

**PLANNING, CONSTRUCTION AND DEVELOPMENT CRITERIA  
for the  
GRANITE PARKE RESIDENTS ASSOCIATION, INC.**

January 2011

**Section 1.0 GENERAL**

1.1 The purpose of these standards is to set a theme by which builders and homeowners may improve their property so that the overall aesthetics and value of all the property within the subdivision is protected. **This document is subject to change without notice. Please be sure that you have the most current issue of these Standards.**

1.2 These standards are intended to be guidelines; each plan will be considered on its own merits. Latitude may be given in some areas for exceptional quality or design.

1.3 The Architectural Review Committee (ARC) will use these standards as a guide in reviewing plans and specifications for all the proposed construction, reconstruction or improvements including landscaping work within Granite Parke. Designers should also use them as a guide in the design of all improvements. No improvements or new construction may be constructed without written approval of the ARC through this application process prior to the commencement of construction.

1.4 These standards are broken down into areas with individual.

1.5 All improvements or new construction must comply with the rules, building codes and regulations of Alachua County and all other agencies having jurisdiction. Any conflict between these standards and the rules and regulations of a governmental authority having jurisdiction will be settled in favor of the governmental authority.

**Section 2.0 BUILDING GUIDELINES**

2.1 The minimum square footage requirement for lots is 2,500 sq. ft. total under roof and 2000 sq. ft. conditioned areas. Lots #12-19 will require 3,500 sq. ft. total under roof and 2,500 conditioned spaces. Detached garages and/or storage buildings, whether they are heated and/or air-conditioned or not, may not be considered within this minimum area.

2.2 The minimum roof pitch or any roof shall be 6/12, with roof slopes of 7/12 or greater encouraged.

2.3 Building facades with advancing or receding elements such as intersecting roofs or recessed and jutting walls that bring interesting architectural elements to bear are strongly encouraged. Long, straight and uninteresting facades are unacceptable. Outdoor patio/porch areas and oversized garage spaces are to be encouraged.

2.4 While secondary buildings such as detached garages, well houses or storage buildings are permitted they must be constructed in the same manner and of the same materials as the primary building on the site. Modular buildings or portable buildings are unacceptable.

2.5 All trucks, commercial vehicles, campers, mobile homes, motor-homes, boats, recreational vehicles, house trailers, boat trailers, or trailers of any other description must be parked or stored in a fully enclosed garage or an area completely screened from view of any other Lot to a level of not less than six (6) feet high. The only exception is during the periods of approved construction on the Properties. This prohibition of parking shall not apply to temporary parking of trucks and commercial vehicles, such as for pickup, delivery and other commercial services or personal recreational vehicles (such as RVs, boats, or campers) for a period of not more than approximately 48 hours. Commercial storage POD like units delivered by a commercial service to be filled by the lot owner and then stored or moved by the commercial service shall be limited to being visible on a lot for not more than 14 days. Overnight parking of vehicles on the public right of ways is strongly discouraged.

### **Section 3.0 BUILDING MATERIALS**

3.1 Approved subject to meeting or exceeding applicable codes: .Exterior Materials: Stone, Brick, Synthetic or real Stucco, Painted Cement Board Siding, Painted Wood Siding (Except Plywood T-III), Architectural Grade Composition Shingles, Wood Shakes or Shingles, Slate or Clay Tile. Shingles, Aluminum Fascia and Soffit, Painted wood Fascia and Soffit. Consideration will be given to Architectural Roofing Panels.

3.2 Unapproved Exterior Materials: Visible Concrete Block, T-II1 Plywood Siding, Stained or Natural Wood Siding, Aluminum or Metal Siding, Vinyl Fascia, any type of commercial roof such as Built-up Roof or Roll Roofing or Single-Ply Roofing ***except when the roof surface is used as a designated exterior architectural feature such as a balcony or walking surface.***

3.3 Proposed building plans shall show all four elevations and shall have all exterior materials and colors listed with samples of the stated color chips provided by the applicant.

### **Section 4.0 SITE/LANDSCAPING**

4.1 All visible portions of each site (except storm water retention areas), are required to be either grassed or sodded or planted in a mulched bed.

4.2 Appropriate mature planting in mulched beds is strongly encouraged. A building and site with minimal (as determined by the ARC) landscaping is unacceptable.

4.3 Fence and/or landscaping plans submitted for approval are required to show the lot size and shape, the location of the home on the lot, site drives and walks (and materials used), locations of sod, mulch and plantings. Descriptions and the sizes of the plantings to be used shall be spelled out in detail. A reasonable number of the existing trees on site should remain when locating the new construction on a lot.

4.4 All lots are to have front yards sodded with sprinkler systems, side entry or courtyard entry garages and are to face away from SW 8th Avenue where possible. 50 foot minimum front setbacks from the street right of ways are desired on Lots 1-19 and Lots 22-33, and 35 foot setbacks are requested on all other lots.

4.5 All driveways and car parking areas must be paved with an imperious material such as asphalt or concrete from the intersection of the adjacent public roadway to all on-site elements serving cars. Brick paving, asphalt stamping or faux brick/ tile pattern drives and walkways are allowed, but must be approved by the ARC.

4.6 All utilities serving the site and/or buildings must be either underground or completely out of sight. Any above ground equipment, such as pumps, tanks, back-flow prevention devices, timers, heating and air-conditioning equipment, junction boxes or other such equipment must be concealed from direct view by approved (by the ARC) landscaping, shelters or other visible barriers.

4.7 In-ground swimming pools will be allowed on any lot, but there will be an encouragement to keep as many healthy trees as possible at the perimeter of the lot.

4.8 All fences must be approved by the ARC prior to installation, including material of construction and placement of fencing. Chain-link fencing is not permitted. No fence shall extend further forward than twenty (20) feet from the front house corners. The current standard for fencing visible to the street is to use full cut 1 inch (called five quarter) by 6 inch cypress wood at least 6 feet high. Fence facing should be staggered in such a way as to minimize the ability to see through a fence by slightly overlapping the staggered boards on the inside and outside face. Post should be no less than 4 inches square with 6 inch corner posts minimum. Gates must be properly constructed so as not to sag or droop with adequately strong hinges and latches. All fencing must be maintained with damaged or unsightly boards removed and replaced.

4.9 All mailboxes and mailbox stands shall be of a type and style as approved by the ARC which shall also govern locations of mailboxes on lots.

**Section 5.0    REQUIRED SUBMITTAL TO THE ARCHITECTURAL REVIEW COMMITTEE**

**5.1 Two (2) Site Plans indicating:**

**5.1a Lot number, Property lines, Setback lines, Easements and other restrictive Features.**

**5.1b All driveways and car parking areas and materials.**

**5.1c Major existing trees.**

**5.1d Layout of all buildings, fences and other improvements.**

**5.1e Layout of sodded and planted areas.**

**5.1f Top of slab elevation in relation to adjacent street of primary building.**

**5.1g North arrow and drawing scale.**

**5.2 Two (2) Floor Plans indicating:**

**5.2a North arrow and drawing scale (minimum 1/8" = 1'-0").**

**5.2b General layout of each floor of all buildings to be built on site.**

**5.2c Exterior Elevations of each face of each building indicating:**

**5.2d All exterior materials and finished colors.**

**5.2e All exterior window and door sizes and configurations.**

**5.2f Complete architectural configuration of each facade.**

**5.2g All roof pitches.**

**5.2h Drawing scale (minimum 1/8" = 1' -0").**

**5.3 Wall Sections indicating:**

**5.3a Foundation system.**

**5.3b Height of exterior walls.**

**5.3c Roof pitches.**

**5.3d Exterior wall materials.**

5.3e Drawing scale (minimum 1/2" = 1' 0")

- 5.4 All approvals of the ARC are conditional until such time as the applicant provides a valid building permit authorized by the appropriate department of the Alachua County Government to the ARC before any work of any kind is started on the lot covered under the application.

### **Section 6.0 CONSTRUCTION ISSUES**

- 6.1 Construction work within the subdivision which may produce noise or other disturbance to the neighborhood shall not commence before 7:00 AM and shall stop no later than 7:00 PM on Mondays through Saturdays. No work or deliveries shall be made on Sunday or holidays as recognized by the Alachua County government or the State of Florida.
- 6.2 The applicant is responsible to see that any debris or trash is collected and removed from the site periodically. This includes the collection of such material and trash as may end up in an adjacent yard. The streets shall be kept free from mud, concrete or other construction debris at all times. Particular attention must be given to the collection and disposal of the daily lunch trash and discarded food by the on site workers.
- 6.3 If during the course of construction it becomes necessary for any part of the utilities within the subdivision to be turned off for any period of time, no matter how seemingly short that may be, that shut-off must be scheduled and all residents affected notified in writing at least 24 hours in advance.
- 6.4 The applicant is responsible for any damages done to the adjacent private property or to the GPRC common property as a result of any work by the applicant or his agent.

### **Section 7.0 THE PROCESS**

- 7.1 Anyone wishing to make changes to an existing lot or to begin construction on a vacate lot must submit an application as detailed above. The application in the copies noted above can be hand delivered or mailed to the legal agent of the GPRC, the President of the Association, any member of the Board of Directors or any member of the ARC. The Applicant must receive a receipt with the date and time on it for the application to be processed. The recipient will see to it that the application is transferred to the Chairman of the ARC immediately noting the date and time of receipt of the application and the method of delivery.
- 7.2 The ARC will review the application and meet within a short time to determine whether it is fully acceptable as submitted or requires additional work before being approved. The application with comments noting conditions of approval or the requirement for resubmission and what has to be addressed to obtain future approval must be returned to the applicant in 30 calendar days from the noted date of delivery or less.

- 7.3 The applicant can resubmit the required documents in the same numbers of copies with the issued noted by the ARC addressed at any time. A resubmission will have the same requirements and time table as an initial submission. No resubmission will be reviewed if changes from the previous version are not clearly noted and if so it will be returned without comment and rejected.
- 7.4 The decision of the ARC is final.
- 7.5 Emergency repairs of a temporary nature as a result of fire or storm damage shall not be limited by these standards. However, when temporary repairs have been made, every effort must be made to get the permanent work completed as quickly as possible. If all the work involved covers only repairing what was damaged, no application will be required. If so challenged, it will be the owner's responsibility to show that the work being done is the same in all respect as the damaged items being repaired.

These Standards of the Architectural Review Committee are received by the Purchaser/Builder of Lot # \_\_\_\_\_ as of this date: \_\_\_\_\_/\_\_\_\_\_/\_\_\_\_\_

BUYER \_\_\_\_\_ Date: \_\_\_\_\_

BUYER \_\_\_\_\_ Date: \_\_\_\_\_