permitted in the Covenants. Renters are those persons who have rented the Charlesworth Lodge.)

Procedure: Property owners, tenants, renters, or non-resident golf members are responsible for initiating a request for Fitness Center access.

- **Hours of Operation**

Open 24/7.

COMPLIANCE STANDARDS

Age Requirements

Due to liability concerns, the following apply to Fitness Center use:

- ✓ Children ages 16 and over may use the center without supervision.
- ✓ Ages 12 -15 must have the supervision of an adult.
- ✓ Children under 12 are not allowed in the main exercise area at any time but may wait in the lobby/entrance area.

▪ **Personal Trainers (Residents and Tenants Only)**

Residents may work out with a personal trainer.

Personal trainers are permitted to hold classes at the Fitness Center or adjoining area as long as they are sponsored by a property owner. Personal trainers must provide to the IRCCA Recreation Subcommittee a certificate of insurance naming the Indian River Club Community Association as an insured on the policy and proof of liability coverage of at least \$300,000.

▪ **Fitness Center Guest Policy**

Guest privileges are extended to Indian River Club property owners, tenants, and renters who have completed the orientation and waiver requirements. NOTE: The owner, tenant, or renter who signed the Waiver Form assumes the liability for all their guests.

Guests shall be houseguests. A houseguest is defined as a guest whose residence is more than 50 miles from the Fitness Center and is temporarily staying in the home of property owner or tenant.

Guest privileges may be denied, withdrawn or revoked at any time for reasons considered sufficient by the IRCCA in its sole and absolute discretion. The Association reserves the right to require identification by each guest.

○ **PICKLEBALL COURTS**

All individuals wishing to use Indian River Club's pickleball courts shall register with the IRCCA prior to playing.

Two documents are required when registering:

- ✓ IRCCA Pickleball Registration Form
- ✓ Consent, Waiver and Release of Liability

Completed forms should be forwarded to Dennis Reilley at [*denreil@gmail.com*](mailto:denreil@gmail.com).

▪ **Age Requirements**

Children under the age of 15 must have the supervision of an adult to use the courts.

COMPLIANCE STANDARDS

- **Guest Policy**

One (1) guest per homeowner at any one time unless prior notice and approval is granted by the Recreation Subcommittee.

- **Pickleball Instructors**

All instructors must have their own personal liability coverage of at least \$300,000 and provide an insurance certificate to the Association that shows the IRCCA as a “named” insured on the policy.

Please make sure you notify the IRCCA and supply pertinent trainer or instructor information (Name, Address, etc.).

- **Tournaments:**

Will be determined and administered by the Recreation Subcommittee.

- **On the Courts (Code of Conduct)**

- ✓ THE SUBCOMMITTEE RESERVES THE RIGHT TO REQUIRE RESERVATIONS FOR COURT TIMES. When reservations are not required, play will be open to eligible players and one guest. Players waiting must be allowed in after the completion of the game in progress.
- ✓ Treat all players with courtesy and respect.
- ✓ Wear clothing that is not offensive and is suitable for playing pickleball.
- ✓ When entering the pickleball area avoid disrupting games that are in progress.
- ✓ Avoid the use of profanity on or near the courts.
- ✓ Do not make inappropriate personal comments to or about other players.
- ✓ Do not bully, harass or intimidate any player.
- ✓ Return the ball to an opponent by hitting it over the net, ideally on one bounce.
- ✓ Never kick a ball. It slows play, can interfere with other games, and is discourteous.
- ✓ Call "ball" when the ball from your game enters or goes behind an adjacent court and then wait for it to be returned.
- ✓ A player may enter onto an adjacent court to return a shot but should do so as safely and briefly as possible, using good judgement.
- ✓ Do not congregate by courts that will interfere with play on courts or the safety of players.

COMPLIANCE STANDARDS

- **Facility and Equipment**
 - ✓ Help to keep the courts and sitting areas as clean as possible.
 - ✓ All gym bags, drinks, etc. should be placed underneath the benches.
 - ✓ Treat the balls, net and paddles carefully - they are all susceptible to damage.
 - ✓ Place squeegee and roller in proper area after clearing the courts of water.

- **Know and Follow the Rules of the Game**
 - ✓ Players are expected to make all of the line calls on their side of the court.
 - ✓ If a team cannot decide on a line call, the benefit always goes to the opponent.
 - ✓ Be prepared to have your group ready to play when your group is up next.
 - ✓ If only two paddles are ahead of you, feel free to add your paddles.
 - ✓ Play fairly and encourage others to do so.
 - ✓ Competition is one of the joys of sport but should never be an obstacle to having fun.

The IRCCA Board of Directors has the right to deny access to the courts when conducted is deemed detrimental to the enjoyment of others using the pickleball courts.

○ **POOLS**

The IRCCA rules for the Oak Hammock swimming pool conform to Chapter 64E-9, swimming pool use, to include rules and regulations defined in 64E-9.008 Section (7):

- No food or beverages in pool or on pool wet deck.
- No glass in the fenced pool area.
- No animals in the fenced pool area.
- Bathing load: 61 persons.
- Pool hours: dawn to dusk.
- Shower before entering.
- NO DIVING.

The same Florida State rules and regulations apply to the pool at the clubhouse.

○ **RADIO-CONTROLLED SAILING CLUB**

Lakes or ponds used for radio-controlled sailing are approved by the IRCCA Board of Directors if located on Common Areas or approved by the Indian River Club lessee if on Golf Club properties.

COMPLIANCE STANDARDS

All levels of Golf Club members and residents of the Indian River Club are eligible to participate in the Radio-Controlled Sailing Club and become “sailors.” Anyone interested in participating should contact Trent Smith at trents1014@gmail.com or 214-803-5432.

- **Member Costs**

There is no initiation fee to join the Sailing Club, but to participate sailors must purchase a DragonFlite 95 radio-controlled sailboat. From time to time, sailors may be asked to fund special projects, such as the recently constructed sailing dock on the #8 pond, which was 100% funded by sailor contributions.

- **Sailing Locations**

Sailing takes place on the #8 pond. From time to time, sailing may also take place on other IRC ponds (such as #4), but only on Mondays when there is no golf. Not disrupting golf activities is a priority for the Sailing Club.

- **Access/Parking**

There is no parking at the ponds where sailing takes place. Sailors are encouraged to use golf carts to get to and from the sailing activities as well as to transport their sailboats. The Sailing Club strictly enforces no parking in the IRC entry drive circle.

- **Sailing Schedule/Hours of Operation**

The Sailing Club offers organized sailing activities, both casual sailing and racing, two to four afternoons per week, year-round. Sailing schedules and sailing information is distributed weekly to sailors via a private text group app. In addition to regular weekly sailing days, there are several major Regattas planned each year to showcase the Sailing Club’s activities to the IRC Community.

- **Guest Policy**

Guests of sailors, including children and grandchildren, and spectators are always welcome to join the sailing activities. Spectators are frequently provided the opportunity to “test-drive” a sailboat as a means of promoting the sailing activities.

- **Sailing Rules (Code of Conduct)**

- ✓ Sailors are expected to conduct themselves in a friendly and respectful manner.
- ✓ Sailors are encouraged to comply with basic sailing rules (rounding buoys, right-of-way, avoiding collisions, not crossing the start line early, etc.) but overly technical enforcement of the rules is not part of the Sailing Club’s approach or culture. The goal is to have fun in a not-too-serious manner.
- ✓ Sailors must use DragonFlite 95 sailboats with “A” rigs (main sails, masts and jibs) in races. Other radio-controlled sailboats or rig sizes can only be used for casual sailing or exhibition purposes.

COMPLIANCE STANDARDS

- ✓ Sailors must not duplicate the sail numbers, sail colors (other than white) or hull colors (other than white) of other sailors.

- **PARKING**

Parking is not permitted on lawns, vacant lots, or common areas. Doing so may damage irrigations systems.

Overnight parking on the street is not permitted.

Boats, trailers and motorhomes are not permitted to be parked on the street, in driveways, next to homes, or on vacant lots.

Motorhomes may be parked on a driveway for 24 hours for loading and unloading purposes only.

- **DELIVERY VEHICLES**

- **18-Wheel Vehicles**

Due to the size of our Community roads, deliveries by an 18-wheel vehicle can be challenging and, in some neighborhoods, not possible. It is recommended that you coordinate with your delivery company to recommend using smaller trucks.

However, if a delivery is to be made by an 18-wheel vehicle and other larger box trucks, entry is only permitted via the West Gate service entrance or the Oak Hammock Construction Gate.

- **Prior Notice West Gate**

Prior notice must be given to the Main Gatehouse attendant when expecting delivery by an 18-wheel vehicle so that the Gatehouse Attendants can give instructions to the driver to get to their destination if permitted.

- **IMPORTANT: 18-wheel vehicles are prohibited from deliveries on:**

- Hampton Woods Lane
- Summerwood Lane
- Bridgewater Lane

- **48-Hour Notice Oak Hammock Construction Gate**

48-Hour Notice to Keystone Property Management (772-569-7280) must be given to arrange for the gate to be unlocked for 18-wheel vehicles and other large construction vehicles, moving trucks, and other similar vehicles determined by the rule of common sense.

Damages to entrance gates, signs or landscaping caused by a delivery vehicle must be reported to Keystone Property Management. Keystone will assess the damage, determine the cost of repairs and make arrangements for all repairs. The delivery company, contractor, or property owner will be charged for repairing damaged property.

COMPLIANCE STANDARDS

- **Delivery and Moving Days and Hours**

MONDAY THROUGH SATURDAY - 7:30 AM TO 5:00 PM

DELIVERIES OR MOVING ACTIVITIES ARE NOT PERMITTED ON SUNDAYS OR THE FOLLOWING HOLIDAYS: NEW YEAR'S DAY, MEMORIAL DAY, INDEPENDENCE DAY, LABOR DAY, THANKSGIVING, AND CHRISTMAS.

(Note: This policy does not apply to small delivery trucks operated by UPS, USPS, FEDEX, or other similar businesses.)

- **PETS**

Household pets are those defined in the Indian River County Code of Ordinances, Title IX, Section 901.03.

Household pets must meet the requirements of Indian River County Code of Ordinances, Title III, Chapter 302 to include, but not limited to:

- Vaccination requirements
- Licensing and registration with Indian River County
- Leashing and control
- Removal and disposal of feces

Pets must be leashed when in the common areas of the Community. Unleashed pets should be reported to the Indian River County Animal Control.

Pet waste must be immediately cleaned and disposed of in the owner's personal waste bins. It shall not be disposed of in the common areas, on the golf course, or in Golf Club or other property owner's waste receptacles.

The Association Board has determined that two (2) household pets are reasonable and in accordance with the Covenants Article XIV Section 14.3 (e.g., 2 dogs; 2 cats; 1 of each) provided they are not kept, bred or maintained for any commercial purpose, do not become a nuisance or annoyance to neighbors, and are first registered with the Association and Indian River County Animal Control.

In accordance with Florida Statutes (Chapter 64E-9.008 Section (7) (e) (4) animals are prohibited within the fenced pool area.

Pets are not permitted in the Fitness Center or on the golf course or in the clubhouse.

(Reference: Covenants Article XIV, Section 14.4)

COMPLIANCE STANDARDS

- **PRIVATE GOLF CARTS**

Private golf carts are permitted to be used in the Community but must be in compliance with Florida State and Indian River County laws and regulations on their use. Private golf carts may not be used on the Golf Course unless they meet the requirements of the Golf Club for insurance, design, and the owner is a member of the Golf Club. (Reference: Covenants Article XIV, Section 14.3)

- **REGISTRATION (NEW OWNERS)**

Each new lot owner must register with:

All Owners: Keystone Property Management (including Water Oak Condo owners)

Water Oak Condo Owners: AR Choice Management, Inc.

(Reference: Covenants Article XVIII, Section 18.13)

- **LEASING**

Leases must be for a minimum of 30 days with a maximum of 3 rentals per year. Tenants shall be registered with the IRCCA via Keystone Property Management.

(References: Covenants Article XIV, Section 14.20 and FL 720.306 (1) 6.h.2)

As set forth in the Covenants, the Charlesworth Lodge is excluded from the leasing restrictions since it has been continuously offered for short-term rentals for the benefit of the Community, membership, and prospective members of the golf club (including golf school activities, if applicable).

- **TRASH AND LAWN WASTE**

Property owners are responsible for establishing their trash collection with the Indian River County designated trash hauler, creating a customer account, and obtaining trash bins for recyclables and trash. At the time of this writing Waste Management (772-569-1776) is the approved vendor.

Follow the vendor's guidelines for placement of bins (not closer than 3' apart) and yard waste weight and bundling.

Trash, recyclables, and yard waste shall not be placed curbside until after 5 PM the day before scheduled pickup. Trash receptacles shall be stored in a way to not be visible from any of the Properties except when placed for pickup.

For additional guidance:

https://www.ircgov.com/recyclingandgarbage/Residential_Waste.htm

All trash dumpsters and necessary temporary structures used during construction are subject to ARC rules concerning visibility, sanitation, disposal frequency, odor

IRCCA Compliance and Design Standards

Page | 19

Revision: February 20, 2023

COMPLIANCE STANDARDS

prevention and other characteristics in accordance with the Community-Wide Standards and the rules and regulations of the ARC.

(Reference: Covenants Article XIV, Section 14.7)

- **YARD AND GARAGE SALES**

Yard and garage sales are not permitted. This exclusion applies to estate sales of personal property.

- **WORK HOURS**

Work hours apply to residents and vendors.

Weekdays: 7:30 am to 5:00 pm

Saturdays: 7:30 am to 12:00 noon; no work after 12:00 on Saturday

- Excludes home maintenance activities considered “quiet” work (e.g., planting flowers, raking)
- Any work activities involving noisy activities (i.e., hammering, sawing, blowing etc.) or requiring the use of power tools outside of the residence are not permitted Saturday afternoons or on Sunday unless approved by the Association Board.

No work is permitted on the following holidays: New Year’s Day, Memorial Day, Independence Day, Labor Day, Thanksgiving, and Christmas.

END OF COMPLIANCE SECTION

DESIGN STANDARDS

6. DESIGN STANDARDS

ARCHITECTURAL, LANDSCAPE, CONSERVATION AREAS, and IRRIGATION

- INTRODUCTION

The Club has committed itself to the Audubon International Signature Sanctuary program. The program is founded on the principles of sustainable development and commitment to enhance and coexist with nature. It encourages thoughtful design, attention to resource conservation and protection of our environment. That commitment will benefit not only the existing environment but also current and future residents of the Indian River Club.

- ARCHITECTURAL AND LANDSCAPE PHILOSOPHY

- Statement of Purpose

The Indian River Club is a master planned, deed restricted private residential Community consisting of 300 acres. At completion, Indian River Club will contain approximately 235 residences. This low density of less than one house per acre will ensure lasting beauty and value for all property owners and Club members. The purpose of this Document is to protect that beauty and value. The core of the Community is its golf course. The course provides a 150-acre central park reminiscent of the town park or greensward found in early, traditional communities.

The course is a Ron Garl Signature Golf Course designed and built with the great traditions of golf and golf course design in mind. Many holes feature details reminiscent of the memorable courses designed by Donald Ross, A. W. Tillinghast, or Alastair MacKenzie. The contours of the course are gentle and natural. Mature pine and hardwood forests frame and provide a background for each hole.

The entire Community development program has been designed with careful attention to the preservation of the unique native habitats and landscape that shape the course and its surrounding neighborhoods.

The development of homes around the golf course have followed that same ethic: *The Spirit of Golf, Traditions of Family, and Respect for Nature.*

- Images

In keeping with that statement, the homes of the Indian River Club reflect a comfortable Floridian and Southern traditional vernacular. Their use of generous overhangs, wide welcoming porches and well-proportioned details define the homes.

DESIGN STANDARDS

Some homes reflect the timeless images of the classic Southern coastal cities of Charleston, Beaufort and Savannah. That image is the well-defined low country style which reflects sensitivity to the native environment and a sense of scale and proportion derived from classic Southern colonial architecture.

- **The Environment**

The native habitat defines each neighborhood of the Indian River Club. From mature longleaf pine and palmetto forests, to cool live oak hammocks and even high coastal pine sand ridges, the Community reflects a rare cross section of what Indian River County looked like to her first residents. That native environment has been preserved and enhanced. Homes have been sited to protect existing native plants. Wherever possible, mature canopy trees will be preserved to shade and shelter the homes. Landscape design reflects the commitment to enhance the native habitat by using native drought tolerant species.

- **Remodels**

Remodels must adhere to the same standards and guidelines as new construction, as applicable.

- **ARCHITECTURAL REVIEW COMMITTEE AND SUPPORTING SUBCOMMITTEES**

- **ARCHITECTURAL REVIEW COMMITTEE (ARC)**

Is responsible for promoting the design standards of the Community and ensuring, to the long-term benefit of all residents, that new construction and modifications to existing residences and landscaping enhance the aesthetics and continuing value of the Community. The ARC may seek guidance and input on landscaping issues for new construction and modifications to existing residences from the Landscape or Wetlands Subcommittees. The ARC shall have the power to act on behalf of the Board of Directors as relates to standards and approvals required by Article XIII of the Declaration of Covenants as well as having coordinating oversight of Subcommittee responsibilities.

- **LANDSCAPE AND CONSERVATION AREA SUBCOMMITTEE**

Is responsible for the preservation and maintenance of Common Areas and areas designated as Conservation Areas (excluding Conservation Easements). It shall advise the Board of Directors on matters concerning maintenance, enhancement, and preservation of these areas. No live trees shall be moved from these areas, nor shall any alteration or improvement be made to these areas except with the approval of the Board of Directors. This Subcommittee may provide landscaping input on residential properties when requested by the ARC.

DESIGN STANDARDS

- **CONSERVATION EASEMENT SUBCOMMITTEE**

Is responsible for advising the Board of Directors on the preservation and maintenance of areas designated as Conservation Easements. The mission of this Subcommittee is to educate the Indian River Club Community and Members of the importance of maintaining and protecting conservation easements in keeping with the philosophy of our Community to enhance natural habitats and protect wildlife.

The conservation easements are identified as “Wetlands,” and the “Scrub Jay Habitat.”

This Subcommittee advises the Board of Directors on the proposed maintenance and enhancement opportunities in accordance with regulations and guidelines issued by the U.S. Department of Fish and Wildlife, State of Florida, and St. John’s River Water Management District. This includes but is not limited to preserving areas predominantly in their natural, scenic, open, agricultural or wooded condition, retaining such areas as suitable for habitat for fish, plants, or other wildlife.

- **THE ARCHITECTURAL REVIEW PROCESS**

As required by the Declaration of Covenants, the Indian River Club Community Association (IRCCA) has established the Architectural Review Committee (ARC). The purpose of the Committee is to promote the design standards of the Indian River Club Community and ensure, to the long-term benefit of all residents, that new construction and modifications to existing residences and landscaping enhance the aesthetics and continuing value of the Community.

- **ARCHITECTURAL REVIEW COMMITTEE AUTHORITY**

In accordance with the Declaration of Protective Covenants, Article XIII, the ARC shall have exclusive jurisdiction over all new construction and exterior modifications to existing homes within the Indian River Club. Established by the Board of Directors, the ARC sets forth the standards and guidelines for new construction and exterior modifications to existing construction and landscaping. The ARC may disapprove new construction and modifications for non-compliance with the provisions contained in this Standard or on purely aesthetic grounds, where, in its sole judgment, such action is required to maintain the desired character of the overall Community or individual neighborhoods. All new construction and modifications must be approved by the ARC before the commencement of work to remain in compliance. Requirements for submission of Design Review Applications are detailed in later portions of this Standard.

- **RESPONSIBILITIES OF ARCHITECTURAL REVIEW COMMITTEE (ARC)**

The responsibilities of the ARC include, but are not limited to, the following:

1. Establish architectural motifs and exterior design themes for the Community and individual neighborhoods.
2. Prepare design standards and guidelines for the protection of property values and to provide the best possible safeguards for continuing appreciation.

DESIGN STANDARDS

3. Evaluate all Design Review Applications and to approve or deny requests for new construction and modifications within the Indian River Club.
4. Assure compatible architectural designs, materials and colors as well as harmonious relationships among neighboring home sites.
5. Encourage quality construction and high standards of design.
6. Establish fees for the evaluation of Design Review Applications.
7. Amend the standards, guidelines and other provisions in this Manual as may be required from time to time.
8. Meet with Applicants whose plans and specifications have not been approved and provide reasonable assistance and recommendations for adjustments to bring Design Review Applications and Design Documents into compliance with standards and guidelines.
9. Exclude from the Indian River Club any contractor, subcontractor, agent, employee or other invitee of an Owner who fails to comply with the Governing Documents and provisions set forth in this Document.

▪ **COMMITTEE MEMBERS**

The ARC shall consist of at least five (5) but not more than seven (7) persons. The Board of Directors appoints members of the ARC and must be Lot owners. Lay people or professionals with experience in development, construction, architecture, landscaping or marketing may assist the ARC at the discretion of the Committee and the Board of Directors. The Landscaping Subcommittee may have additional members who may be represented by various neighborhoods that comprises the IRCCA Community.

▪ **MEETINGS OF ARC**

The ARC members will meet as needed to approve applications for design reviews and to review requests for other modifications. Notification of meeting dates will be posted 48 hours in advance in the Gate Houses or other conspicuous location in the Community (FL 720.303, 2.c.1.) and are open to Members. Meetings to address Informal and Formal Appeals will also be similarly posted and open to Members.

▪ **DESIGN REVIEW APPLICATIONS**

Applications for new construction or modifications to existing residences must be made directly to the ARC Chair.

▪ **APPLICATION APPROVAL DEADLINES**

If the ARC does not meet or otherwise respond to a submission made by an Applicant within forty-five (45) days of the date of application of a properly completed and accepted submission to the ARC Chair or committee member on behalf of the Chair, the submission shall be deemed approved. Although the ARC has up to forty-five (45) days to render a decision, this process can usually be accomplished in less than two weeks.

▪ **DESIGN REVIEW FEES**

The Design Review process includes soliciting the professional advice of architects and landscape specialists who assist the Architectural Review Committee in evaluating

DESIGN STANDARDS

individual projects against the standards and guidelines found in this manual. The cost of this professional assistance is to be paid by the homeowner or builder prior to the initial submission for review of residential plans. The fees for the Residential Design Review (the structure) and the Landscape Design Review are collected together at this time. These fees are collected by the IRC Community Association and payable to Keystone Property Management.

1. Residential Design Review Fees - New Construction

Oak Hammock Circle and Hampton Woods “courtyard” and “patio” homes, which are variations of currently constructed designs:

Fee: \$350.00

All other homes in all neighborhoods:

Fee: \$750.00

2. Landscape Design Review - New Construction

All new construction in all neighborhoods:

Fee: \$350.00 - for all initial reviews, including final site inspection

Fee: \$150.00 – an additional fee may be charged for re-review of plans resubmitted due to substantial deficiencies identified in the initial review

3. Modifications to Existing Residences

For construction related changes deemed by the ARC to require the evaluation and comments of a professional a fee may be charged.

No fees are charged for simple modifications of existing residences such as paint color changes, additions of pools and screen enclosures, erection of satellite dishes, and similar modifications. Fees are subject to change without notice.

▪ **APPLICANT RESPONSIBILITIES**

The ARC assumes no liability for the responsibilities of the applicant, which include, but are not limited to, the following:

1. Performance or quality of work of any contractor or subcontractor.
2. Compliance with all laws, environmental regulations, building codes, ordinances or safety requirements of any governmental agency or body.
3. Suitability of surface and subsurface soil conditions, including radon.
4. Water runoff and drainage control.
5. Accuracy of elevation grades, stakeouts, surveys and lot grading plans.
6. Obtaining permits as may be required by any governmental agency with jurisdiction over the property.
7. Determination of structural, mechanical, electrical or safety adequacy as well as other technical aspects of a proposed design that can only be determined by competent professionals such as architects, engineers and contractors.

DESIGN STANDARDS

▪ **SUBMITTAL REQUIREMENTS**

The following are the minimum requirements for submitted documentation. The ARC may request additional information, details or plans as may be necessary for review. In all instances three sets of plans must be submitted. One set will be returned with the ARC response.

○ **Requirements for Preliminary Review**

Elevation sketches and floor plans to scale in sufficient detail to fully illustrate the size, style and major design features of the home.

○ **Requirements for Final Review**

1. Site Plan. Scale no less than $1/8" = 1'$. The site plan must show all trees over 4" D.B.H., the footprint of the house and all other improvements, drainage plan, finished floor elevations and other features of the site, including the siting of the houses on either side of the proposed construction.
2. Elevations. Scale no less than $1/4" = 1'$. All sides complete with all details, colors and finish schedules.
3. Floor Plans. Scale no less than $1/4" = 1'$. Must be complete and show proposed complete square footage for air-conditioned spaces, garages, porches, decks and other improvements.
4. Landscape Plan. Landscape shall be at $1" = 10'$ or $1/8" = 1'$, and include: Owner's name, plat and lot number, street address, property lines, right of ways, utility easements, building setbacks, mean high water lines where applicable, golf course boundaries, grades and elevations, all existing vegetation within the lot lines, adjoining landscapes and native plants, scaled line, north arrow, proposed trees and shrubs labeled by variety and quantity per specific location and shall contain a materials list with, but limited to: genus and species, common name, height, width, spread, caliper, color of flower, clear trunk, overall height, grey wood, container sizing and type, on center planting specifications and other special notes. The Committee has the right to request any other clarification it deems necessary to make an informed review of the plan.

▪ **COMMITTEE DECISIONS**

Upon receipt of a properly completed Design Review Application and the required Design Documents, the ARC will process an Applicant's request and render one of four (4) types of decisions in writing:

1. APPROVED AS SUBMITTED
2. APPROVED WITH COMMENTS
3. APPROVED WITH STIPULATIONS
4. REJECTED

DESIGN STANDARDS

If an Application is APPROVED WITH COMMENTS, such COMMENTS are rendered to encourage changes that the ARC deems desirable, but COMMENTS are not binding upon the Applicant. If an Application is APPROVED WITH STIPULATIONS, then the Applicant must make changes prior to undertaking construction. STIPULATIONS are binding upon the Applicant. In the event an Application is REJECTED at time of submittal, Applicant must make the appropriate changes and resubmit a Design Review Application with revised plans and specifications. In some cases, an Application may be REJECTED because it inadequately describes the Applicant's request or because it is in conflict with the standards and guidelines contained in this Manual. If the Application is REJECTED and the Applicant does not understand the ARC's comments or concerns, the Applicant should contact the ARC Administrator. The ARC is not obligated to review incomplete Design Review Applications or Design Documents that do not substantially conform to the requirements set forth in this Manual.

- **APPEALS**

- **Informal Appeals**

If an Application is APPROVED WITH STIPULATIONS or is REJECTED, the Applicant may make an informal appeal before the ARC to discuss details of the Application or Design Documents.

- **Formal Appeals**

If an Application is APPROVED WITH STIPULATIONS or REJECTED, and if the Applicant does not wish to make an informal appeal to the ARC, a formal appeal in writing may be submitted to the ARC. This request must be made within thirty (30) days of the date on which notice is given of a decision of the ARC.

- **Board of Director Appeals**

Appeals to the Board of Directors may be made only after a homeowner has exhausted their informal and formal appeals to the ARC and within 30 days of an ARC final decision. An appeal may be by any affected property owner. The appeal must be made in writing to the Board of Director President stating the reason for the appeal and the harm done to the resident if the ARC decision is not overturned or modified. Thereafter, the Board will convene to allow the affected property owner(s) and the ARC to make their presentations. The Board may limit the presentations as to the form of presentation and establish a time period allotted to each side to speak. The Board shall make its decision expeditiously but in no event more than 3 days after the presentations.

- **WRITTEN APPROVALS AND ORAL STATEMENTS**

The Design Review Application will be returned to the Applicant with the ARC's decisions, comments and/or stipulations signed by the ARC Administrator along with one set of Design Documents. The foregoing items shall be the sole source of reference regarding ARC approval. Oral statements should not be relied upon.

- **EXPIRATION OF APPROVALS**

DESIGN STANDARDS

Applicant must begin physical construction on a home site within six (6) months of approval by the ARC. Failure to do so will automatically revoke approval without prior notice from the ARC and Design Documents will be discarded. Time extensions may be granted by the ARC if written requests are received at least thirty (30) days prior to the expiration.

- **VARIANCES AND ADDITIONAL REQUIREMENTS**

The ARC has the authority to require additional or more stringent requirements for any new construction, as necessary. In addition, the ARC may authorize a variance from compliance with any of the standards, guidelines and provisions in this Manual when circumstances such as topography, natural obstructions, hardship, aesthetic or environmental considerations require, but only in accordance with the protective covenants and adopted rules and regulations. Such variances will only be granted when unique circumstances dictate, and no variance shall be effective unless in writing or prevent the ARC from denying a similar variance in other circumstances. The inability to obtain approval of any governmental agency, the issuance of any permit, or the terms of any financing shall not necessarily be considered a hardship warranting a variance.

- **COMPLETION OF CONSTRUCTION**

All new construction must be completed within 12 months of commencement of construction as evidenced by the issuance of a building permit.

- **CONSTRUCTION CHANGES**

All construction must be completed in accordance with Design Review Applications and Design Documents as approved. Changes to Design Documents must receive prior written approval of the ARC. Applicants requesting any such changes should consult with the ARC Administrator to determine if additional plans and specifications are required for approval.

- **CONSTRUCTION INSPECTIONS**

Periodic inspections may be made by the ARC during or after completion of construction to determine compliance with Design Documents. Applicants are required to cooperate fully with members of the ARC.

ARCHITECTURAL DESIGN STANDARDS

- **DWELLING REQUIREMENTS**

- **Minimum Net Square Footage**

Please see the Design Standards Matrix in the Appendix.

- **Maximum Net Square Footage**

The net square footage of the home (under air) may not exceed 30% of lot size.

- **Typical Setbacks**

Setbacks are established for each neighborhood and are identified on the

DESIGN STANDARDS

Design Standards Matrix in the Appendix.

- **Maximum Height**

Buildings must be in proportion to the surrounding buildings and tree canopy. In no case may a building exceed 35' above the crown of adjacent street, exclusive of chimneys, wind vanes or architectural details. Finished floor heights are determined on a case-by-case basis, but generally must not exceed 36" above existing grade.

- **ARCHITECTURAL DESIGN**

- **Prohibited Architectural Designs**

Imported or non-vernacular styles that do not reflect the architectural styles of Florida and the South are not permitted. "Thematic" styles such as Tudor, Italianate, or modern "Mediterranean" do not fit the classic traditional style of the Indian River Club.

- **Repetitious Designs**

Each single-family home should be unique. Different color schemes and variations in details assure individuality when basic plans are repeated. Home designs cannot be repeated unless separated by three or more properties or a distance of 300 feet. This applies to traditional single-family neighborhoods but does not apply to courtyard, cottage or villa neighborhoods.

- **No Automatic Approval**

Each home and home site are unique. No plans or exterior elevations or color schemes can be assumed to be automatically approved. Each plan will stand on its own in terms of site, home and landscape approval.

- **STRUCTURE SITING**

- **Orientation**

Each home should be positioned to take maximum advantage of the views and privacy afforded by the home site. Careful attention to prevailing breezes, sun angles and existing shade trees can make a major impact on the home's comfort and energy efficiency.

- **Topography**

Care must be taken to assure that the elevation of the house is compatible with and does not visually disadvantage nearby and future homes or create drainage problems.

- **Sight Triangle Easement and Viewshed Areas**

Consideration must be given to views from adjoining home sites, particularly views of the golf course or lake being impeded by landscaping behind the rear-building setback of the lot. Accessory structures or landscaping that block off views across lot corners are discouraged. Sightlines should also be clear at driveways and intersections.

DESIGN STANDARDS

- **EXTERIOR ELEVATIONS**

- **Design Theme**

The architectural styles of the Indian River Club can be found in the countryside and towns of the South. Classic styles of the South take advantage of their natural surroundings. Homes "lie gently" on the land and reflect the materials and colors of their natural environment.

- **Awnings and Canopies**

These must be appropriate to the design of the house and in compatible colors. Material must be cloth or canvas. Rigid aluminum awnings are not permitted. Awnings and canopies must be compatible with the design and color scheme of the house.

- **Massing Scale and Continuity**

Homes must fit within the existing Community of natural landscape and existing neighboring structures.

- **Corner Home Sites**

Siting of the house and exterior details will take into consideration the additional exposure of corner home sites.

- **Approved Exterior Wall Materials**

Materials commonly found in traditional Florida homes. These materials include stucco, wood and hardboard siding, brick (foundation only) and stone. Composite materials such as manufactured "hardiplank" are also acceptable.

- **Unapproved Exterior Wall Materials**

Non-indigenous materials, aluminum or vinyl siding and plywood sheathing are not permitted.

- **Fascia Boards**

Fascia and trim must be compatible with exterior materials, preferably wood, or stucco.

- **Foundations**

Foundations must be finished with stucco, natural stone, or brick. No concrete block or unfinished materials may be exposed.

- **Porches**

A welcoming front porch and gracious rear porch overlooking the golf course are integral elements of the look and lifestyle of the Indian River Club. Materials must be compatible with exterior wall materials. Screened porches must use a dark fiberglass or aluminum screen and be designed to fit within the structure of the porch.

DESIGN STANDARDS

- **Windows**

Single or double hung with divided lights are recommended for all windows and are required on street side windows. Awning or jalousie windows are not allowed. Good quality vinyl clad aluminum windows offer energy efficiency and low maintenance.

- **Shutters**

Shutters may be of any quality material and must fit the window or door they are intended to frame. From a design point of view, louvered shutters are preferred, but bevel board and panel shutters are acceptable. In the bevel board style, the joints between boards and the crosspieces should be understated to avoid a rustic look. Louvered shutters can be allowed to tilt from the top or swing open. It is important to note that the installation of shutters should be done in the historical manner, i.e., louver blade should angle with the outer edge downward when the shutters are closed in front of the window.

- **Front Doors**

The front door opening must be a minimum of 8' tall and 3' wide. This may be accomplished by using a 6'8" door with transom light above. Painted or stained wood or painted metal in traditional designs are appropriate.

- **Screen Doors**

Traditional hinged screen doors are not acceptable on front doors or other doors facing the street. Non-decorative, retractable screen doors are acceptable if constructed in a manner to match the height of the existing door(s) and door color. Decorative grills, attachments, solid panels and decorative hardware are not allowed.

On side doors and doors on screen enclosures, traditional hinged screen doors are acceptable, but without decorative attachments.

- **Soffits**

Wood is preferred. Good quality aluminum, vinyl, or stucco may also be used.

- **CHIMNEYS**

Chimneys, along with other projections above roof surfaces, play a dominant role in depicting the character desired. Chimney dimensions shall be compatible in scale to the home.

- **Approved Materials**

Approved materials include stucco, over block or wood frame, or brick. Wood siding is not allowed on chimneys.

- **Chimney Caps**

Chimney caps must be in scale and appropriate to the design of the home. Metal flue caps, while not encouraged, are permitted.

DESIGN STANDARDS

▪ **EXTERIOR COLORS**

○ **Color Approval**

In general, the theme will be to compliment environment, rather than dominate it. The environment includes not only the topography and vegetation, but also those structures that are in the immediate proximity. No more than three colors may be used, excluding the roofing color, provided that the roofing color is in a neutral range. The Architectural Review Committee must approve all exterior colors.

○ **Color Changes**

Any change to the exterior color of a home, including repainting, or a change in color, must be submitted to the ARC for approval prior to painting.

○ **Repetitious Colors**

In general, each home should have a unique color scheme. Colors may only be repeated when there is adequate separation between homes. (In the case of courtyard homes, more uniformity of colors may be desirable.)

▪ **ENERGY CONSERVATION EQUIPMENT**

Solar heating and other alternative energy resource systems shall be so installed and maintained as not to be visible from the street upon which the dwelling fronts, unless specifically otherwise authorized by the ARC. It is the intent hereof not to prohibit the use of renewable energy sources, but rather to direct that same be so designed, installed, and maintained as to minimize visibility from the street in front of the dwelling.

▪ **ROOFS**

○ **Vents and Stacks**

Vents and stacks must be located to the side or rear of the house.

○ **Approved Materials**

Roof materials consisting of metal, flat concrete tile, or architectural grade asphalt shingles having a warranty period of 40 years or greater are allowed. Colors must be submitted for review and approval. Roofs must be a dark or neutral color that will blend into the wooded environment.

○ **Skylights**

Skylights may not face the street or the golf course.

○ **Flashing**

Roof flashing must be copper or painted aluminum. No unfinished metal may be visible.

○ **Slope**

The roof slope shall be a minimum of 6:12 (6" of vertical rise for 12" horizontally). Slopes less than 6:12 may be used in minor areas, such as connecting areas or porch roofs, but may not exceed 15% of the roof area.

DESIGN STANDARDS

- **Roof Overhangs**

Roof overhangs form an integral part of the architectural character of the Community and should be maximized wherever appropriate to provide shelter from the subtropical sun and rain.

- **Roof Attachments**

Ornamental or functional roof attachments such as ridge caps, weathervanes, oversized fireplace flues, etc., are not only permissible, but encouraged to give an additional scale of detail to the dwellings and adding to the unique qualities of every home.

- **SATELLITE DISHES AND ANTENNAS**

The Association in its sole and absolute discretion may prohibit any such antennas, aerials, satellite dishes, or other similar apparatus from being used within the Properties if a master antenna system or cable television services is provided within the Properties. The Association shall have the right, without obligation, to erect an aerial, satellite dish, or other apparatus for a master antenna or cable system for the benefit of all or a portion of the Properties, should any such master system or systems be utilized and require any such exterior apparatus. The placement of antennas, satellite dishes or other signal receiving or transmitting devices is subject to ARC review and approval. Ground satellite dishes should be placed at the side of the house and shielded from view by landscaping. Reference: Covenants Article XIV, Section 14.9.

- **COMMON AREAS AND GOLF CLUB PROPERTY MODIFICATIONS**

Modifications to common areas is prohibited without the prior approval by the ARC or Association Board.

Modifications to Golf Club Properties is prohibited without the prior approval by the Golf Club Board of Governors, General Manager, or Superintendent. (Reference: Covenant Article VI, Section 6.3)

- **POOLS**

Swimming Pools must be in-ground and are subject to site review and approval by the ARC.

- **Pool Cabanas**

Cabanas or detached structures are permitted only with ARC approval and must be situated within the setbacks established for the applicable home site. The roofline of cabanas or guest cottages must connect to the main structure.

- **Pool Equipment**

All pool equipment must be located inside of rear yards and appropriately screened.

- **Pool Fencing**

Swimming pools without a screened enclosure must be fenced in accordance with applicable laws with the style being approved by the ARC.

DESIGN STANDARDS

A minimum of a 4' fence is required by Indian River County code. The fence must also meet Indian River County and Association (IRCCA) setback requirements. The fence must be screened with approved landscaping so that, when mature, landscape material covers 75% of the fence surface view. The ARC strongly recommends that all fences be of the black metal variety to reduce their visibility.

- **SCREEN ENCLOSURES AND SUBSEQUENT MODIFICATIONS**

These standards apply to any screen enclosed area around swimming pools as well as typical areas used as screened-in porches (i.e., golfer's porch) and all subsequent modifications.

All screen enclosures require ARC approval. The use of standard cage screen enclosures may be restricted on Lots abutting or facing the Golf Club.

Enclosures must be connected to the home and fit within the outline of the home's main roof line. Screen and framing must be dark or bronze in color. Black or dark brown are the preferred colors. Screened enclosures may not extend beyond the pool deck and must remain within the required setbacks as defined in the Appendix A tables.

Enclosures must be adequately landscaped to soften their impact to the golf course and to the view of neighbors. Screen enclosures beyond the roof edge are not allowed on Hammock Lake.

There will be no hinged screen enclosure doors on the front of homes.

- **MAILBOXES AND HOUSE NUMBERS**

- **Mailboxes**

All mailboxes must be the standard boxes approved for the overall Community or for a specific neighborhood. They should be maintained in a pristine condition. The approved mailbox for the majority of Indian River Club (except for Bridgewater neighborhood) is a Large_Size (10 7/8" H X 8 1/2" W x 20 1/4" D) steel mailbox by Gibraltar Industries (Model E1600G00), Hartford Green with Red flag, or design equivalent.

- **Mailbox Posts**

All mailbox posts in any of the neighborhoods must be of a standard design and construction for that neighborhood. For all neighborhoods except Bridgewater Lane and the Water Oak condominiums these standard calls for white, painted, 4x4" wood post

and cross beam construction. The design specifics are detailed in Appendix B which also includes a description of the appropriate mailbox.

- **House Numbers**

House numbers must be displayed on an approved oval sign hanging from the wooden mailbox support or on the mailbox. Gold decals for the house number and street name

DESIGN STANDARDS

are required absent the oval number sign. If the oval sign is present, the address in gold lettering is optional. **Use of the oval number sign is strongly encouraged as these signs are highly visible to emergency responders and visitors.** Other lettering on the mailbox post or cross bar is not permitted. These requirements do not apply to the

- **Bridgewater Lane**

The combination light post, mailbox and street address currently found on Bridgewater Lane will continue to be the standard. The color standard is BLACK mailbox with RED flags, with a square white plaque with black address numbers. The Architectural Review Committee may help identify sources for light post and mailbox replacements.

- **GARAGES, DRIVEWAYS AND WALKWAYS**

- **Off-Street Parking**

Off-Street parking for a minimum of two cars must be provided.

- **Driveway Access**

Driveways are limited to one curb cut, unless the lot frontage on the street exceeds 90'.

- **Driveway Surfaces**

The surfaces used in the driveway may be rock salt finished, patterned or stamped concrete, pavers or exposed aggregate. Plain concrete or asphalt shall not be used.

- **Driveway Widths**

The width of all driveways must be a minimum of 12' wide and no more than 16' wide at the property line unless an ARC approved variance is obtained.

- **Driveway Setbacks**

The driveway may be located within 3' of the side property lines with ARC approval. Care should be taken to locate drives in order to conserve native vegetation and trees.

- **Garages**

A minimum of a two-car garage is required in single-family neighborhoods with exception of Carriage Homes.

- **Carports**

No carports are permitted.

- **Garage Doors**

It is preferred that garage doors be painted the same color consistent with the main body of the house or trim in order to help the door blend into the house wall. Side loaded doors are encouraged in all cases and mandatory in certain neighborhoods.

- **EXTERIOR LIGHTING**

- **Street-Side Post Light**

A street-side post light controlled by a photocell is required and must be direct wired to the house.

DESIGN STANDARDS

- **Exterior Lights**

All exterior lights must be situated to prevent glare onto adjoining roads or properties.

- **UTILITIES**

All utility lines must be buried with the exception of temporary lines used for construction.

- **Utility Meters, Pool and Air Conditioning Equipment**

All meters and exterior equipment for pools and air conditioning must be screened with landscaping or an approved architectural barrier.

- **Garbage Cans and Receptacles**

All garbage receptacles must be screened or contained within courtyard areas out of view of adjacent roads, lots and golf course.

- **Wells**

No wells are permitted on any home site and no water may be pumped from Community lakes or ponds.

- **Stand-Alone Generators**

Installations must conform to all applicable County requirements (Installer Guidance Required). Property owners must submit a request along with the layout to the Architectural Review Committee prior to installation. The provided layout must show generator location, house and lot lines. Homeowners must provide a visual shield from the street and from your neighbors.

- **Portable Generators**

Are permitted during times of power outages for personal household use only. Homeowners should be cognizant of the neighbors and personal safety when using portable generators. The personal use of portable generators is not subject to ARC approval.

- **SIGNS**

The ARC shall not grant permission to erect signs on any Lot after such Lot is improved and sold by Association unless the sign is reasonably necessary to avert serious hardship to the Owner. If permission is granted to any Owner to erect a sign within the Properties, the ARC reserves the right to restrict the size, color, lettering, height, material and location of the sign. Under no circumstances shall signs, flags, banners or similar items advertising or providing directional information with respect to activities being conducted outside the Properties be permitted within the Properties. No sign shall be nailed or otherwise attached to trees. This provision shall not apply to the respectful display of the flag of the United States, State of Florida, United States Army, Navy, Air

DESIGN STANDARDS

Force, Marines, Coast Guard, or a POW-MIA flag not greater than 4 ½ feet by 6 feet (FL 720.304 (3)).

- **Builder Signs**

Builders are limited to **one** sign of standard design approved by the ARC for new construction, significant room additions or large-scale renovations. Signs are only allowed to face the street. No signage should be exposed to the golf course. Signs are only appropriate where there is active approved construction activity and must be removed when complete.

- **For Sale Signs**

No “for sale” signs are allowed except those expressly approved by the POA.

Reference: Covenants Article XIII, Section 13.6.1.

- **FENCES AND WALLS**

All fences must be screened with landscape material that will cover a minimum of 75% of the exposed fence when the landscape matures.

- **Perimeter Fences**

Fences around the perimeter of a property are not allowed.

- **Privacy Fences**

Privacy fences that screen a portion of the lot may be acceptable, provided they are approved by the ARC.

- **Dog Runs**

No dog runs, animal pens or fences of any kind shall be permitted.

- **ENVIRONMENTAL PRESERVATION**

The landscape and lakes within the Indian River Club are highly valued amenities. All owners and builders must make every effort to preserve and protect the environment that contributes to the Community's identity and helps make the Indian River Club such a desirable place to live. Builders are required to conform to the following standards throughout the construction phase of each home.

- **Tree and Native Habitat Preservation**

The site plan required for Final Submittal shall locate all trees and native vegetation to be preserved on each site.

- **Fence Requirements During Construction**

Trees over 4" caliper shall be fenced or otherwise protected during construction. No parking, material storage or other detrimental activity shall be allowed within the drip line of protected trees or native vegetation. This includes property adjacent to building site.

DESIGN STANDARDS

- **Penalty for Damage to Vegetation**

The ARC may require the builder to replace damaged trees with trees of equal size and stature, whether such damage is due to neglect or accident and whether such damage is caused by the builder, his subcontractors or vendors. The builder will also be responsible for remediation for damage to other existing vegetation.

- **Hazardous Waste**

No builder or owner shall allow the disposal of any hazardous substance on any home site or property within the Club.

- **CONTRACTOR REQUIREMENTS**

- **Rules and Regulations**

The Community Association will, from time to time, publish rules for conduct on job sites. It is the responsibility of each builder to be familiar with the rules and communicate the same to his employees and subcontractors.

- **Rules to be Posted**

Each builder shall keep a copy of the Rules and Regulations posted in good order prominently on each job site.

- **Hours of Work**

The hours of outside work shall be Monday thru Friday, 7:30 AM to 5:00 PM., Saturday, 7:30 AM to 12:00 PM. No outside work is to be performed on Sunday and holidays except in an emergency and with the approval of an IRCCA board member.

- **Builder's Responsibility**

Each home shall have a designated builder. The designated builder shall bear the sole responsibility for compliance with all aspects of the applicable standards and guidelines of this manual as they may, from time to time, be promulgated by the ARC.

- **Trash Receptacles Required**

Every job site is required to have a covered trash receptacle. No trash is permitted in the dumpster.

- **Dumpsters Required**

Each job site shall have a dumpster of adequate size for debris disposal. All trash and debris shall be picked up at least daily and not allowed to accumulate on the site. The builder shall not allow the dumping or disposal of waste or debris on any adjoining property or within another builder's dumpster.

- **Concrete Washout**

Builders must not allow washout onto roads, yard areas or existing vegetation. All washouts must be disposed of in dumpsters.

DESIGN STANDARDS

- **Material Storage**

All materials and fill shall be stored neatly within the limits of the home site unless permission has been given in advance and in writing for storage on another property or on roads, rights of way or vacant lots of the Club.

- **Temporary Utilities**

Each Builder is responsible for providing temporary water and electric service to each job. No builder may use water or electric service from another job site or from the property of the Club without written permission of the respective owner. The contractor must present proof of permission upon request or immediately remove any connection to adjoining property. Generators are permitted for 6 weeks initially. Contractors must provide power beyond 6 weeks.

- **Damage to Community and Improvements**

Damage to adjoining rights of way, utilities or property of any job site will be assumed to be the responsibility of the builder whether or not the actual responsible party can be determined. The builder shall be responsible for any and all damage caused by his employees, subcontractors or vendors.

- **Job Site Access**

Only bona fide employees of the builder, his subcontractors or vendors shall be allowed on the property, and only during hours as noted in the Rules and Regulations.

- **Club Property and Facilities**

The clubhouse, golf course, lakes and all property of the Indian River Club are for the sole use and enjoyment of the Club's members and their guests. Workers are not permitted to use or be on Club property without specific invitation.

- **Job Trailers, Offices and Vehicles**

All construction vehicles are to be removed daily unless the ARC has granted permission. No trailer, office or shed shall be placed on the property without the expressed permission of the ARC.

- **Restrooms**

Builders shall maintain in a clean and orderly manner sufficient portable restrooms for their workers. Workers shall not use the restrooms on the golf course or any facilities of the Club. Portable toilets must be enclosed by an approved fence to shield them from the street, common areas and residences. These enclosures must be removed promptly when the project is completed and/or when a Certificate of Occupancy has been received.

- **Access Control Communication**

Builders shall provide to the designated Access Control individual a list of all subcontractors and vendors and a contact phone number for 24-hour emergency contact.

DESIGN STANDARDS

- **Noise Disturbances**

Aside from normal construction noises, radios, yelling and foul language audible to neighboring properties is prohibited.

- **Removal for Violation**

Construction workers may be asked to leave the premises by the Club, a representative of the ARC or the Club's security team for violation of the rules and regulations or for inappropriate conduct.

- **Deposits and Fines**

Each builder shall deposit \$1,500 with the Indian River Club Community Association (IRCCA) prior to breaking ground for construction. The IRCCA, in its sole and absolute discretion, may draw against that sum under the following circumstances:

- To repair damage attributable to construction activities of the builder or its agents, employees, subcontractors or vendors,
- To reimburse the IRCCA for any expenses related to clean up of the job site, or
- To levy fines for any breach of standards identified in this manual.

In the event such expenses should occur during the course of the project, the builder must immediately deposit additional funds as may be required to maintain the deposit amount of \$1,500 through the life of the project. Upon completion of the project and upon final compliance approval by the ARC, remaining deposit will be returned to the builder.

DESIGN STANDARDS

LANDSCAPE DESIGN STANDARDS

▪ INTRODUCTION AND STATEMENT OF PURPOSE

The following standards are intended to supplement the Architectural standards by providing more specific goals and criteria. The sole purpose and intent of the standard is to enhance and maintain the value and beauty of all properties within the Club. In all cases and criteria, the most stringent of these standards shall apply.

A properly designed and maintained landscape is an essential element of the aesthetic quality and value of every home. In addition, a well-executed landscape plan will further enhance the Community's ethic of sustainable development as espoused through the Audubon Signature Sanctuary program. The five tenets of that program and their relation to landscape design are outlined as follows:

○ Habitat Enhancement

The use of native plant material enhances existing habitat and helps replace habitat cover displaced by development.

○ Wildlife Conservation

The generous use of native trees and shrubs provides shelter and food source to songbirds and other native species. Native or locally hardy plants require less fertilizers and chemical treatment which reduces the risk of damage to local wildlife.

○ Energy Conservation

Properly sized and placed canopy trees and specimen palms, or preserved existing trees significantly reduce cooling load by providing natural shade.

○ Water Conservation

The extensive use of drought tolerant or existing native plant cover reduces the demand for irrigation. All homes within the Club are required to use the Community non-potable irrigation system for plant and lawn watering. This controlled system uses recycled effluent or storm water runoff so no potable water is wasted and further limits water use to the minimum required to maintain plant vigor.

○ Waste Management

The first step in reducing yard waste is the use of plants and trees that do not require excessive trimming or that do not produce large quantities of foliage debris. As a management practice, grass clippings should be mulched in place, and plants cultivated to their natural shape without excessive trimming or unnatural shaping.

▪ LANDSCAPE SUBCOMMITTEE RESPONSIBILITY

DESIGN STANDARDS

These standards are the responsibility of the Landscaping Subcommittee to the ARC. The Landscaping Subcommittee provides guidance and recommendations for the Common and Conservation Areas. The subcommittee may provide guidance or suggestions to the ARC on properties under development and major proposed modifications to landscaping on developed properties.

Pursuant to the IRCCA Bylaws, this Subcommittee does not have the authority to make final decisions on behalf of the Association Board. Instead, Subcommittee recommendations are made to the ARC for action.

However, for Common Areas, the Subcommittee may communicate directly with the Association Board for the approval of the expenditure of funds for the maintenance and improvement of Common Area landscaping.

- **Authority**

Pursuant to the IRCCA Bylaws, this Subcommittee does not have the authority to make final decisions on behalf of the Association Board. Instead, Subcommittee recommendations are made to the ARC for action.

However, for Common Areas, the Subcommittee may communicate directly with the Association Board for the approval of the expenditure of funds for the maintenance and improvement of Common Area landscaping.

- **Meetings**

Since the Subcommittee is not making decisions on behalf of the Association Board, its meetings are not required to be posted for notice nor are members entitled to attend the meetings.

- **APPLICATIONS**

- **New Construction Landscape Plan Submission**

Plans submitted shall be by an approved landscape architect, landscape designer or landscape contractor as defined in the following criteria:

Plans shall be submitted to the ARC Chair. Four copies on 24x36 inch medium shall be submitted along with an attached budget detailing the cost of the installation of the materials.

Plans shall contain owner's name, plat and lot number, street address, property lines, right of way and utility easements, building setbacks, mean high water lines where applicable, golf course boundaries, existing and proposed grades and elevations, all existing vegetation within the lot lines, right of ways, adjoining landscaping and native plants, scaled line, north arrow, proposed trees and shrubs labeled by variety and quantity per specific location and a materials list with, but not limited to: genus and species, common name, height, width, spread, caliper, color of flower, clear trunk, overall height, grey wood, container sizing and type, on center planting specifications

DESIGN STANDARDS

and other special notes. The ARC has the right to request any other clarifications it deems necessary to make an informed review of the plan.

The plan shall also contain: the name of the landscape architectural or design firm, their mailing address, telephone and facsimile number, the landscape architect's or designer's name, the date of the original drawing and any following revisions/ dates and a plan number. If a landscape architect submits the plan, it shall be sealed, hand signed and dated.

The plan shall also contain the following: total lot size in square feet, total impervious space in square feet with a percentage relating to total lot size, total sodded area in square feet with a percentage relating to total lot size, total planting area in square feet with a percentage relating to total lot size. The plan shall also include the tree canopy calculations and percentages in square feet with a percentage relating to total lot size. The plan shall also include the plants listed as drought tolerant and percentages in square feet with a percentage relating to total lot size. The submission shall also include a completed Landscape Checklist and all the required deposits and review fees.

- **LEVELS OF LANDSCAPE CONSTRUCTION, RENOVATION AND ASSOCIATED REVIEW FEES**

Class I – No fees: minor change-out flowers, trees and shrubs which does not deviate from the original installation and does not impact the Community as a whole.

Class II – \$250: changing out or installation of plant materials which deviate from the original plan and impacts the Community as a whole. Such work shall be equal to or greater than 25 percent or more of the existing yard.

Class III – \$350: installation of a Landscape Committee approved design for new construction. An additional \$150 will be charged for the re-review of a plan submitted by an approved landscape architect or landscape designer

- **MAINTENANCE OF SITE**

The approved landscape contractor shall be responsible for the daily maintenance of the site. Such maintenance shall include but not be limited to debris, storage of materials, runoff of sand onto surrounding properties, etc.

- **TREE AND NATIVE PLANT PRESERVATION**

To the greatest extent possible, existing native plant material and trees of 4-inch caliper or greater must be preserved and incorporated into the landscape plan. Grading, drainage and construction activities must be planned to reduce damage to plant material designated for preservation. All native trees to remain shall be protected during construction. Mulch shall be placed around the trunks of trees in distance of 4' or as specified by state guidelines. Sod or plants requiring excessive irrigation should not be

DESIGN STANDARDS

placed within the drip line of native trees. Irrigation heads must be planned to reduce, as much as practical, the overspray of water into existing native plant beds.

- **SOD**

Only St. Augustine Floratam or approved grasses may be used for lawns. No Bahia type sod shall be allowed. All sodded areas must have 110% irrigation coverage. The maximum area to be sodded may not exceed 65% of the open area of a home site. Such calculations shall be shown on the submitted landscape plan and irrigation plan.

- **STREET TREES**

Space permitting and anticipating future growth, each home should have at least two canopy trees in the front yard, one of which shall be a canopy Live Oak or Laurel Oak planted within 10' of the edge of the pavement, driveway, road, or similar impervious surfaces.

- **TREE CANOPY**

Each home site must have at least one canopy tree for each 2,000 square feet of lot area. Trees that count as canopy trees are noted on the attached plant list. Three palms may be counted as one canopy tree provided; they are planted in clusters. Each homeowner is strongly encouraged to preserve existing trees to meet this requirement.

- **ACCENT PLANT BEDS**

The use of annual flower beds or accent planting is encouraged. However, the size of the plant beds should be in proportion to the house and other landscape and not be the dominant theme of the landscape plan. Such calculations shall be shown on the submitted landscape plan. For approval, plans must also contain the percentage of plants listed as drought tolerant.

- **SIZE AND QUALITY**

The size of plant and ground cover material should be sufficient to provide a fully mature landscaped appearance within one growing season of the original planting. Larger and fewer plants are preferred over smaller but more numerous. The size is dependent on the plant but recommended minimum sizes are noted on the plant list. These are minimums and the size of the house and relation to other plants must be taken into consideration. All plants must be drought and freeze hardy. Plants must meet the quality standards of Florida #1 grade or better.

- **PROHIBITED PLANTS**

Noxious or invasive exotic plants such as Brazilian pepper, Australian pine, Melaleuca, Florida grape, etc. must be removed and may not be planted on any home site. **The completed list of invasive plants is available from the Center for Aquatic and Invasive Plants, University of Florida, IFAS.**

- **MULCH**

Mulch supplied by the association's landscape maintenance firm or by private IRCCA Compliance and Design Standards

DESIGN STANDARDS

landscapers should be of a natural and degradable dark brown wood material when visible from the street or golf course. Mulch applied by the homeowner should match that applied to the common areas by the Association and on Indian River Club grounds. Mulch should be applied evenly at a depth of 2". Other ground covers, such as small stones, sea stone, river rocks, plastic ground covers, and similar may only be applied in such a way that it is not visible from street or golf course.

- **COMPLETE LANDSCAPE REQUIRED**

No home may be occupied until all landscape is complete and in accordance with approved plans and specifications and a certificate of occupancy is issued for the property. Indian River Club maintenance staff will connect the home's irrigation supply only after the landscape has been installed, inspected and approved.

- **REPLACEMENT LANDSCAPING ON EXISTING RESIDENCES**

Plants that die or have become overgrown must be replaced with equivalent material by the owners. Replacement plantings should be compatible with the original objectives of the landscape design; like plantings of some maturity are appropriate (e.g., a Live Oak should be replaced by a Live Oak). Large changes in the landscape design must be reviewed and approved by the Landscape Committee.

- **TREE PLANTING SUPPORTS**

Large trees require artificial support (e.g., wooden props, wires, etc.) when they are planted or, in some cases, as a result of hurricane damage. Artificial supports are appropriate for a limited amount of time. They have little or no usefulness once the tree has properly rooted. So, within a year of installation or upon a fully rooted condition, supports should be removed. This will eliminate an eyesore and give the landscape design a finished appearance.

- **CONTRACTOR'S RESPONSIBILITY**

The Contractor is solely responsible for coordinating the necessary inspections and connections. No irrigation water will be supplied until all landscaping is completely installed in accordance with approved plans. Indian River Club assumes no responsibility whatsoever for the adequacy or delivery of irrigation.

- **INSTALLATION SCHEDULES**

The contractor is solely responsible for maintaining adequate and supplemental irrigation during the installation stage of the landscape material.

All work shall take place in an orderly and workmanship like manner. All efforts shall be made to complete the construction of the Landscape Subcommittee approved plan in a timely fashion. The Landscape Subcommittee reserves the right to request a timeline/critical path of the project as part of the submission.

The Landscape Subcommittee reserve the right to request the scheduled delivery dates and points of important installs so that effective progress inspections may be scheduled and be completed.

DESIGN STANDARDS

- **APPROVED PLANT PALETTE FOR INDIAN RIVER CLUB COMMUNITY**

The following is a partial list for plant material on the approved plant list and the required minimum sizes and spacing specifications. The specifications noted for trees and palms are the minimum acceptable to count toward the canopy requirements outlined in this Document. Once canopy tree requirements have been met, smaller sized trees may be planted. However, these trees must still be of a minimum size (8'-10' OA min.) to be in-keeping with the scope and scale with the house and surrounding landscape

- **Trees: 16' -18' OA x 6-8' spread, 4-4 1/2" cal., unless noted otherwise**

| | |
|--|-----------|
| Bald Cypress (16' x 6-8', 5"- 6" cal.) | Loquat |
| Dahoon Holly | Magnolia |
| Live Oak | Red Maple |
| Long Leaf Pine | Sweet Bay |

- **Palms: 16' OA min., minimum caliper as noted**

| | |
|---|-----------------------------|
| Cabbage Palm 10-12" | Silver Date Palm |
| Chinese Fan Palm 10-12 | Medjool Date Palm |
| Canary Island Date Palm heavy trunk | Paurotis Palm 5-7 stem min. |
| Reclinata Palm 5-7 trunk min., 5-6" caliper | Foxtail Palm |
| Washington Palm 10-12" cal. min. | |

*** Queen Palms do not count toward minimum budget or canopy requirements.**

Note: all palms shall be of heavy caliper with dark green heads unless noted above.

- **Ornamental Trees / Palms:**

| | |
|---------------------------------|------------------------|
| Citrus spp. 6-8' | Crepe Myrtle 8-10' |
| Hibiscus Standard 6' x 3' C. T | Ligustrum Tree 8-10' |
| Oleander Tree 6' OA, x 3' C.T.. | Sweet Bay 8-10' |
| Wax Myrtle 6-8' OA | European Fan Palm 5-6' |
| Pygmy Date Palm 5-6' | Orchid Tree 8-10' |
| Mimosa 8-10' OA | Dahoon Holly 8-10' |

Note: These trees / palms do not count toward canopy requirements but are recommended for under story / accent applications. The intent for these items should be to install mature sizes with adequate clear trunk to be to scale with the house and surrounding landscape. Recommended minimums overall heights are listed above.

DESIGN STANDARDS

- **Shrubs: #3, Florida #1 or better**

| | |
|-----------------------------------|--------------------------------------|
| Azalea spp. | Clerodendrum |
| Downy Jasmine | Eleagnus |
| Florida Anise | Hibiscus spp. |
| Ligustrum | Oleander |
| Philodendron | Plumbago |
| Podocarpus | Sandankwa Viburnum |
| Saw Palmetto | Sea Grape |
| Silverthorn | |
| Sweet Viburnum | Thryallis |
| Wax Myrtle | Ixora "Nora Grant" |
| Indian Hawthorn "Majestic Beauty" | Pittosporum spp. (Green, Variegated) |
| Wax Jasmine | |

- **Low Shrubs: #3, 12" x 12" min., Florida #1 or better**

| | |
|--------------------|-----------------------|
| | Dwarf Yaupon Holly |
| Coontie | |
| Indian Hawthorn | Dwarf Azalea |
| Ixora spp. "Dwarf" | Philodendron "Xanadu" |

- **Ground Cover: #1, 8-10" x 8-10" min., Florida #1 or better**

| | |
|----------------------------------|---------------------------|
| | Blue Daze |
| African Iris | |
| Lantana | Dwarf Confederate Jasmine |
| Confederate Jasmine | Mondo Grass |
| Heather | Holly Fern |
| Liriope Variegated (Aztec Grass) | Sword Fern |
| Liriope "Evergreen Giant" | Parsonii Juniper |

- **Ornamental Grasses: #3 min., Florida #1 or better**

| | |
|-------------|-----------------------|
| | Dwarf Fakahatchee |
| Cordgrass | |
| Fakahatchee | Red or Green Fountain |
| Pampas | Muhley Grass |

- **Accent: #7 min., Florida #1 or better, unless noted otherwise**

| | |
|---------------------------|--------------------|
| | Bird of Paradise |
| Areca Palm (5-6' OA min.) | |
| Bougainvillea | Cardboard Palm |
| Crinum | Eugenia myrtifolia |
| Gardenia | King Sago Palm |
| Lady Palm | Paurotis Palm |

DESIGN STANDARDS

Pygmy Date Palm (5-6' OA min.)
Travelers Palm
Tibouchina

Viburnum "Awabuki"

- **Interior Courtyard: #3 min. unless noted otherwise**

Arboricola
Lady Palm
Mondo Grass #1 min.
Ponytail Palm

Dracaena marginata

Hawaiian Ti
Spathiphyllum
Variegated Ginger

- **Canopy Trees**

In order to qualify as a canopy tree, oaks and similar hardwoods must be 16' x 8', 4"-4 1/2" caliper minimum. Pines must be a minimum of 16' in height with a d.b.h. of 1/2". Palms must be planted in clusters of three with heights varying by a minimum of 2' per tree from a minimum height of 16' overall.

- **Ornamental Trees**

Size will depend on location and variety.

- **Palms**

Palms must be planted in clusters of three with heights varying by a minimum of 2' per tree from a minimum height of 16' overall to meet canopy requirements. Refer to the plant list for minimum sizes. Queen Palms do not count toward minimum canopy tree or budget requirements. Refer to Plant Palette for minimum sizes required.

- **Shrubs**

All shrub materials shall be 3-gallon container minimum and Florida Nursery Grade #1 or better. Certain applications, such as privacy screens or specialty foundation planting require larger specimens. Plants shall be spaced to provide 100% coverage within one year.

Air conditioning and pool equipment shall be planted with 48" tall plant materials. On center plantings around this equipment shall be such as to provide for 100% shielding at the time of installation.

- **Ground Cover**

All shrub materials shall be 1 gallon minimum for fast growing plants and Florida Nursery Grade #1 or better. Slow growing plants or certain applications may require larger sizes by the ARC.

DESIGN STANDARDS

PROHIBITED PLANTS

Noxious or invasive plants may not be brought onto Indian River Club grounds. Where such plants exist on any lot, they must be removed without damage to existing native vegetation. Prohibited plants are those that are noxious, prone to freeze damage, not drought tolerant, or in certain applications, maintenance intensive. These include, but are not limited to the following:

Australian Pine, Brazilian Pepper, Melaleuca, Norfolk Island Pine, Carrotwood, Ficus, Florida Grape, Umbrella Tree.

See a full list of undesirable plants offered by the Florida Exotic Pest Plant Council at www.fleppc.org, and through the IFAS, University of Florida.

- **Existing Properties Major Landscape Modifications:**

Applications for major landscape modifications to existing lots shall be submitted to the Landscaping Subcommittee Chair.

The application must include:

There are no fees

Applicant's responsibilities

Submittal Requirements

Recommendations to ARC and Decisions

Appeals

Expiration of Approvals

- **CONSERVATION AREAS**

- **Conservation Easement Subcommittee Responsibility**

These standards are the responsibility of the Conservation Easement Subcommittee to the ARC. This subcommittee provides guidance and recommendations for the conservation easements consisting of primarily the Wetlands and Scrub Jay Preserve (habitat).

Pursuant to the IRCCA Bylaws, this Subcommittee does not have the authority to make final decisions on behalf of the Association Board. The Subcommittee may communicate directly with the Association Board for the approval of the expenditure of funds for the maintenance and preservation of Conservation Easements.

- **Authority**

Pursuant to the IRCCA Bylaws, this Subcommittee is advisory to the Association Board.

IRCCA Compliance and Design Standards

Page | 49

Revision: February 20, 2023

DESIGN STANDARDS

- **Meetings**

Since the Subcommittee is not making decisions on behalf of the Association Board, its meetings are not required to be posted for notice nor are members entitled to attend the meetings.

- **Conservation Easements**

The Indian River Club has two primary types of conservation easements: Wetlands and Scrub Jay.

The wetlands are located as follows:

- **Conservation Easement 3 (CE3)**

Located between holes 1 and 9 on the IRC golf course.

- **Conservation Easement 4 (CE4)**

Located behind the Water Oak Condominiums between the west side of IRC golf course hole 3 and the east side of the rear condominium setback marked with gray stakes.

- **Conservation Easement 5 (CE5)**

Located on the east side of hole 3 fairway marked with red stakes.

Wetlands may not be entered on foot or by golf cart, nor disturbed, encroached upon, or otherwise affected by property owners, members, guests or pets. Only contractors authorized by the Board of Directors are permitted to enter the wetlands to perform scheduled maintenance.

- **Maintenance and Preservation**

Ongoing maintenance and preservation of the Wetlands Conservation Easements (CE3, CE4, and CE5) includes:

- Complying with St. John's River Water Management District (SJRWMD) requirements and guidelines
- Coordinating with SJRWMD on continued care of our obligations under the Conservation Easements
- Reviewing and recommending actions for continuing health of existing plantings or new plantings focusing on native plants, shrubs and trees
- Recommending to the Board of Directors contracting vendors for maintenance who are licensed by the State of Florida
- Using best practices and being proactive in identifying any environmental conditions that affect the long-term health and vigor of ponds and wetlands

DESIGN STANDARDS

MAINTENANCE AND PRESERVATION OF CONSERVATION EASEMENTS IS PROVIDED BY THE CONSERVATION PRESERVATION FUND THAT IS FUNDED BY NEW PROPERTY OWNER TRANSFERS AT TIME OF SETTLEMENT.

- **Purpose**

To provide optimum supplemental irrigation while maximizing conservation efforts and minimizing dependence on groundwater.

- **Authority**

The ARC and Landscaping Subcommittee are responsible for approving irrigation plans or alterations as part of their overall primary responsibilities. Continued maintenance is the responsibility of individual homeowners which may be facilitated by the IRCCA property manager (Keystone Property Management).

IRRIGATION STANDARDS AND GUIDELINES

The irrigation system at Indian River Club is a Community wide Rainbird "MAXI" system utilizing reuse water provided by the Indian River County Utility Department. This non-potable water primarily consists of effluent reuse water but will also contain storm water stored in on-site lakes. During periods of severe drought, well water drawn from the Floridan aquifer will supplement effluent and storm water.

The irrigation delivery system utilizes a centrally located pumping station, which delivers water at approximately 80 psi. The system is controlled by a series of computers, which monitor environmental conditions through our on-site weather station. Temperature, relative humidity, wind speed and rainfall amounts are all factored in to determine the Community's irrigation needs. Water is delivered through a series of main lines (6", 8", and 10" in size) adjoining the entire property and sub-main lines (4", 3" and 2 1/2" in size) servicing individual neighborhoods. Individual services, or taps, are provided along the sub-main lines. Taps and a manual gate valve for each lot or series of lots have been installed. (Note: Smaller lots, such as for courtyard or villa homes may have 2 or 3 lots serviced by a single tap.) It is the owner's responsibility to properly attach to that tap through approved methods.

Control of the sprinkler run times and days of operation is the responsibility of the Irrigation Specialist employed by the Property Owners Association. The MAXI computer system automatically adjusts irrigation delivery based on weather conditions so that the optimum amount of water is delivered to maintain plant and turf vigor. This minimizes the possibility of under or over watering. Our Irrigation Specialist can manually override the system, for example, to provide additional water for landscape grow-in or system checks.

- **Control Clocks**

Control clocks have been installed and are maintained by the Association. Each lot has been assigned a certain number of zones to be controlled by its clock. The necessary control and common wires are provided at the tap. The number of valves will depend on lot size.

DESIGN STANDARDS

Typically, lots 10,000 sq. or less will receive two zone control wires while lots greater than 10,000 sq. ft. will receive three zone wires.

The entire Community wide irrigation system is designed for maximum flows of 50 gpm per zone or less.

Individual zone lines shall be delineated by differing lines for ease of review.

A chart shall be provided listing gallon per minute ratings and precipitation rates for each zone,

The irrigation system shall provide for 110% coverage.

- **Backflow Prevention**

Due to use of non-potable water a state/locally approved back flow device must be installed on the irrigation system. An inspection shall be completed to ensure that no cross connections exist between potable and non-potable water supplies. An irrigation contractor shall be responsible for the inspection arrangements and final certification for non-cross connection, with a copy of such certification provided to the Indian River Club's Property Owners Association for their records.

- **Ownership of the Irrigation System**

The irrigation system and the associated parts are sole ownership and maintenance responsibility of the owner. The Association is responsible up to the tap point/gate valve. A gate valve shall be installed for the irrigation system separate to that of the Association's for the shutdown of the irrigation system for repairs.

- **IRRIGATION SYSTEM SPECIFICATIONS**

- **Coverage**

Irrigation must be limited to the minimum area necessary for adequate coverage. Nozzles such as side strips, end strips, part or full circle heads, bubblers etc. should be used to direct irrigation only those areas needed. Indian River County strongly encourages the use of Xeriscaping utilizing low volume micro-jet or drip type irrigation. Irrigation should not be directed into existing native plant beds to minimize weed growth and to minimize the introduction of invasive species. Wherever low volume methods are utilized a pressure-reducing device and in-line filters are required to minimize clogging of emitter tubing and/or small tips from grit and impurities. In-line filters must be readily accessible for cleaning and should be installed in an accessible valve box or within the plant bed being serviced.

- **Valves**

Self-cleaning "scrubber" type electric valves capable of handling dirty water situations such as the Rain Bird 200 PESB or approved equal must be used. While brass valves perform better under dirty water situations; plastic valves capable of handling pressures up to 120 psi are adequate. Isolation valves must be installed downstream of the lot's

DESIGN STANDARDS

main electric valve. All valves must be assembled in a manifold type of arrangement using all threaded fittings between the gate valve ("tap") and provided by the Association and the valves. The valve manifold must be located in box at the property corner nearest the tap. The valve box cover must be lavender denoting the use of re-use water. All fittings shall be either schedule 80 PVC, ductile iron, or galvanized steel assembled according to the manufacturers' instructions using the proper thread sealants. Threaded fittings eliminate the possibility of any glued joint failures due to pressure fluctuations, water hammer, etc.

The orientation of the valves in a manifold arrangement adjacent to the tap eliminates any pressurized lines within the property owner's lawn or landscape. The valve wiring should be neat and orderly with all splices encased within direct burial waterproof connectors such as "DBY's". A minimum 2" layer of pea rock must be installed in the bottom of the valve box with at least half of the valve body exposed so as to facilitate any future repairs.

- **Sprinklers**

Sprinklers may consist of spray heads on standpipes (where applicable), Hunter, Rain Bird, or Toro pop-up spray heads with filters, and Hunter PGP pop-up rotors. Standpipe spray heads shall be black to minimize their sight impact and installed at a height to provide adequate coverage to mature plants. Pop-up spray heads and rotors shall be a minimum of 6" so as to provide complete coverage with no turf interference. Some ornamentals may require the use of pop-ups higher than 6" so as to provide coverage over low shrubs and ground covers.

All pop-up type sprinkler heads must be installed using non-rigid installation methods such as swing joints or flexible type pipe ("funny pipe") so as to prevent damage from traffic. To facilitate maintenance by the neighborhoods, the Association reserves the right to require that all irrigation components within a neighborhood be of a certain manufacturer.

- **Zones**

Irrigation coverage of turf and ornamentals must be on separate zones due to unequal water requirements. Spray heads can be combined with rotors as long as precipitation rates are equaled by using the appropriate nozzles.

- **Approval Required**

All designs must be submitted to and approved by the Architectural Review Committee (ARC) and the Landscape Subcommittee prior to installation. The installation must be inspected and approved by Keystone Property Management prior to plant installation.

Irrigation water will not be supplied to a Lot until the irrigation system has been properly installed and approved by the ARC.

APPENDIX A

DESIGN STANDARDS MATRIX: ALL NEIGHBORHOODS EXCEPT OAK HAMMOCK

| Design Standards Matrix | | | | | | | | | | | |
|--|-----------------------------------|----------------|------------------|------------------|-------------|------|-----|-----------------|------------------|------------------|---------------|
| | | Setbacks | | | | | | Decks or Patios | Screen Enclosure | Minimum A/C Size | Roofing Mat'l |
| | | Front | Side | Rear | Side Corner | Pool | | | | | |
| Home Style | Neighborhood | | | | | | | | | | |
| Traditional Single Family | | | | | | | | | | | |
| | Summerwood | 15'/25' (1) | 10' | 10' | 15' | 10' | 5' | 5' | 2,100 sf | 40 yr min | |
| | Wood Haven | 15' (2) | 10' | 20' | 15' | 10' | 10' | 10' | 2,500 sf | 40 yr min | |
| | Carolina North | 15'/25' (1) | 10' | 20' | NA | 10' | 10' | 10' | 2,100 sf | 40 yr min | |
| Courtyard | | | | | | | | | | | |
| | Hampton Woods | 15'/25' (1) | 0'/10'/5' (3) | 10' | NA | 5' | 5' | 5' | 1,900 sf | 40 yr min | |
| | Carolina South Lots 29 thru 43 | 15'/25' (1) | 0'/10'/5' (3) | 20' | NA | 5' | 5' | 5' | 1,900 sf | 40 yr min | |
| Cottage | | | | | | | | | | | |
| | Carolina South Lots 1 thru 8 | 15' (2) | 5' | 10' | NA | 5' | 5' | 5' | 1,800 sf | 40 yr min | |
| Villas | | | | | | | | | | | |
| | Carolina South Lots 9 thru 14 | 15'/25' (1) | 0'/5' | 20' | NA | 10' | 10' | 10' | 1,800 sf | 40 yr min | |
| Fairway Homes | | | | | | | | | | | |
| | Carolina South Lots 15 thru 28 | 15'/25' (1) | 7.5' | 20' | NA | 10' | 10' | 10' | 1,800 sf | 40 yr min | |
| Bridgewater | | | | | | | | | | | |
| | | 15'/20' (1) | 5' | 10' / 20' (4) | 15' | 10' | 10' | 10' (5) | 1,586 sf | 40 yr min | |
| <p>Notes:</p> <ul style="list-style-type: none"> (1) 15' if side loaded garage, 25' if front loaded garage (20' in Bridgewater.) (2) Side loaded garage only; not living space (3) 0' for common walls, 10' opposite side for habitable structure, 5' for garage. (4) 10' rear setback increased to 20' if adjacent to lake. (5) 0' for screen enclosure for courtyard design homes | | | | | | | | | | | |

APPENDIX A

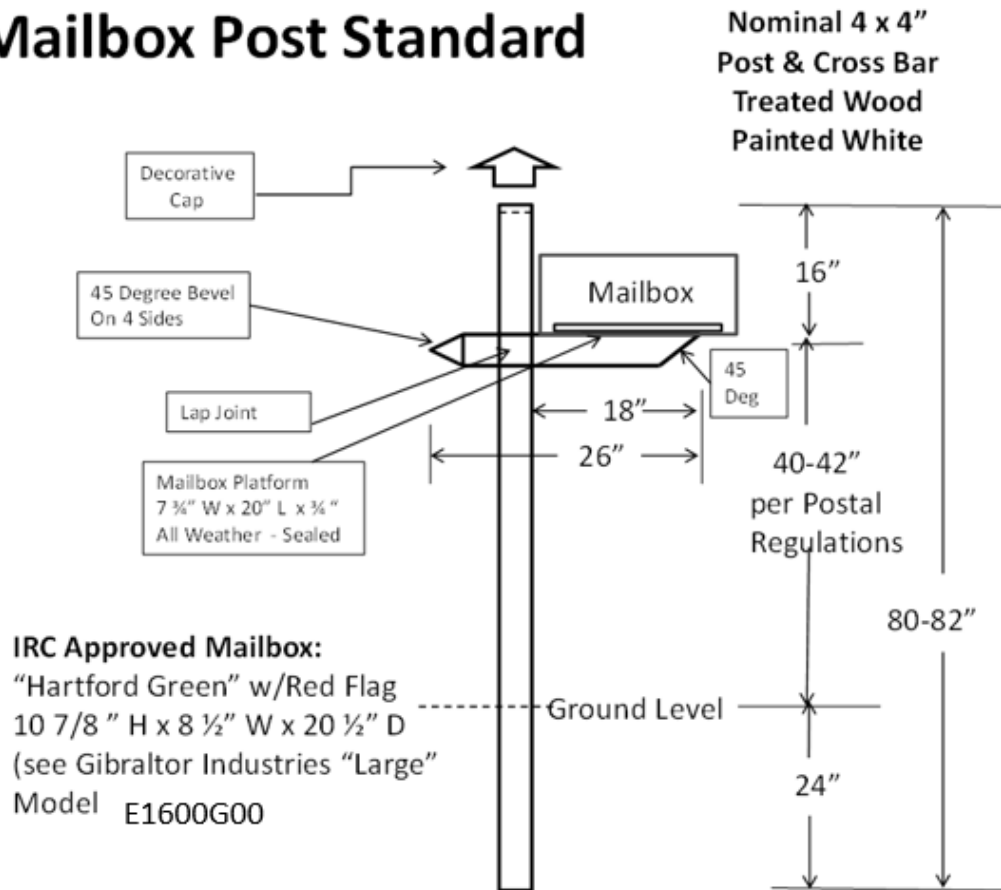
DESIGN STANDARDS MATRIX: OAK HAMMOCK NEIGHBORHOODS

| Design Standards Matrix - Oak Hammock | | | | | | | | | | |
|---------------------------------------|---------------|-------------|---------------|------|-------------|------|-----------------|------------------|------------------|---------------|
| Home Style | Neighborhood | Setbacks | | | | | | Screen Enclosure | Minimum A/C Size | Roofing Mat'l |
| | | Front | Side | Rear | Side Corner | Pool | Decks or Patios | | | |
| Traditional Single Family | | | | | | | | | | |
| | Oak Hammock | 15' (1) | 10' | 20' | 15' | 10' | 10' | 10' | 2,500 sf | 40 yr min |
| Courtyard | | | | | | | | | | |
| | Hammock Lake | 15'/25' (2) | 0'/10'/5' (3) | 10' | NA | 5' | 5' | 5' | 1,900 sf | 40 yr min |
| Traditional Single Family | | | | | | | | | | |
| | Pine Valley | 15'/25' (1) | 10' | 20' | 20' | 10' | 10' | 10' | 2500 sf | 40 yr min |
| Condominium | | | | | | | | | | |
| | Water Oak (4) | | | | | | | | | |

- Notes:
- (1) Side loaded garage only; not living space
 - (2) 15' if side loaded garage, 25' if front loaded garage
 - (3) 0' for common walls, 10' opposite side for habitable structure, 5' for garage.
 - (4) Please contact a member of ARC to discuss.

APPENDIX A

Mailbox Post Standard



Revision History:

| Version | Date | Approved by: |
|----------|------------------|--------------------------|
| Final v1 | January 23, 2023 | IRCCA Board of Directors |
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