



Architectural Guidelines – Architectural Control Policy (Monotony rules)

House and Color Package Repetition Guidelines

Why does Wellen Park have this sitting/color monotony policy?

Wellen Park is known for our great-looking communities. These communities are born from thoughtful land development and vibrant architectural elevations. A big part of what makes our communities desirable for our purchasers is the overall appearance and feel of the neighborhoods. By carefully putting together exterior color packages that complement the architectural style of our homes, then employing architectural guidelines to control color selections and elevation repetition, we are able to achieve harmonious streetscapes.

The guidelines have been created in order to ensure that we continue to offer attractive streetscapes and that every homeowner has the opportunity to feel like their home is special and somewhat unique because it is not located on every lot or everywhere you turn. We strive to ensure that our communities are not as "cookie-cutter" looking as our competitions.

This guideline is intended to be the MINIMUM standard in regard to elevation and color repetition. Often times Municipalities or Community Developers have their own guidelines which may be more restrictive than this policy, in which case the more restrictive of the two must be adhered to. However, one policy as a whole does not supersede the other.

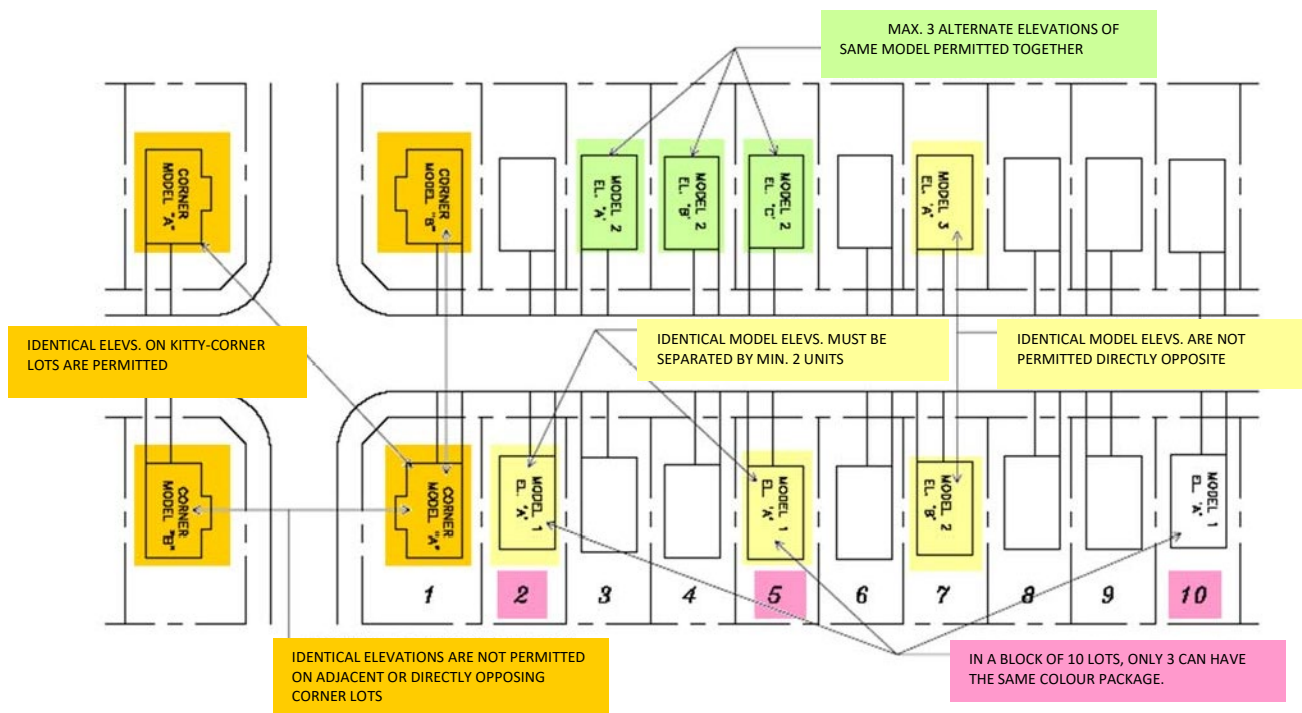
1. Single-detached dwellings directly across the street or next to one another cannot have the same elevation (if same model type) and/or exterior color package. There must be a minimum of two units between identical elevations. (See Appendix A for example, highlighted in yellow)
2. Only if Applicable: For townhomes/coach homes, the repetition requirements stated above for single-detached dwellings will not apply. Since townhome blocks are comprised of individual units grouped into a larger architectural form, the massing and design of each townhome block rather than the individual units will be reviewed and approved. Block elevations of the same architectural style should not occur adjacent or opposite to each other.
3. For corner lots, flanking elevations must be different from those flanking elevations on lots adjacent or directly opposite. Identical kitty-corner elevations are permitted. (See Appendix A for example, highlighted in orange)
4. A maximum of three alternative elevations of the same model may be sited adjacent to one another. (See Appendix A for example, highlighted in green). Even if a plan has four elevations, only three lots of the same model can be sited in a row. This is intended to break up similar massing on the streetscape.

5. Where possible, homes of similar height should be sited in groups of two or more.
For example, a single-story home should be sited next to at least one other single-story home. A two-story home should be sited next to at least one other two story home, etc...
- This is intended to avoid the “missing tooth” streetscape.
6. Leave a minimum of two houses in between the same exact color package choice.
Every fourth house can have the same exact color package choice if necessary.

AC/Pool Equipment Enclosures

1. For homes built on 65' lots, AC/Pool Equipment enclosures can be either landscaped or concrete; however, concrete is preferred. For all homes being built on 75' and 85' lots, the AC/Pool Equipment enclosures must be concrete.

Appendix A: Model Repetition and Façade Variety Criteria (Single Detached Dwellings)



Fences, Walls and Hedges for Single Family Residences

Note: No fence, fence-like hedge or wall shall be erected in the back, front or side yard except as approved by the ACC.

1. Walls may not be constructed on any Lot.
2. Fences are permitted in the rear and side yards only. In no instance can any fence be installed forward of the midline of the home.
3. Fences shall conform to the following standards: 1) the fence must be square picket with a plain top rail; 2) be black or bronze colored aluminum; 3) the height shall be forty-eight inches (48") with a seventy-two-inch (72") gate for landscaping access; 4) the fence must fully extend to the property line.
4. All homes must use no more than a 4' black/bronze aluminum fence on the perimeter of the lot in areas that will not impede view from adjacent residences. Each lot is different, so care will be taken with each application to protect views.
5. Landscaping may be required as part of the fence installation to ensure that fences across ponds are aesthetically pleasing and uniform with the community.
6. When a fence is installed, the irrigation must be adjusted so that all areas still have full watering coverage. Any sod or landscape failures due to lack of irrigation shall be fixed and paid for by the homeowner. Irrigation design modification is the financial responsibility of the homeowner.
7. Gates adjacent to, and opening into, common areas must swing into the Homeowner's property (gate cannot swing into common area). At least one gate must be a minimum of 6' wide and positioned in such a way that provides adequate access for landscape equipment.
8. All fence applications will be reviewed based on aesthetic value taking into consideration the view of the fence from other lots and common areas. If the fence appears to affect the congruency of the overall community design the application may be denied.
9. Corner Lots (see sketch):
 - Fence shall be set back at least 10' from the sidewalk
 - A continuous landscape hedge shall be installed on the outside of the side-lot fence.
 - Corner lot fences shall start at least 10' back from the front corner of the home.

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Page 4 of 2

On Site Signage

No signs of any kind shall be displayed on any homesite or in the windows of any home, except for those used by the builder or developer while doing business or the approved FOR SALE and OPEN HOUSE sign placed only in the front of a home by realtor or homeowner.

Approved For Sale / Open House Signage

If you are selling your home and/or conducting an open house, there is an approved sign that must be used in the Everly neighborhood. It is the responsibility of the homeowner to ensure that their realtor (or they if not using a realtor, contact Lykin Signs to place a sign order and purchase the approved sign format.



18" H X 24" W

Mounted on 36" black aluminum post.

Contact Eddie Johnson at Lykin Signtek

Eddie Johnson

Lykins Signtek

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