TERRENO

BY DiVOSTA®

Architectural Policies

and

Design Review Guidelines

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A Five Thousand Dollar ($5,000.00) refundable deposit from Pool Company will be required. A One Thousand Dollar ($1,000.00) nonrefundable fee from the Contractor for use of the cement clean-out and common area damage and a copy of the contractor's license and certificate of insurance will be required from any party doing any concrete work, installing or constructing a swimming pool, patio or pool screen enclosures and pool heaters. A One Thousand Dollar ($1,000.00) refundable deposit from the owner will be required for other material changes at the Board's discretion. Owner deposit is refundable when the Association Manager confirms that all roadways and landscaping are restored to the original state.

1. The owner agrees that no work on this request shall commence until written approval by the ARC is received.
2. This application must meet all applicable codes and permitting.
3. All framing must be the same color as the lanai screen enclosure framing.
4. All aluminum framing, for the front entry door and hardware must be bronze in color.
5. No walls shall be constructed on any Parcel.
6. Reflective window coverings are prohibited.
7. Screen enclosures aluminum framing, doors and hardware must be bronze in color for the rear of unit.
8. It is the homeowner's responsibility to return the grade to the original condition as reflected on the survey. In order to properly accomplish this, it is the homeowner's responsibility to retain a surveyor to verify the grade after the install is complete. If the area is not returned to the original grade reflected on the survey, you may be liable for any costs the HOA incurs to re-grade the area.
9. When installing an after-market pool, patio or screened enclosure, the owner is responsible for contacting Sunnygrove for any modifications to the irrigation system before the construction may begin, and after completion to restore irrigation to their lot. Owner is responsible for all costs associated with the modification and restoration of irrigation for the unit.
10. When installing an after-market pool, patio, extended lanai with screened enclosure, a signed After-Market Construction Addendum must be submitted with the application.

The undersigned acknowledges that they have read and understand this application. They also understand that until a written approval is received, no work may be started.

Signature:_____ Date: _____

Signature:_____ Date: _____

TERRENO HOMEOWNERS' ASSOCIATION, INC.
ARCHITECTURAL REVIEW COMMITTEE (ARC)
REQUEST FOR MODIFICATION – EXHIBIT "A"

Date: _____

Homeowner(s) Name: _____

Owner Property Address: _____

Lot #: _____ Owner Phone #: _____Owner Email: _____

Vendor Name: _____Vendor Phone: _____

Vendor Email Address: _____

Projected Start Date: _____ Estimated Completion Date: _____

Please Select Project Type

[ ] **Landscape Installations / Changes**

- Provide a marked-up plot plan or drawing/sketch showing the location and quantity of proposed plant material (trees, shrubs, flowers) being added or altered on the lot. Identify the plant species.
- Include the dimensions of any new landscape beds on the plot plan or drawing/sketch (if no new beds or extensions, indicate "within existing beds").

[ ] **Fence**

- Provide a copy of your plot plan/lot survey showing the planned location of the fence and gate(s). Include dimensions, measurements, and setbacks.
- *See Fence Guidelines (Design Review Guidelines)*

[ ] **Exterior Paint Changes**

- Provide a color picture of your home, as well as a color picture of the home to the left and right.
- Provide color samples, manufacturer, color name, code or number.
- Identify your paint color designations for: House Body, Fascia/Trim, Front Door/Shutters, and Garage Door.

* A 2ft x 2ft paint sample must be painted on the side of the house for inspection by ARC.

[ ] **Driveway / Walkway / Patio Extension**

- Provide a marked-up plot plan or drawing/sketch showing proposed extended areas.
- Include dimensions of extended areas

* Driveway/walkway pavers must match the originally installed paver color, style, and installation pattern that were installed by the builder.

[ ] **Swimming Pool**

- Provide a pool construction plan (plan that is provided to the county for permit) that identifies pool setbacks to structure, and property lines.
- Show location and dimensions of the entire pool area (pool deck/pool cage) – include screen enclosure elevation drawings, if applicable. **All aluminum framing, doors and hardware must be bronze in color. Screen material must be charcoal and match existing design of other screens.**
- Show location of mechanical pool equipment.
- Show lot survey depicting all enhancements including the access route for building the pool.
- If installing an open-air swimming pool, *see Fence Guidelines (Design Review Guidelines, Section III, Subsections C, Fences.*
- Provide a landscape plan showing the location, species, and quantity of all plant material. Landscaping shall be provided around the pool cage (or fence, if installing an open-air pool/spa) and mechanical equipment.

[ ] **Front /Rear Screen Enclosures**

- Provide screen enclosure elevation drawings with dimensions.
- **All aluminum framing, doors and hardware must be bronze in color. Screen material must be charcoal and match existing design of other screens.**

[ ] **Solar Panels / Solar Pool Heater**

- Provide a diagram showing the location of the panels on the roof.
- All piping/conduit must be painted monochromatic to match the surface color it's adhered to.
- *See Design Review Guidelines, Section III, Subsection C, Solar Panels.*

[ ] Other Improvements: _____

ALL APPLICANTS: Please provide a detailed description of your modification below.

_____
_____
_____
_____
_____

Construction Access Point: _____

The time cycle allowed by the covenants for your request to be processed does NOT begin until the ARC request is considered complete.

All applications MUST include (please initial next to each item, verifying the information is included. Indicate those that are not applicable):

1. _____Submit your site plan/plot plan (lot survey) with location of the proposed modifications. Identify construction access points. This will help the Committee to accurately determine the location of the proposed improvement, and its relationship to the property lines and setbacks.

2. _____Submit samples and/or color photos of all materials to be used. This will help the Committee to accurately determine the exterior appearance, and its conformance to the Design Guidelines.

3. _____Landscape Plans (if applicable): Provide a marked-up plot plan or drawing/sketch showing locations of new beds/plantings – List plant species and quantity.

4. _____A copy of the Contractor's license, and Certificate of Insurance (liability and workers compensation). These must be current, not expired.

Certificate Holder must be:

Hampton Lifestyles Management Group
7845 Baymeadows Way
Jacksonville, FL 32256

Di Vosta Homes LP
24311 Walden Center Drive
Ste. 300
Bonita Springs, FL 34134

Terreno HOA
1729 Terreno Blvd
Naples, FL 34120

5. _____If your modification requires any type of concrete work or ground excavation/digging (i.e., the installation of a pool, spa, patio, extended patio/driveway/walkway, screened enclosure, fencing, major landscaping, etc.), the Applicant/Owner and Contractor must read and sign the After-Market Construction Addendum and submit the signed addendum with this application.

6. _____If #5 applies to your modification, please submit Construction Damage Deposits (Checks Only)

-$500.00 from Owner ($1,000.00 from Owner if installing a pool/spa)

-$500.00 from Contractor ($5,000.00 from Contractor if installing a pool/spa)

Make checks payable to: **TERRENO HOMEOWNERS ASSOCIATION, INC.**

Please email (callen@hampton.golf) mail or deliver this application, along with items 1-6 in one envelope, to the Terreno HOA office located at:

1729 Terreno Blvd
Naples, FL 34120

HOMEOWNER STATEMENT OF RESPONSIBILITY

1. If the project causes damage to, or encroachment upon any adjacent property, public property, or common area, I/We will be responsible for any necessary repairs and the removal of any encroachments.
2. I/We will assume all liability for any damage incurred because of this modification as well as any additional maintenance costs that may be required by any and all governmental agencies for this modification.
3. I/WE have read and understand the CONSTRUCTION STANDARDS for the Terreno Homeowners Association, Inc.
4. I/We understand that once the project is approved by the Architectural Review Committee (ARC), changes may not be made unless prior written approval is received.
5. I/We understand this project shall begin within 60 days of receiving written approval and shall be completed within 1 year after commencement.

The undersigned acknowledges that they have read and understand this application. They also understand that no work on this request shall commence until written approval by the ARC is received. A One Hundred Dollar ($100.00) per day fine will be charged to the Homeowner for each day work has commenced prior to receiving ARC approval.

Homeowner Signature(s): _____Date:_____

Homeowner Signature(s):_____Date:_____

Construction Deposits:

Amount_____Date_____Check #_____Name on Check_____

Amount_____Date_____Check #_____Name on Check_____

Amount_____Date_____Check #_____Name on Check_____

ARC Review Date: _____

The above request for modifications to Lot # _____ has been:

_____ APPROVED

_____ DISAPPROVED

_____ APPROVED WITH THE FOLLOWING EXCEPTIONS/CHANGES:

_____
_____
_____

BY:

_____ _____

Signature Title

ACCESS AGREEMENT

The_____ family will be constructing a swimming pool in the immediate future with _____. To be able to access the rear of the property, _____may require the use of the property between their home and yours.

Terreno HOA has secured a deposit to ensure that any damages that may occur during the normal course of swimming pool construction will be restored to the original condition once the construction is complete.

Homeowner:_____ Address: _____

Phone:_____ Email: _____

POOL CONTRACTOR

Vendor Name: _____

Vendor Address: _____

Vendor Phone #:_____

Vendor Email: _____

NEIGHBORS GRANTING ACCESS TO PROPERTY BETWEEN HOMES

Neighbor (Left):

Name:_____

Address:_____

Phone: _____

Email:_____

Signature:_____

Neighbor (Right):

Name: _____

Address: _____

Phone: _____

Email: _____

Signature: _____

TERRENO HOMEOWNERS' ASSOCIATION, INC.

CONSTRUCTION STANDARDS

All exterior construction activity in the Terreno Homeowners Association, Inc. must comply with the Covenants and Restrictions of the Terreno Homeowners Association, Inc. The following summary is provided for convenience:

PRECONSTRCTION: After the Lot Owner has received ARC plan approval, the following requirements must be satisfied before site preparation, materials delivery or construction may commence.

Signs: the ARC must approve General Contractor and Architect signs. No sign may be attached to any tree. No subcontractor signs are permitted.

Deposits: Owner may be required to make a refundable deposit with submittal of plans for approval and shall indemnify the Association for damages to Association or neighboring lot property during construction. The Contractor may be required to make a separate deposit as its bond in the event of damages caused by construction activity. Owner or Contractor liability may exceed these deposits.

Permit: ARC approval does not preclude any requirement for building permits from the County Building Department or other agencies.

Utilities: Location of all underground utilities should be obtained from the respective utility companies.

DURING CONSTRUCTION

Inspection: The ARC or the ARC's agent may inspect construction in progress to ensure compliance with approved plans, and, if appropriate, report permit or code violations to the Collier County Building Inspector.

Burning: Fires are not permitted.

Trash Disposal: Owners and Contractors are responsible for control and removal of trash generated by construction activities. Care should be taken to prevent spillage in transit. The ARC or the ARC's agent must approve the location of trash dumpsters prior to placement within Terreno Homeowners Association, Inc. At the end of each workday, materials are to be stored neatly and trash placed in the dumpster. The sidewalk, curb and street in front of the construction site shall be kept free of dirt and debris. Contractors are responsible for repair of curb or sidewalk damage caused by trucks or other equipment.

Neighbors' Rights: All construction materials must be kept within the Owner's property lines. Use of adjoining properties for access or storage without written permission from the owner is prohibited.

Damage: Any damage to Terreno Homeowners Association, Inc. property shall be charged to the General Contractor or Owner. Damage includes, but is not limited to, injury to property from mechanical equipment, vehicles, petroleum products and general or subcontractor employees.

Working Hours	**Monday through Saturday**	**7:00 a.m. to 7:00 p.m.**
	Sunday & Holidays	**No work**
Speed Limit	**25 miles per hour**	

Final Inspection, ARC inspection and final approval are required before deposits may be returned. All construction must be completed, trash and signs removed before inspection. The owner is responsible for notifying the ARC Administrator that the site is ready for inspection. Unauthorized changes from approved plans noted by the inspector must be corrected before a second inspection and final approval can be obtained.

EXHIBIT "B"
Terreno HOA

Landscape Plant Materials List

Plants listed below are grouped according to the desired overall design objectives established for Terreno Homeowners Association. Plants listed in Item 3 below are not permitted. Vegetable plants and fruit trees, including citrus are not pemitted.

Designs will be reviewed and approved by the Design Review Committee based upon the use of acceptable horticultural practices.

1. Approved and Recommended

A. Palms	Common Name
	Alexander Palm
	Cabbage Palm
	Christmas Palm
	Fish Tail Palm
	Pygmy Date Palm
	Majesty Palm
	Queen Palm
	Foxtail Palm
B. Canopy Trees	
	Shady Lady Black Olive
	Southern Laurel Oak
	Southern Live Oak
	Cassia
C. Small/Flowering Trees	
	Gardenia (Standard)
	Pitch Apple
	Guava Strawberry
	Hibiscus (Standard)
	Tree Ligustrum
	Purple Golden Dewdrop
	Jatropha (Standard)
	Bottlebrush Tree

D. Shrubs and Ground Covers

Clusia
Dwarf Firebush
Gardenia Bush
Hibiscus
Ilex Shilling
Podocarpus
Star Jasmine
Sweet Viburnum
Thryallis
Red Club Bottlebrush
Red Tip Cocoplum
Mexican Bluebell
Variegated Ginger
Asiatic Jasmine
Bottlebrush
Bougainvillea
Nora Grant Ixora
Wax jasmine
Bird of Paradise
Fakahatchee Grass
Flax Lily
Hawaiian Red Ti
Juniper
Croton Mamey
Pink Muhly Grass

2. Other Native and Optional Vegetation

A. Canopy Trees

Bald Cypress
Fiddlewood
Hackberry
Mahogany
Mastic
Scrub Hickory
Wild Tamarind
Willow Bustic
Wingleaf Soapberry
Black Ironwood
Simpson Stopper (Tree)
Red Maple
Satin Leaf
Pigeon Plum
Golden Shower Tree
Slash Pine
Royal Palm
Dahoon Holly
East Palatka Holly
Florida Elm
Magnolia Grandiflora

B. Shrubs and Ground Covers

Black Ironwood shrub
Crabwood
Golden Dewdrop
Myrsine
Walters Viburnum
Yellow Elder
Leather Fern
Silver Saw Palmetto
Wild Coffee
Florida Pivet
Jamaica Caper
Paurotis Palm
Wax Myrtle
Firebush
Saw Palmetto
White Indigo Berry

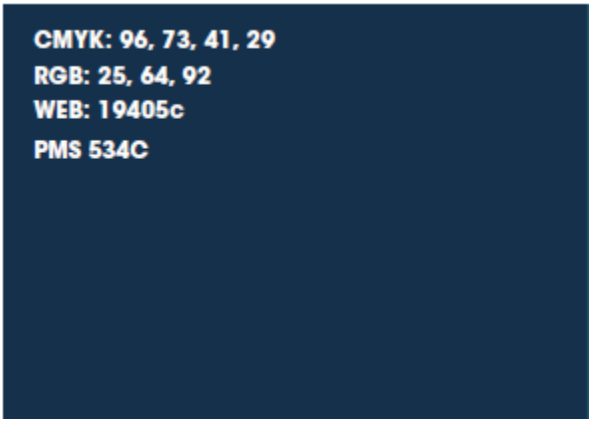
3. Vegetation not Permitted.

Collier County List of Invasive Exotic Plants:

Earleaf Acacia
Australian Pine (Casuarinas spp.)
Melaleuca species
Downy Rosemyrtle
Brazilian Pepper, Florida Holly
Catclaw mimose (mimosa pigra)
Japanese Climbing fern
Women's Tongue
Weeping Fig
Rosewood
Wedelia
Carrotwood
Air Potato
Punk Tree, Cajeput Tree, Paperbark Tree
Lather Leaf
Climbing fern
Java Plum
Murray Red Gum
Old World Climbing Fern
Rose Apple
Tropical Soda Apple

EXHIBIT "C"
Terreno HOA

Permitted For Sale Signs in Terreno



COLOR

EXHIBIT "D"
Terreno HOA

Roof Cleaning Guidelines

Clean Roofs

EXHIBIT "D" (continued)
Terreno HOA

Roof Cleaning Guidelines (continued)

Roofs that will need to be cleaned after the rainy season.

EXHIBIT "D" (continued)
Terreno HOA

Roof Cleaning Guidelines (continued)

Roofs that need to be **cleaned immediately.**
Terreno HOA would send the homeowner a violation letter.

EXHIBIT "E"

AFTER MARKET CONSTRUCTION ADDENDUM

This form must be signed by both the Owner and Contractor and returned to the Terreno HOA office with all deposits before work may commence.

The undersigned acknowledges that they have read and agree to abide by all conditions of Approval below and in any other documentation giving Approval. In addition, be it understood that until a signed **ARCHITECTURAL CHANGE APPROVAL LETTER** is received, no work may commence. **A One Hundred Dollar per day fine will be charged to the Homeowner for each day work has commenced prior to receiving ARC approval or the conditions of this addendum are not fully met.**

1. Contractor is required to notify the Association two days prior to work commencing to confirm all Association requirements are understood and will be met.

2. The Contractor is required to keep the work site free of trash and debris and to keep the front of the home and street clean and free of trash, nails and all debris daily. Materials delivered (such as pavers, concrete blocks, etc.) may not be placed on sodded or landscaped areas and must be removed immediately when their use is no longer needed.

3. This application must meet all applicable building and Collier County codes and permitting requirements.

4. All pavers on the subject lot that may need to be removed or reset during or after the construction of the pool are the sole responsibility of the homeowner.

5. The homeowner is responsible for contacting the Association's irrigation contractor to cap off all irrigation lines underneath the pool/enclosure/patio deck area. Any irrigation that is damaged during construction or restoration is the sole responsibility of the homeowner. Contractors may NOT use their own irrigation company.

6. Any pool equipment installed must have hedge material installed around the equipment to make it less visible for neighbors. Bushes must be thirty inches (30") high and eighteen inches (18") at the center of installation and maintained at 42" high thereafter. Pool heaters may not exceed 48 inches in height from the top of pad.

7. It is the responsibility of the Homeowner to restore the entire lot including the lake bank to a proper grade and slope for storm water run-off after completion; similarly, the Homeowner is responsible for any restorations on neighboring lots for proper grade, water runoff, landscaping and sod. The Association will not be responsible for water intrusion or drainage issues resulting from an after-market pool, screened enclosure or patio installation. Land warranty is voided with these installs; Homeowner is responsible for all drainage, flooding and grading issues going forward. Association approved landscaper must be used to restore.

8. Silt fencing must be installed around the perimeter of the construction site to protect neighboring units and the environment, lake banks and water retention ponds, and must be maintained in proper working condition throughout construction.

9. The homeowner must restore all sod and landscaping to its original condition and a detailed landscaping plan must be submitted along with the Architectural Change Form to show the new location and type of plants to be installed on the lot.

10. A One Thousand Dollar ($1,000.00) deposit for common area damage is required from any Owner installing or constructing an after-market pool, screened enclosure, or patio. The deposit balance is refundable when the Association Manager confirms that all roadways, lake banks, sidewalks and landscaping are restored to the original state.

11. A Five Thousand Dollar ($5,000.00) deposit, deposit letter or bond made out to the Terreno Homeowners Association Inc. is required from any Contractor performing after-market construction. The deposit balance is refundable and/or transferable when the Association Manager confirms that all roadways, lake banks, sidewalks, roadways and landscaping are restored to the original state and all conditions of Approval have been met.

12. Any contractor who engages in any of the following activities, damaging Association property by dumping construction materials onto any portion of the Terreno property, not cleaning up every day during the construction period, using unapproved access points, discharging any building materials directly into the lakes or the storm drains in the Terreno community or conducting themselves in a less than professional manner will be fined $1000.00 per incident, which will be taken from the deposit amount held by the Association.

13. The homeowner is responsible for contacting SSOCOF (Sunshine State One Call of Florida). Dial 811 or 1-800- 432-4770, "Call before you Dig-it's the Law", to identify any utility lines or fiber optics in the path of excavation. Emergency Services to the community may be impaired or interrupted if lines are cut or damaged. Please allow 3-5 business days for a response.

14. For projects that require access through neighboring properties, the Homeowner is responsible for providing written permission from neighboring Owner stating access through Owner's property is permitted. This permission must be submitted with the Application and prior to approval.

15. Contractors who consistently violate the conditions of approval will be banned from doing further work in the Terreno community.

If, for any reason, landscaping, bank grade, roadways or walkways are not fully restored, the security deposit will be used for any costs incurred and any additional costs outside of the $1,000.00 will be assessed against the Unit owner.

I, THE UNDERSIGNED INDIVIDUAL(S), HAVE READ AND FULLY AGREE TO THE TERMS AND CONDITIONS OUTLINED IN THIS AGREEMENT AND AGREE TO FORFIET ALL, OR A PORTION OF MY DEPOSIT, IF ALL ASPECTS OF THIS AGREEMENT ARE NOT MET DURING THE CONSTRUCTION OF IMPORVEMENTS MADE TO THE HOME/LOT LOCATED AT:_____

Owner's Signature(s)_____Date_____

Contractor(s)_____Date_____

OVERVIEW

Terreno Overview

Terreno is a residential community offering a variety of residential home sites with future access to the Amenity Center. All residents will have access to the state-of-the-art activity campus featuring 2 tennis courts, 8 pickleball courts, food truck drive-up, fire pit lounge and a 15,000 Sq. Ft. Grand Clubhouse housing a community room, event hall, card and activity rooms, catering kitchen, State-of-the-Art fitness center and exercise studio. A resort pool along with an extensive pool deck, lap lanes and heated spa are also available. Terreno offers a variety of home styles.

Terreno Design Review Process Overview

The same focus on quality, attention to detail, environmental concern, and pride that went into the development of other successful DiVosta projects will continue in Terreno. The purpose of the Design Review process is to establish high development standards that are consistent throughout the community. This in turn supports the long-term quality and lasting values of the community.

General Design Standards

DiVosta Homes is dedicated to the success and quality in the development of Terreno. This dedication will be reflected throughout Terreno in many ways, including the uniqueness and quality of the architectural and landscape style, which will be carried throughout Terreno, including the amenity center, streetscapes and the community. The established architectural theme reflected in each building, home or amenity feature. The landscape theme focuses on the use of native plants and the creation of a natural setting that complements the architecture and views.

I. THE TERRENO DESIGN REVIEW PROCESS

A. Purpose of Design Guidelines: The Design Guidelines for Terreno ("Design Guidelines") provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These standards have been developed to assist in the planning, constructing, landscaping, and modifying of residences within Terreno. The standards may set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage, and lighting. In addition, the Design Guidelines establish a process for review of all proposed construction and modifications to residences to ensure that all sites within Terreno are developed with the consistency and quality that attracted you to this development.

B. Governmental Permits: To the extent that Collier County ordinances or any local government ordinance, building code, or regulation requires a more restrictive standard than the standards set forth in these Design Guidelines or the Declaration of Covenants, Conditions, and Restrictions for Terreno (the "Declaration"), the local government standards shall prevail. To the extent that any local government standard is less restrictive, the Declaration and the Design Guidelines (in that order) shall prevail.

C. Preparer: These initial Design Guidelines have been prepared by DiVosta Homes (the "Declarant") and adopted by the Declarant pursuant to the Declaration. The Design Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration and in Article I of these Design Guidelines.

D. Applicability of Architectural Review: These Design Guidelines govern all residential construction within the property, which is or may be subject to the Declaration in accordance with Article V of the Declaration. Unless otherwise specifically stated in Article V of the Declaration or these Design Guidelines, all plans and materials for new construction or exterior modifications of improvements on a residence, except for Declarant, must be approved before any construction activity begins.

Owners are responsible for ensuring compliance with all standards and procedures within these Design Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration, any applicable Supplemental Declaration, Amendment or Addendum, and any other applicable architectural and landscape guidelines. Owners should review and become familiar with the Use Restrictions applicable to Terreno enacted under Article IX of the Declaration, which addresses restricted and prohibited conduct and activities within the community.

E. Review Structure: Architectural control and design review for Terreno is handled by either: (i) the Declarant or its designee; or (ii) An Architectural Review Committee ("ARC"). The Association will establish an ARC or its designee once the Declarant turns over the right as described below. The term "ARC", as used in these design guidelines, shall refer to the appropriate reviewing entity.

1. Declarant. The Declarant has exclusive jurisdiction over all matters relating to architecture and landscaping, as set forth in Article V of the Declaration, so long as the Declarant owns any portion of the Properties, unless the Declarant terminates such rights earlier by written instrument executed by Declarant and recorded in the Public Records (the "Declarant Review Period"). During the Declarant Review Period, the Declarant shall review plans and specifications for and shall have jurisdiction over all construction and landscaping on any Unit, shall be the conclusive interpreter of these Design Guidelines, shall monitor the effectiveness of these Design Guidelines, and may, but shall not be obligated to, promulgate additional design standards and review procedures as it deems appropriate.

The Declarant may from time to time, but shall not be obligated to, delegate in writing all or a portion of its rights under this Section to (i) a Design Review Staff appointed by the Declarant or (ii) the ARC appointed by the Board of Directors, or (iii) a committee comprised of architects, engineers, or other persons who may or may not be Members of the Association. In the event of such a delegation, the designee's jurisdiction shall be limited to such matters as are specifically delegated by the Declarant. In addition, any such delegation shall be subject to: (i) the right of Declarant to revoke such delegation at any time and reassume jurisdiction over the matters previously delegated; and (ii) the right of Declarant to veto any decision, which Declarant determines, in its sole discretion, to be inappropriate or inadvisable for any reason.

2. Architectural Review Committee (ARC). The ARC shall have jurisdiction to review and approve all construction modifications, etc., on any portion of Terreno. Such construction may also be subject to review in accordance with any Terreno Supplemental Declaration. The ARC has jurisdiction over all matters relating to architecture and landscaping of the Properties as set forth in Article V of the Declaration. The Declarant will appoint members of the ARC and the committee will consist of at least three (3), but not more than five (5), persons. There shall be no surrender of this right prior to the initial construction of the last Unit to be constructed within Terreno except in a written instrument in recordable form executed by the Terreno Developer.

A Terreno Owner who wishes to construct improvements or modifications to existing improvements shall secure architectural approval from his or her Community Association in connection with the ARC application.

F. Review Fees: Presently, as long as the Owner (hereafter collectively referred to as "Applicant") submits a Design Review Application, which does not require any type of concrete work or ground excavation, the ARC shall not charge a fee. If the Applicant submits a Construction Application (i.e., the after-market installation of a pool, spa, patio, extended patio, screened enclosure, etc.) the Applicant must provide a One Thousand Dollar ($1,000.00) damage deposit at the time of submission of the Application. The Applicant/Owner and Contractor are required to read and sign the After-Market Construction Addendum and submit the signed Addendum with the Application. If the Addendum has not been received signed by both the Applicant and the Contractor, the application will be denied. The Contractor is required to provide a Five Thousand Dollar ($5,000.00) damage deposit and a One Thousand Dollar ($1,000.00) concrete washout use/post construction inspection non-refundable deposit prior to the commencement of the work. If a Construction Application is filed after the commencement of the work, the Applicant shall be subject to a One Hundred Dollar ($100.00) fine per day from date of work commencement to date of ARC approval, payable to the Terreno Community Association. See Exhibit E - After-Market Construction Addendum.

II. DESIGN REVIEW PROCEDURES

The Owner is responsible for the submittal of all site plans, architectural and landscape plans for the alteration or modification to an existing building. The ARC is appointed by the Declarant and is responsible for the review and approval of all plans submitted for construction and design approval. The Committee meets on a regular basis and requires that all plans be submitted at least seven days prior to the meeting. The process for submitting and gaining approval is outlined below.

Step 1 – Each Applicant shall submit a completed application (See Exhibit A – ARC APPLICATION) along with the necessary dimensional site plan, floor plan and elevations, and/or schematic landscape plans as they pertain to the application. Exterior finishes and color schemes, if available, may be discussed. Requirements for plans are further explained in Step 2 B below. Applicants may request an initial meeting with a representative of the ARC to address any questions about the Terreno Design Guidelines.

The Association will have 60 days to review the request.

Step 2 – Construction applications. Review of final construction drawings is required for Approval. The same information is required; however, greater detail is required and all information regarding materials, exterior finishes, color schemes, lighting, and landscaping shall be provided. The Contractor's license and insurance are required with the application. A signed After-Market Construction addendum must be signed by both the Applicant and the Construction Company's representative. The One Thousand Dollar ($1,000.00) damage deposit must be submitted with the application. The Five Thousand Dollar ($5,000.00) damage deposit and a One Thousand Dollar ($1,000.00) Concrete washout use/post construction inspection non-refundable deposit must be received with the application from the Contractor before work may commence.

One set of the plans must be submitted for approval by the ARC. A letter from the ARC will be sent to the Applicant when all the submittal criteria has been satisfied stating the plans are approved, approved with conditions or exceptions, or denied.

A. Plans to be Reviewed: The ARC requires one set of any of the following plans for a modification, in addition to the submission of a Construction Application.

1. Site Plan. Include the required setbacks, easements and horizontal dimensions that locate the residence/building on the lot/parcel.

2. Landscaping Plan. Showing location, size, species, quantity, and quality of all plant material, paving materials, light poles, and provide typical details for protection of existing vegetation, use of plants, and other landscaping details. Master Plans to be shown at 1" =20'.

3. Other. Such other information, data, and drawings as may be reasonably requested, including, without limitation, irrigation systems showing 100% coverage, drainage, lighting, satellite dish placement, storm shutters, screening, fences, lawn ornaments and other features.

B. Review Criteria: While the Design Guidelines are intended to provide a framework for construction and modifications, the Design Guidelines are not all-inclusive. In its review process, the ARC may consider the quality of workmanship and design, harmony of external design with existing structures, and location in relation to surrounding structures, topography, and finish grade elevation, among other things. ARC decisions may be based on purely aesthetic considerations.

C. Recommendations: The Declarant, prior to the expiration or termination of the Declarant Review Period and the ARC, after the expiration or termination of the Declarant Review Period, shall have the authority from time to time to adopt and revise lists of recommended landscape plant materials such as the ones attached as Exhibit "B."

D. Variances: Variances may be granted in some circumstances including, but not limited to, topography, natural obstructions, hardship, or environmental considerations. All variance requests must be submitted in writing. The Applicant must state the reason for the request and propose mitigation of the variance. The ARC shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration. Prior to turnover, no variance shall be effective unless in writing and signed by a representative of the Declarant.

E. Review Period: A written response shall be made to each Construction, Architectural or Landscape Application and plan submittal deemed complete within 60 days of submission of all materials required by the ARC. The ARC's decision shall be rendered in one of the following forms:

1. "Approved" - The Construction, Architectural or Landscape Application as submitted is stamped approved.

2. "Approved with Conditions" - The Construction, Architectural or Landscape Application is approved as submitted, but the ARC's conditions for curing objectionable features or segments are noted. The Applicant must correct the plan's objectionable features or segments, and the Applicant may be required to submit in writing, agreement with conditions to receive approval prior to commencing the construction or alteration. Further conditions to the Application may apply and must be complied with as stated in the Approval with Conditions.

3. "Disapproved" - The Construction, Architectural or Landscape Application as submitted is rejected in total. The ARC may provide comments but is not required to do so.

The Terreno Community Association will convey the findings of the ARC to the Owner.

F. Collier County Approval: The review and approval of plans and specifications shall not be a substitute for compliance with the permitting and approval requirements of Collier County or other governmental authorities. It is the responsibility of the Owner to obtain all necessary permits and approvals.

G. Implementation of Approved Plans: All work must conform to approved plans. If the Declarant determines it, that work completed or in progress on any lot/parcel dwelling, does not comply with these Design Guidelines or any approval issued by the ARC, the ARC, directly or through the Board, notify the Owner in writing of such noncompliance. The ARC shall specify in reasonable detail the particular reasons of noncompliance, and shall require the Owner to remedy the same. If the Owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be deemed to be in violation of the Declaration and these Design Guidelines.

H. Time to Complete. Once the ARC has approved the request, work must commence within 60 days and be completed within one year of its commencement. The Applicant may request an extension of such maximum time period not less than three days prior to the expiration of the maximum time period, which the ARC may approve or disapprove, in its sole discretion.

   If work does not commence within 60 days after approval, the approval shall be deemed withdrawn and the applicant must resubmit the Application for approval. If the work is not completed within the period set forth in the Approval, or within any extension approved by the ARC, the Approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and these Design Guidelines.

I. Changes After Approval: All proposed changes to plans, including changes that affect the exterior of any building, colors, windows, grading, paving, utilities, or landscaping made after the approval of plans must be submitted to and approved in writing by the ARC prior to implementation. Close cooperation and coordination between the Applicant and the ARC will ensure that changes are approved in a timely manner.

   If Collier County or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the ARC, the Applicant must notify the ARC of such changes and receive approval from the ARC prior to implementing such changes.

J. Enforcement: In the event of any violation of these Design Guidelines, the Declarant or the Board may take any action set forth in the Declaration and By-Laws of Terreno, including the levy of a specific assessment. The Declarant or the Board may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, the Declarant or the Board shall be entitled to recover all costs incurred in enforcing compliance and/or impose a fine against the Unit upon which such violation exists.

III. ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS

The following specific site criteria shall apply to all proposed or existing residential construction within Terreno unless the ARC grants a variance.

A. Architectural Standards: The exteriors of all buildings are designed to be compatible with the natural site features and landscaping of the residence/building and to be in harmony with their surroundings. The landforms, the natural contours, local climate, vegetation, and the views dictate the building location, the building form, and the architectural style. The ARC may disapprove plans if in its judgment the massing, architectural style, roofline, exterior materials, colors or other features of the building do not meet these standards.

Equal attention to detail and architectural definition is given to all sides of the structure, including, but not limited to, the foundations, banding, accent materials, roof character, and window treatment.

Set back requirements from property lines are established in the PUD Zoning and are subject to public utility easements, drainage easements, landscape easements depicted on the Master Plan, and rights-of-way.

B. Architectural Standards - Specifics

- **Air Conditioning Equipment.** ARC approval is required for the installation of air conditioning equipment or evaporative coolers. No window air conditioning units shall be allowed. No wall units may be installed. All air conditioning compressor units must remain in the originally installed location and must be screened from all streets by evergreen hedge or other visual barrier as approved in writing by the Developer, during the Construction and Sales Period, and thereafter by the Association. No compressor or other component of a central air conditioning system (or similar system, such as a heat pump) shall be located on any Lot so as to be visible from the public street on which the Lot fronts, and, to the extent reasonably possible, all such external equipment shall be so located on any Lot so as to minimize the negative impact thereof on any adjoining Lot, in the terms of noise and appearance.

- **Awnings and Overhangs.** Retractable type awnings made of canvas with aluminum frame may be permitted on the rear of the home only. They must be secured to the home and capable of withstanding storm events according to Building Code standards. See the definition of "storm event" under "Hurricane and Storm Shutters". The frame shall be bronze or with neutral colors that complement the home. Awnings of any type are not permitted on the front of a home or over side windows. The awning and overhang color must be the same as or generally recognized as complementary to the exterior of the residence.

- **Bahamian Shutter – Awnings Guidelines**
  Association will allow Bahamian Shutter to be installed as an Awning with proper ARC Approval and the following provisions:
  - Shutter must not be larger than the top half of window.
  - Bahamian Shutter must be professionally installed.
  - Must be fabricated from a High-Quality Aluminum.
  - Shutter must be secured or removed during the event of a storm.
  - Shutter must match home trim or front door.
  - Front Windows and rear windows only.
  - Shutters are not allowed to be installed on any side windows or above garages doors.

This is an example of an acceptable Bahama Shutter installation.

This is an example that would be unacceptable.

- **Basketball Hoop Guidelines/Requirements:**
  Must be portable and placed in garage when not in use. May not remain on the driveways overnight or when not in use.
  Portable basketball hoops shall be kept in good repair and may only be used on a homeowner's property and not in any common areas.
  Care and courtesy of your neighboring property shall always be taken into consideration when using equipment.

- **Birdbaths, Birdhouses, and Bird feeders.** ARC approval is not required for single-family dwellings for rear yard installation of any birdbath that is three feet tall (36 inches) or less, including any pedestal. No bird bath or bird feeder shall be permitted in the front or along the side of any Lot. Birdbaths/bird feeders are permitted in a landscape bed in the back of the Lot, so long as they are placed in a location that is unobtrusive, and not readily visible from the street or common areas. They must be adequately screened by landscaping, if necessary, or by other visual barriers that may be approved in writing by the Developer, the Association, or the Architectural Review Committee, if applicable. Birdbath structures can be no taller than three (3') feet and must be neutral in color. No bright or fluorescent colors are permitted. Any bird baths/bird feeders must be maintained by the Owners in a clean condition and must also be maintained in appearance consistent with the standards of the Association.

- **Clotheslines.** Outside clotheslines are prohibited for all purposes.

- **Decks.** See "Screen Enclosures, Patios/Lanais."

- **Dog Houses, and Dog Runs.** Doghouses and dog runs are strictly prohibited.

- **Driveways.** Stains or surface coatings are not permitted unless such stains are clear. Owners may not change the actual driveway surface from what the builder installed.

- **Exterior Colors.** Color selections for all exterior material shall be in warm, earth tones. Owners must submit for approval color samples of all exterior surfaces to the ARC for review and approval prior to changing colors, including specifications and samples for window and metal finishes, roof material, trim, and exterior surfaces and accents.

- **Exterior Lighting.** ARC approval is required for exterior lighting unless such lighting is for seasonal or other holiday decorative lights. Exterior lighting shall be conservative in design and as small in size as is reasonably practical. ARC approval is not required for exterior lighting if lighting is installed in accordance with the following guidelines: Exterior lighting shall be directed toward the landscape beds or landscape material and be of low wattage (limited to 2,000 lumens) to minimize glare sources to neighbors and other homeowners. Lighting fixtures shall be dark colored. Low voltage (12 volt) lighting is required because of its safety advantages. Any deviation from the aforementioned guidelines or use of high-wattage spotlights, flood lights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) requires ARC approval. Colored lights are prohibited.

- **Exterior Wall Treatments.** The following are acceptable exterior wall treatments for vertical surfaces:
  - Painted stucco in natural earth tones; and
  - Stone in warm earth tone colors, on front of the home, no higher than 4'; and
  - Anodized or paint finishes are required on all metal surfaces including windows, flashing, drips, and caps.
  - Vinyl, wood, or metal siding is prohibited.

- **Fences**

  Fence Guidelines:
  - These guidelines are subject to change based on lot specific conditions and every fence must have ARC approval.
  - All fences must be bronze in color, made of aluminum, and cannot exceed 48" in height.
  - All fence enclosures must include a 60" gate to allow for mowing equipment to gain access.
  - Fence sections should be installed with a 4" horizontal separation between the bottom of the fence and the ground to allow for appropriate turf maintenance. A vertical separation of no more than 4" is required between individual fence pickets.
  - All fences must have a mulch bed extending out 6" on each side of the bottom of the fence.

  Set back requirements:

  - Depth: Approved to municipal rear yard setback requirements (if any) and/or easements.
  - Width: Must remain in line with the building envelope
  - A screen enclosure and a fence are not permitted at the same time on any lot that backs up to a pond or golf course. It will be permitted on back-to-back lots or homes that back up to a preserve or landscape buffer area.
  - No fence will be approved in an easement area at the rear or side of any lot.
  - Any exceptions or variance to these guidelines will be done on a case-by-case basis.

For single family homes, "Invisible fencing" type devises may, with the prior approval of the Architectural Reviewer, be installed within individual Lots, provided such installation shall be located within the rear portion of the Lot only, with no portion extending any further forward than the front portion of the residential dwelling structure located upon such Lot. Training flags must be removed at the end of the training period for the pet.

- **Flagpoles.** Per the Florida State Statutes, any homeowner may display one portable, removable United States flag or official flag of the State of Florida in a respectful manner, and one portable, removable official flag, in a respectful manner, not larger than 4 ½' by 6', which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, a POW-MIA flag.

  No ARC approval is required for any homeowner who displays an American flag from a white pole and white mounting placed on either side of the garage door.

  Sport flags may be displayed on event day only. No other flags are permitted.

- **Furniture.** No unsightly condition shall be maintained on any patio, porch or lanai, and only furniture and equipment consistent with the normal and reasonable use of such area shall be permitted to remain there during seasons when the same are reasonably in use. Furniture located outside of a dwelling shall be of high quality and consist of typical lanai, porch and/or patio furniture. Furniture may be wood, metal or plastic. The use of couches, car seats or other non-traditional outdoor furniture or equipment shall be prohibited.

- **Garage.** No garage shall be erected which is separate from the Unit. No garage shall be permanently enclosed, and no portion of a garage originally intended for parking of an automobile shall be converted into a living space or storage area. No individual air conditioning units which are visible from outside the Unit shall be permitted in a garage. All garage doors shall remain closed when not in use.

- **Gazebos and Greenhouses.** Gazebos, greenhouses, or pergolas are not permitted.

- **Generators.** Auxiliary power generators must be installed in the side yard so as to not be visible from the road. Generators shall also be appropriately screened from view by means of landscaping. They shall be located s o as to cause minimal disturbance to residents of adjacent Units. The location should provide maximum ventilation and not interfere with ventilation of adjacent Units. Only natural piped in gas or propane is allowed, subject to local ordinances. Generators are to be operated only during utility power outages. Generators cannot run after 10:00 pm or before 8:00 am. Portable generators may be stored in garages, but operation and storage must follow all local ordinances. For portable generators, fuel may not be stored in the residence except under emergency conditions and must be used or disposed of within 5 days after emergency conditions have ended.

- **Grills.** Propane, natural gas, electric or charcoal grills are allowed on rear patio/lanai subject to the limitations of all applicable ordinances and neighborhood documents. Grills must be stored in garage or on rear patio/lanai when not in use.

- **Holiday Decorations.**
  Holiday Decorations are allowed and may consist of lights and other decorations appropriate to the holiday being celebrated. Holiday decorations may be installed within two (2) weeks before a holiday and must be removed within one (1) week after a holiday.

  Christmas decorations may be installed at any time after Thanksgiving and must be removed within two (2) weeks after New Year's Day.

  Owners may not place holiday decorations on the General Common Elements.

  Neither the Association nor its maintenance vendors are not responsible for any damage to decorations placed in maintained landscaped areas.

- **Hot Tubs/Spas/Jacuzzis** may be permitted with ARC approval. The installation of hot tubs/spas/Jacuzzis shall not create an unreasonable level of noise for adjacent property owners. Any Owner intending to construct a hot tub must submit to the Architectural Reviewer a detailed description and proposed layout showing size, location, materials, shape, landscaping, fencing, screening, and the type of construction. Hot tubs/spas/Jacuzzis must be installed in the patio/lanai area. The Architectural Reviewer shall have absolute discretion to approve or disapprove any proposal and may attach any conditions, which it deems appropriate. Any approved hot tubs must be maintained by the Owners in a safe and clean condition and must also be maintained in appearance consistent with the standards of the Association. Hot tubs, if permitted in writing by the ARC, shall be screened from view from any street lying by an evergreen hedge or other visual landscape barrier as approved in writing by the Association and in compliance with all laws and governmental regulations and ordinances pertaining thereto.

  Spa Specifications
  Size of tub cannot exceed 8' x 8' x 36" to top of lid.

  The tub must conform to local building codes and ordinances.

  All mechanical equipment necessary for the operation of any hot tub, spa or Jacuzzi must be screened from the street and neighboring Units by a fence, wall, or landscaping, such screening to be in accordance with these Design Guidelines and approved by the ARC. Owners may be required to install safety features such as locks or covers for these items when such are not in use. A screen or fence plan and a plat of the property shall accompany applications for hot tubs, Jacuzzis and spas with the improvements indicated thereon.

- **Hurricanes.** Each Unit Owner who plans to be absent from his Unit during the hurricane season must prepare his Unit prior to his departure by:

  Removing all furniture, potted plants and other movable objects from his porch, patio/lanai, and landscaping beds if any; and designating a responsible individual satisfactory to the Association (other than the Association) to care for his Unit should the Unit suffer hurricane damage.

  All Owners must designate a responsible individual satisfactory to the Association to install hurricane storm protection not more than 36 hours before a named storm and must remove hurricane storm protection not more than 36 hours after a storm event.

- **Mailboxes.** The builder will install clustered mailboxes. Postmaster will provide keys and are distributed at closing. Homeowners that lose their key or damage the lock will be responsible for the costs of replacing the lock.

- **Outdoor Equipment.** Swimming pool equipment and other such outdoor equipment must be placed in sight-screened or fenced-in areas so that they shall not be readily visible from any adjacent streets or properties. Otherwise, adequate landscaping shall be installed and maintained around these facilities.

- **Paint: Exterior Colors.** No exterior colors on any structure, nor the colors of driveways and walkways shall be permitted that, in the sole judgement of the Architectural Reviewer, would be inharmonious or incongruous with the remainder of Terreno. Any future color changes, as described above, desired by Owners must be first approved in writing by the Architectural Reviewer. The restrictions set forth in Section 9.8 shall not apply to the Developer or Builders.

  Owners may repaint in accordance with the originally approved color scheme of their dwelling. Written approval is required for all changes in exterior painting. Review criteria may include, but shall not be limited to, the sheen of paint, the home's architecture, any existing stone or brick accents, roof color, and neighboring properties' colors. The main colors for all exterior building surfaces must complement the architectural theme of the house.

  Rain gutters: Color shall blend with existing color schemes of the dwelling.

  Lanai floor: if paver stones, colors for the extension must match the existing lanai.

  If painting decking, color must be in compliance with existing approved color schemes.

- **Playhouses / Playground Equipment.** Playhouses and playground equipment must receive architectural approval prior to installation.

- **Propane Tanks.** Propane tanks may be permitted with ARC approval. Propane tanks must be installed within setbacks and in accordance with all Collier County and local codes and screened from view.

- **Recreational Equipment.** Recreational equipment such as trampolines is prohibited.

- **Roofing.** The owner is responsible for maintaining all roofing materials and keeping the roof clean of mold and/or mildew. Roofing material may not be changed in any way.

- **Roof Accessories and Equipment.** ARC approval is required for all rooftop equipment and accessories. All rooftop equipment must match roofing colors or be of a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing, vents, gutters and downspouts must be painted to match the surface they are located on. Attachment straps must be painted to match the structure.

- **Satellite Dishes.**
  Notwithstanding the above, all Units are required to be pre-wired for telecommunications in accordance with the standards established by the Declarant. Antennas are prohibited, except that (a) antennas or satellite dishes designed to receive direct broadcast satellite services which are one (1) meter or less in diameter (b) antennas or satellite dishes designed to receive video programming services via multi-point.
  distribution services which are one (1) meter or less in diameter; or (c) antennas or satellite dishes designed to receive television broadcast signals, ("Reception Device") shall be permitted, provided that the Reception Device is located so as not to be visible from outside the Unit or is located on the side or rear yard of the Parcel. The Architectural Reviewer may require that a Reception Device be painted or screened by landscaping in order to blend into the Unit and removed from view from the street and other Units.

  No outside antennas, antenna poles, antenna masts are permitted. No satellite television reception devices larger

than one (1) meter in diameter, electronic devices, antenna towers or citizen band (CB) or amateur band (ham) antennas shall be permitted except as approved in writing by the Association. For single family homes, Satellite television reception devices no larger than one (1) meter in diameter are permitted without such approval if the devices are affixed to a post in a landscaped bed in the rear and or sides of a residence and landscaped Owners shall locate the satellite television reception devices, so they are not visible from the street fronting the building.

- **Screen Doors.** ARC approval is required for the addition of a front screen door. The material and the color should be generally accepted as complementary to that of existing doors on the house **(bronze,).** The ARC must approve any exterior security treatments for doors and windows; however, no "burglar bars," steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows or doors of any dwelling. To add a retractable screen door at the front entrance the doorframe shall match the existing paint color on the exterior of the building. The owner shall contract with a licensed and insured contractor and secure required permits prior to installation.

  NOTE: This section refers to screen doors only.

- **Screen Enclosures, Outdoor Kitchens, Pools, Patios and Extended Lanais.** ARC approval is required for the construction of open or extended patios, screened patios, enclosed lanais, outdoor kitchens, and extended lanais. If an Owner wishes to install sliding glass doors inside of a screened lanai, glass windows must be inside of the screen. Doors may be installed on a patio or lanai if Owner contracts with a licensed and insured contractor, and they secure the required permits prior to installation. No decorative grating or figures are permitted. Tile flooring may be applied over the current concrete slab on a screened lanai.

  Open or extended patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio pavers must match the originally installed paver color of the residence.

  Enclosed patios and lanais shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence. The screen framework should be bronze aluminum and screen material must be charcoal color. The Architectural Review Committee must approve plans prior to construction.

  A properly licensed and insured contractor is required as well as securing the necessary permits before work begins. The owner is responsible for any drainage problems that develop and must submit a landscape plan for approval before construction begins.

  Patios shall be located in the rear of the dwelling, extend no more than the rear yard setbacks of the dwelling or shall be enclosed on two sides by dwelling structures. Patios may be laid with brick pavers**, concrete or other suitable material**. Matching walkways, that wrap around to a garage entry may be permissible with written approval from the ARC.
  A signed After-Market Construction Addendum along with the site plan depicting the installation and all setbacks, licenses, insurance of the contractor, all deposits and any other documentation which is necessary to demonstrate the finished product to the Architectural Reviewer, must be received with the Application to receive approval.

  Installation of patios, pools, extended lanais and screened enclosures voids the land warranty. The owner is responsible for returning the property to the original grade for proper drainage and water runoff and will be responsible for all drainage issues going forward.

- **Sheds** are not permitted.

- **Shutters:** Roll down shutter and frame shall match or compliment the color of the wall that the unit is adhered to. The hood section shall match the exterior color of the wall or window banding/trim to which it is attached.

  No hurricane or storm shutters other than those provided with the Unit shall be installed without written Architectural Reviewer approval. The Terreno Board of Directors shall have the authority to adopt hurricane shutter specifications, which may include color, style, time periods in which shutters may be kept closed and other factors deemed relevant by the Terreno Board of Directors.

  The most significant concern from an architectural standpoint is along the front elevations or other highly visible portions of the buildings. In the case of single family, shutters can and should be softened with landscaping. This can be reviewed on a case-by-case basis.

  For any hurricane shutter system, which requires a center bar, the center bar shall not be permanently installed and must be removed immediately following the storm event passing with no imminent threat remaining.

  Unless Hurricane shutters or storm panels are powder coated white or the color of the home, shutters may only be installed 48 hours prior to a named storm predicted to affect our area; shutters must be removed within 48 hours after the storm event has passed. Shutters and storm panels that are powder coated white or the color of the home may be put up/lowered into place for hurricane season only, which is the time period from June 1st until November 30th. The only exception to this rule is the rear lanai hurricane shutters and shades that either cover the sliding glass doors or are for the protection of the portion of the lanai under the roof, which may be lowered at any time the Owner is away for security purposes.

- **Signs.** No Unit Owner other than the Developer may post or display any signs anywhere on the Property. The only exception being that owners are permitted to display on their property only, one (1) "For Sale" sign using the approved sign design in Exhibit "C". **The sign should be placed within a plant bed in the front of the home.** No sign or advertisement of any kind, including, without limitation, those of realtors, contractors, and subcontractors, shall be erected within Terreno. The Terreno Homeowners Association Board of Directors or the Terreno Developer shall have the right to erect signs, as they, in their discretion, deem appropriate. Under no circumstances will signs, flags, banners or similar items advertising or providing directional information with respect to activities being conducted outside Terreno be permitted within Terreno without the express written consent of the Board of Directors of the Community Association or unless they are installed by the Terreno Developer. No sign will be nailed or otherwise attached to trees. Exhibit C shows a "For Sale" sign that has been approved by the Board of Directors.

- **Solar Panels.** ARC approval is required for the installation of solar energy equipment. Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the Unit and not visible from the street. Additional landscape buffering may be required in order to soften the appearance of solar panels. Solar panels shall be located on the rear roof of a home whenever possible. Orientation of the solar panels on the roof shall have a southern exposure whenever possible. All pipes for the solar panels must be painted monochromatic to match the house color it is adhered to. Solar panels may not be attached to the front of the home.

- **Statues.** ARC approval is required for any installation of any statue. Two (2), or one (1) single and one (1) set of statues, sculpture, object of art or any other similar object ("Objects of Art") shall be permitted in the front or along the side of any Lot. Objects of Art are permitted in the back of the Lot so long as they are placed in a location in the back of the Lot that is unobtrusive, and not readily visible from the street or common areas. Statues can be no taller than three (3') feet and must be earth tone in color. No bright or fluorescent-colored statues are permitted. The total number of items in a rear yard is limited to six (6). Approved items must be placed more than 6 inches from the end of the sod line, cannot be placed in any lawn, and are placed solely at

the risk of the homeowner regarding damage from any maintenance provider contracted by the HOA to provide service. All statues must be brought inside of the home prior to owner departing for the hurricane season or upon issuance of tropical storm and/or hurricane warnings.

- **Storm Doors.** Full light without ornamentation permitted. Color must match trim color on dwelling. Owners may not install, on either the interior or the exterior of the storm door, any bars or other similar visible security protection devices. If the owner wants to replace the standard front door with a decorative door design requests shall be submitted for approval and decisions will be made on an individual basis.

- **Swimming Pools.** ARC approval is required for the construction or installation of pools. Pools shall be located in the rear yard within rear yard setbacks. It must be an integral part of the residence. Landscaping shall be provided around the pool cage and must be an integral part of the overall landscape plan. All mechanical equipment necessary for the operation of any pool must be located in the side yard and must be screened from the street and neighboring residences/buildings by landscaping, such screening is to be in accordance with these Design Guidelines and approved by the ARC.

  Above-ground pools are prohibited.

  The owner is responsible for correcting any irrigation issues and removal of existing landscape materials. The owner must comply with access requirements and gain appropriate approval if egress is needed by means other than owner's property. Plans must be submitted for review of any pool to be constructed. The owner must contract with a licensed and an insured contractor is required. Proof of all applicable permits, licenses and insurance must be provided to ARC before work begins. The screen framework shall be bronze aluminum. Screen material shall be charcoal and match existing design of other screens. All damaged landscape, sidewalks and common area shall be restored by the owner.

  A refundable construction deposit of $1,000 made payable to the Terreno Homeowners Association is required from the Owner with ARC application submission. A signed After- Market Construction Addendum, signed by the Owner and the Contractor is required with the application, and the Contractor must provide a construction deposit, letter of deposit or bond in the amount of $5,000. Deposit, letter of deposit or bond from Contractor will be refunded once Manager has confirmed all irrigation, landscaping, common area and grading has been restored. Deposit, letter of deposit or bond will be transferable to another Terreno pool project with Architectural approval.

- **Trash Containers.** Each Unit Owner shall regularly pick up all garbage, trash, refuse or rubbish outside his Unit, and no Unit Owner or resident shall place or dump any garbage, trash, refuse or other materials on any portion of Terreno. All garbage, trash refuse, or rubbish must be placed in appropriate trash cans. All containers or garbage facilities may not exceed 44 gallons and must have a locking lid. ***All containers or garbage facilities shall be stored inside the garage.*** No noxious or offensive odors shall be permitted. This community will have curbside garbage pickup provided by Collier County, Florida. ***Unit Owners may leave garbage containers outside for pickup no sooner than 5 a.m. the morning of the day of garbage pickup and shall retrieve garbage containers no later than the evening of the day of garbage pickup.***

  The burning or incineration of rubbish, trash, construction materials or other waste outside of any residential dwelling is strictly prohibited.

- **Walls.** Walls of any kind are prohibited.

- **Windows, Doors, and Trim.** All draperies, curtains, shades, or other window coverings installed in a Unit, and which are visible from the exterior of the Unit, shall compliment the color of the home. No bright and or

florescent colors permitted.

Window tinting with solar guard SS-175, SS-165 OSW, SS-165 Llumar N-1020 and 3M NV-25 have been approved. In addition, other tinting with a maximum of 66% of solar energy rejected and minimum of 24% visible light transmittance has been approved. Highly reflective, dark or mirror-like tinting will not be approved. Tinting must be consistently applied on any one side of a home.

Windows should be clear glass or a tinted glass of **bronze,** gray, green, or smoke colors. Aluminum window frames or screen enclosures shall be bronze. The screen enclosure screen fabric shall be charcoal. Window and door screens shall be the same color as originally installed on the units. Newspapers, sheets, or any temporary covering is not permitted as coverings for windows.

- **LANDSCAPING AND SITE STANDARDS**

Landscaping is an essential element of design at Terreno. Preservation of existing vegetation in addition to the introduction of plants native to the Collier County area must be considered in establishing the landscape design.

L**andscaping:** Landscape plans shall be submitted prior to an alteration of existing landscaping plans except in the case of the Declarant. Owners or their assigns shall maintain all landscaping enhancements.

Terreno shall be equipped with dual water lines, one of which shall be designated to utilize non-potable water. All underground irrigation systems shall be connected to the non- potable water line and all spigots on the exterior portion of a structure shall be connected to the potable water line. Hose hangers have been permitted if screened by landscaping materials and/or placed as unobtrusively as possible.

No modifications shall be made to the landscaping without prior approval of the Association.

The stockpiling and storage of building and landscape materials and/or equipment shall not be permitted on any Lot, except such materials and/or equipment as may be used within a reasonable length of time. In no event shall the storage of landscape or building materials extend for a period of more than fifteen (15) days. Sod and/or irrigation damage resulting from such storage shall be the Homeowners responsibility to correct.

Wetlands. Any person or entity other than Developer or its authorized representatives shall modify no wetlands in any manner unless all governmental units or agencies having jurisdiction over such wetlands within the Property have issued a permit for such modification.

Plant Diseases or Noxious Insects. No plants, seeds or other things or conditions harboring or breeding infectious plant diseases or noxious insects shall be introduced or maintained upon any part of a Lot.

Soil Removal. Soil removal from Lots shall not be permitted, except as required for construction purposes and as permitted by Developer. In addition, all construction shall be subject to the requirements of the Florida Soil Erosion and Sedimentation Control Act, as amended, and all other applicable statutes, ordinances, rules and regulations of all governmental agencies having jurisdiction over such activities.

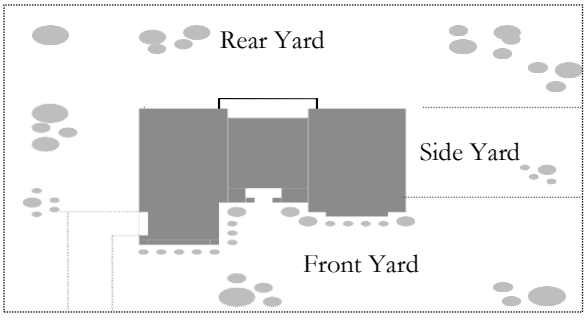


Figure 3

The Homeowner must submit typical landscaping plans to the ARC. Plans must include the location of plants to be installed with the number and type of plant. Plants chosen must reflect the plant pallet already installed within Terreno.

Approved and Prohibited Landscape Materials: A list of approved and prohibited landscape materials that may be used within the development is attached as Exhibit "B" which may be updated and revised from time to time. Applicants intending to use material not included on such list must receive ARC approval before using such material.

No stone, gravel, or paving materials shall be used as, or substituted for, lawns unless approved by the ARC. Egg rock may be used along entry walks, at down spout locations and around lanais. At no time should egg rock, gravel or stone meet sod.

Lawn Ornamentation and Flowerpots: The use of ornaments in any yard is not allowed. Flowerpots require ARC approval. Plastic flowerpots are not permitted. The color of the pots should be warm earth tonesand compliment the house color. Owners are responsible for the maintenance and replacement of material planted in the flowerpots as needed. Flowerpots must be kept clean and in good condition. **Quantity of flowerpots per house is limited to 4: i.e., decorative items on display per home is limited to 4 decorative items per home.** In the event of a tropical storm or hurricane watch and/or warning, the flowerpots and all decorative items must be brought inside of the house or garage.

Irrigation: Landscaped portions of residences/buildings shall be 100% irrigated with underground irrigation water. All lots/parcels shall be equipped with dual water lines, one of which shall be designated to utilize non-potable water for irrigation. Installation of individual water supply or irrigation supply **from non-potable sources** is prohibited.

Drainage: Drainage must conform to the master drainage system for Terreno and all Collier County requirements. All drainage and grading must be indicated on the Site Plan. There shall be no interference with the established drainage pattern over any property except as approved in writing by the ARC.
Landscape plans shall conform to the established drainage pattern shall cause water to drain away from the foundation of structures. Water should flow fully over walkways, sidewalks, or driveways into the street.

Annual Flowers: With association permission, annual flowers may be planted in flowerbeds, but Owner must maintain and replace as needed, even after leaving for the season.

NON-LIABILITY FOR APPROVAL OF PLANS

Article V. 5.1 of the Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an Owner. PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE DECLARANT OR THE ARCHITECTURAL REVIEW COMMITTEE TO EXPLAIN IT TO YOU.

CHANGES AND AMENDMENTS TO THE DESIGN GUIDELINES

These Design Guidelines may be amended as follows:

During the Declarant Review Period, Declarant may, in its sole discretion, amend these Design Guidelines. Amendments shall be prospective only and shall not require modifications to existing structures or improvements unless the Owner requests modification to existing structures or improvement.

After the Declarant Review Period, these Design Guidelines may be amended upon majority approval of the ARC and the consent of the Board.

Amendment shall be distributed and/or posted in a prominent place within the Properties.

All amendments shall become effective upon adoption by the Declarant, so long as Declarant has the authority to amend these Design Guidelines or, if the Declarant no longer has such authority, upon adoption by the ARC and consent of the Board.

In no way shall any amendment to these Design Guidelines change, alter or modify any provision of the Declaration or any Supplemental Declaration.