

MAGNOLIA DUNES
BUILDING GUIDELINES
2022

Magnolia Dunes is a carefully planned and thoughtfully designed subdivision built in harmony with its natural setting of large moss-draped Oak Trees. These guidelines will preserve the character and integrity of Magnolia Dunes that reflects the graciousness of "Old Florida" living.

1. **BUILDING TYPES:** No building shall be erected, altered, placed or permitted to remain on any lot in Magnolia Dunes other than the one detached single-family residence. No residence shall contain less than Sixteen Hundred (1600) square feet. Such square floor area is heated and cooled exclusive of open or screen porches, patios, terraces and garages. The height of any structure shall not exceed 35 feet. Each dwelling shall have a front porch with a minimum of 6 feet in depth and 14 feet in width across front of the dwelling. Each dwelling shall have an enclosed two car garage. Unless approved by the ARB no tool or storage unit may be constructed separate from the dwelling.
2. **LAYOUT:** No foundation for a building shall be poured, nor shall construction commence in any manner, until layout has been approved by the ARB. The purpose of this approval is to assure that no trees are unnecessarily disturbed and that the home is placed in the most advantageous position on the lot.
3. **SETBACKS/LOT SITTING:** Set back restrictions shall be as set forth on the plan and supplemental restrictions made pursuant to the terms hereof. The ARB shall have the right to impose additional set back requirements for all lot lines to preserve line of sight of neighboring properties. The main dwelling located on each lot shall be placed at a distance of twenty-five (25) feet from the front line, ten (10) feet from side lot lines and twenty-five (25) feet from rear lot line. All setbacks are measured from the foundation to the property line. Any request for a variance must be submitted in writing, accordance with the variance application procedure.
4. **EXTERIOR WALL FINISHES:** Acceptable exterior finishes include stucco, approved external coating system, brick, wood shingles, ARB approved lapped board siding, Limestone, coquina, or a combination of these materials (vinyl (or similar product) is not an approved siding).
5. **EXTERIOR COLORS:** All exterior colors must be approved by the ARB. Each owner must submit to the ARB prior to final approval a color plan depicting the color of the roof, exterior walls, shutters, trims, etc. Acceptable colors include earth tones (tans, greys, taupe's & muted greens), pastels (soft delicate hues) and other natural colors. No bright or loud color schemes shall be allowed.
6. **HEIGHT LIMITATIONS:** No structure shall exceed thirty-five (35) feet in height.
7. **ROOFS:** Roof shingles of at least 25-year Architectural Grade Shingles are required. The overall recommended slope shall be at least a 7/12 pitch. Other slopes will be considered on a case-by-case basis. Recommended roofing materials include- standing seam metal roofs, wood shingles, ceramic or cement roofing tiles, asphalt shingles. Roof overhangs form an integral part of the architectural character and should be maximized wherever possible to shelter from both the sun and the rain. In many cases the roof overhang can incorporate balconies, decks and screened porches, the minimum depth shall be 12" with gable ends of 4". Whenever possible vents shall be located away from entry elevations. Flashing shall be copper or aluminum except in the case of metal roofs where it shall be of the same material or where good construction practice demands other materials. No raw or galvanized flashing is allowed.
8. **CHIMNEYS:** Chimney dimensions shall be compatible in scale to the structure. All Exposed surfaces of chimney should be of masonry or stucco with a preference for covered flue endings. Prefab metal fireplaces are acceptable within a residence; however, the exposed metal flue must be totally covered with approved materials. No prefabricated metal spark arrestors or flue tops may be exposed to view.
9. **WINDOW AND DOORS:** Windows should be carefully proportioned and located to enhance both the exterior appearance and interior light quality and views. Window and door frames are to have anodized aluminum, vinyl or painted finishes. All residences should conform to the Florida Energy Code requirements. While tinted glass is acceptable, no foil or reflective material shall be used on any windows for sunscreens.

10. **GARAGES:** All garages shall have a minimum width of twenty (20) feet and a minimum length of twenty (20) feet as measured from the inside wall of the garage. All garages must have either a single overhead door with a minimum door width of sixteen (16) feet for a two-car garage, or two (2) individual overhead doors with a minimum of eight (8) feet width. All overhead doors shall be kept closed when not in use. No carports will be permitted unless approved by the ARB.
11. **DRIVEWAYS:** Driveways must be paved with hard surface such as concrete, brick, or exposed aggregate. All drives should be placed at least three (3) feet from adjacent properties to allow for landscape material.
12. **DWELLING QUALITY:** The desire of the ARB is to create a community in harmony with the heavily wooded site. We encourage the use of brick, stucco, or wood or approved combinations. The ARB shall give final approval of all exterior building materials. Exposed concrete block shall not be permitted on the exterior of any buildings.
13. **LANDSCAPING:** A basic landscaping plan must be submitted for approval by the ARB with Final Plans.
14. **SWIMMING POOLS & TENNIS COURTS:** Any swimming pool or tennis court shall be subject to the requirements of the ARB, which include but not limited to, the following:
 - (a) Composition to be of material thoroughly tested and accepted by the industry for each construction.
 - (b) Pool screening may not be visible from the street in front of the dwelling unless approved by the ARB.
 - (c) Location and construction of sports courts must be approved by the ARB.
 - (d) Lighting of the pool or other recreational area shall be designed so as to buffer the surrounding residences from the lighting.
 - (e) Tennis court lighting shall not be permitted. If an owner elects to purchase two (2) adjoining lots and use one for recreational purposes, the residential parcel used for recreational purposes must be adequately screened by landscaping and/or walls of fences on both the front and the side as required by the ARB.
15. **GARBAGE & TRASH CONTAINERS:** No Residential Parcel shall be used to be maintained as a dumping ground for rubbish, trash or other waste. All trash, garbage and other waste shall be kept in sanitary containers which shall be kept within an enclosed area.
16. **SCREENING OF OUTSIDE EQUIPMENT:** All HVAC equipment, garbage cans, fuel tanks and any other outside equipment shall be screened from view from roads and adjacent properties by a visual barrier at least three and one half (3 ½) feet high which may be fencing material as approved by the ARB or the masonry walls which are extensions of the house.
17. **CONSTRUCTION MAINTENANCE:** All Residential Parcels shall be maintained during construction in a neat, nuisance-free condition. Owner and Builder agree that the ARB shall have the discretion to rectify any violation, with or without notice, and that the Owner and Builder shall be responsible for all expenses incurred by the ARB including fines imposed by the ARB which expenses constitute a lien against the lot enforced in an appropriate court of equity or law. Adjacent lots shall not be used for parking of construction/subcontractor vehicles or for access to the construction site. The owner is responsible for any damages and subsequent repairs to the roadways and rights-of-way damaged by construction activity related to their lot.
18. **TEMPORARY STRUCTURES:** No structures of a temporary character, trailer, basement, tent, shack, garage, barn, or other outbuilding shall be used on any Lot at any time as a residence either temporarily or permanently, except that the Declarant and/or its designees may erect and utilize temporary structures for construction or sales use.
19. **TREE REMOVAL:** In reviewing building plans, the ARB shall take into account the natural landscaping such as trees and shrubs and strongly encourage the owner to incorporate them into his landscaping plan. No tree of six (6) inches or greater diameter at two (2) feet above natural grade shall be cut or removed without approval of the ARB, which approval may be given when such removal is necessary for the construction of a dwelling or other improvement.
20. **WINDOW AIR CONDITIONING UNITS:** Window or wall air conditioning units are not permitted without ARB approval.
21. **MAILBOXES:** Mailboxes style & color must be approved by the ARB before installation.
22. **SIGHT DISTANCE:** No fence, wall, hedge or shrub planting which obstructs sight lines on corner lots which obstruct sight lines shall be permitted. Trees on corner lots must have the foliage line maintained at sufficient height to prevent obstructions of sightlines.
23. **UTILITY CONNECTIONS:** Building connections for all utilities, including, but not limited to, water, electricity, telephone, and television shall be run underground from proper connecting points to the building structure in such manner to be accepted to the governing utility authority.

24. **ANTENNA & SATELLITE DISHES:** No aerial or antenna shall be placed or erected upon any Residential Parcel, or affixed in any manner to the exterior of any building in Magnolia Dunes without prior approval of the ARB. Antenna, if any, shall be built into the attic space of the home. Installation of small satellite dishes must receive prior ARB approval and be properly screened from the road and the adjacent neighbor's view.
25. **ARTIFICIAL VEGETATION:** No artificial grass, plants, or other vegetation shall be placed or maintained upon the exterior portion of any Residential Parcel.
26. **FIREWOOD:** All firewood shall be neatly stored out of the street view in an area with least impact on aesthetics.
27. **FENCES & WALLS:** The composition and height of the fence or walls to be constructed on any lot shall be subject to the approval of the ARB. Wire or chain link fences are prohibited.
ADDITION- Maximum Height 6 feet - Construction Material Wood – Style Shadow box or Board on Board.
28. **DRAINAGE:** It shall be the Owner's responsibility to ensure proper drainage on and around the lot and that no water is deviated onto an adjacent lot or into the street.
29. **LOT COVERAGE:** Total lot coverage of the footprint of the house, excluding driveways, sidewalks, and patios, cannot exceed 35% of the gross square footage of the lot.
30. **ARCHITECTURAL PLANNING CRITERIA WAIVER:** The Architectural Planning Criteria set forth herein are intended as guidelines to which adherence shall be required by each member of the Magnolia Dunes; provided, however, the ARB shall have to express authority to waive any requirement set forth herein, if, in its professional opinion, it deems such waiver in the best interest of Magnolia Dunes and the deviation requested is compatible with the character of the Subdivision.
31. **SIGNS/FLAGS:** With the exceptions discussed below, no signs of any kind are allowed to be displayed on any lot, exterior wall or window.
- (a) For Sale or Lease Signs**
"FOR SALE" or "FOR LEASE" signs must meet the following specifications:
(i) Measurements must be 12 inches by 9 inches
(ii) The sign wording is as follows: Line 1: "FOR SALE" or "FOR LEASE",
Line 2: (Realtor Name or Owner Name), Line 3: (Phone Number)
(iii) The sign is to be placed upon an L-shaped 4 by 4 wood post (or smaller) which is to be painted the Magnolia Dunes tan, white or evergreen color.
- (b) Open House Signs**
A special consideration will be given for non-standard signs when a Real Estate Agent is having an Open House event. During the hours of the Open House and while the realtor is present, one non-standard sign may be placed on the lawn of the open house and one non-standard sign may be placed at the entrance area of Magnolia Dunes Circle for directional purposes. All non-standard "Open House" signs must be removed by the realtor when leaving. If any non-standard sign is left behind by any realtor or any other individual on any given day, it will be considered abandoned property and disposed of accordingly.
- (c) Security Signs**
(i) Only one (1) "Premises are protected by" sign
(ii) Sign must state "Security System" or indicate the Security Company name.
(iii) Sign not to exceed one (1) square foot.
- (d) Flags**
(i) 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 feet by 6 feet, which represents the United States Army, Navy, Air Force, Marine Corps, or Coast Guard, or POW-MIA flag, regardless of any covenants, restrictions, bylaws, rules, or requirements by the association.
(ii) Any homeowner may erect a freestanding flagpole no more than 20 feet high on any portion of the homeowner's real property, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, if the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The homeowner may further display in a respectful manner from that flagpole, regardless of any covenants, restrictions, bylaws, rules, or requirements of the association, one official United States flag, not larger than 4 1/2 feet by 6 feet, and may additionally display one official flag of the State of Florida or the United States Army, Navy, Air Force, Marines, or Coast Guard, or a POW-MIA flag. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is

erected and all setback and locational criteria contained in the governing documents.

(iii) Other flags must be respectable and flown in a manner that shows good taste and is acceptable to the community, as determined in the sole discretion of the ARB.

(iv) Holiday Flags/Banners must be taken down within 7 days after the holiday.

(v) Small American “stick” flags may be displayed on mailbox.

(e) Political Candidate Signs – May not exceed 3 square feet and only one (1) sign per candidate is permitted. The sign can only have the Candidates name and the Position they are running for. Political parties, Slogans and amendment options are not permitted. Political candidate signs are permitted 45 days before a primary or election and must be removed within 48 hours of the primary or election date.

Any signs or flags not preapproved in the Covenants and Restrictions must be approved by the ARB.