

**WHITE OAK VILLAGE  
DEVELOPMENT REVIEW BOARD  
ARCHITECTURAL STANDARDS**

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**Purpose:** To ensure the aesthetic appearance of Cala Hills.

**Members:** Members of the Development Review Board ("DRB") shall be appointed by the White Oak Village HOA Board of Directors.

**Scope of Review.** No buildings, fence, wall, outbuildings, landscaping or other structure or improvement shall be erected, altered, added onto or repaired upon any portion of the property without the prior written consent of the DRB.

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- 1 Construction Activity Limitations.** Construction activity will be limited to the hours outlined below:
  - 1.1 Weekdays: 7 a.m. until dark
  - 1.2 Saturday: 9 a.m. until 5 p.m.
  - 1.3 Sunday: noon until 5 p.m.
  
- 2 Submission of Plans.** Prior to the initiation of construction upon any lot, the owner shall first submit to the DRB, c/o SW 21<sup>st</sup> Circle, Ocala, FL 34474, a complete set of plans and specifications for the proposed improvement, including:
  - 2.1 Site plans;
  - 2.2 Grading plans;
  - 2.3 Landscape plans with a minimum scale of 1" = 10';
  - 2.4 Floor plans depicting room sizes and layouts;
  - 2.5 Exterior elevations;
  - 2.6 Specifications of materials and exterior colors;
  - 2.7 The identity of the individual or company intended to perform the work;
  - 2.8 Projected commencement and completion dates;
  - 2.9 Any other information deemed necessary by the DRB
  
- 3 Plan Review.** The DRB shall have a maximum of thirty days from receipt by the DRB of all required information in which to review the plans submitted. The proposed improvements will be approved if, in the sole opinion of the DRB:
  - 3.1 The improvements will be of an architectural style and material that are compatible with other structures in the Village;
  - 3.2 The improvements will not violate any restrictive covenant or encroach upon any easement or building set back lines;
  - 3.3 The improvements will not result in the reduction of property values or use of adjacent property;
  - 3.4 The individual or company intended to perform the work is acceptable to the DRB;

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3.5 The improvements will be substantially completed, including all clean up, within eight months of the issuance of a building permit.

**4 Site Plan Requirements.**

4.1 Minimum Setbacks.

- 3.1.1 Front: 20 feet
- 3.1.2 Back: 20 feet
- 3.1.3 side: 8 feet

4.2 Driveways.

- 3.2.1 Construction shall be of concrete, brick, or ornamental pavers.
- 3.2.2 Shall not be painted unless approved by the DRB.

4.3 Sidewalks. Each builder shall install across the front of each lot a four foot wide concrete sidewalk, four inches thick, with a broom finish.

4.4 Swimming pools. All pools shall be in-ground and shall include a paved patio extending from the dwelling unit and completely surrounding the pool, shall be located in rear or side yards, and must be screened from front yard view. All pool enclosures, including screening, must be approved in writing the DRB.

4.4.1 No above-ground pools are permitted. <sup>^ BY</sup>

4.4.2 All pool pump/filter equipment must be screened from view.

4.5 Garages. Each dwelling unit shall have an attached garage designed for at least two automobiles. Fiberglass doors are not acceptable. - ?

4.6 Fences. Body of fence may not exceed five feet in height. Fence must be installed a minimum of six inches inside the property's boundary, and may not extend outside the rear yard of any lot. (See additional restrictions noted in Section 7.2 below.)

4.6.1 Privacy Fence.

- 4.6.1.1 Material must be white PVC.
- 4.6.1.2 May only be constructed on internal lots.
- 4.6.1.3 May have one foot of lattice or decorative work installed in addition to body height restriction.

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4.6.2 Four Board Fence.

4.6.2.1 Material must be white PVC if visible from street.

4.6.2.2 Material may be creosote or white PVC if the property's boundary is land other than land included within the Cala Hills DRI.

4.7 Hedges. Maximum height is five feet.

4.8 Site drainage plan to indicate flow of surface water. Water must not flow to adjoining lots.

4.9 Mailboxes. All mailboxes must be of the specifications noted below and shall display only the name of the owner and the street address of the lot:

4.9.1 Post: Manufacturer: RAN Manufacturing of Georgia, Inc.  
Model: The Williamsburg Mailbox Post  
Patent No.: 5626317  
Color: White

4.9.2 Box: Manufacturer: Solar Group, Inc.  
Model: The Better Box  
Solid aluminum mail box  
Standard T1 size (8-3/4"H x 6-3/4"W x 19"D)  
Model No.: ALM10W00  
Color: White

4.10 Tree Removal Restrictions. No living tree with a trunk four inches (4") or more in diameter at a four foot (4') height from the ground shall be cut down, destroyed or removed from the property without the prior approval of the DRB. All requests for approval of tree removal shall be submitted to the DRB along with a plan showing generally the location of such tree(s). Anyone violating the provisions of this section will be required to replace such trees with trees of like kind, size and condition within thirty (30) days after demand by the White Oak Village Homeowner's Association ("Association"). If the owner fails or refuses to replace the trees as demanded, the Association may cause suitable replacements to be planted and the cost thereof shall be a lien against the lots of the owner. The owner grants to the Association, its agents and employees, an easement of ingress over and across said lot to enable it to comply with this section.

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- 5 Construction Standards.** Submitted plans are to be drawn at a scale of 1' = 1/4".
- 5.1 Exterior design. Architectural motif and exterior elevations will be reviewed for aesthetic appearance in terms of the overall dwelling unit and its general relationship to other dwelling units based on location, size, quality and price range within the community.
- 5.2 Exterior materials.
- 5.2.1 Wood: Cypress, cedar, or redwood
  - 5.2.2 Stucco: Approval subject to application, texture and use of other primary or decorative treatments.
  - 5.2.3 Masonry: Natural stone, brick, concrete block with approved surface treatment.
  - 5.2.4 Windows: Wood or aluminum frame. Anodized or baked on enamel.
- 5.3 Exterior colors. Colors shall be in harmony with contiguous dwellings and approved by the DRB.
- 5.4 Roofing materials. Approved materials include cedar, cedar-shake slate, tile, and fiberglass shingles (240 pound minimum).
- 5.5 Vents. Plumbing vents and exhaust ducts should be located on the rear side of the ridge line where possible. Turbine vents generally will not be approved.
- 5.6 Air conditioners. All air conditioning units shall be located in the rear yard or a side yard, and shall be effectively screened by plant matter or opaque fencing.
- No air conditioning units may be mounted through windows or walls unless the location, method of installation and appearance have been approved in writing by the DRB. It is the intention of this provision to authorize the DRB to approve or disapprove such air conditioning units in its sole discretion, on purely aesthetic grounds or any other grounds.
- 5.7 Water treatment systems. Systems must be installed in the garage.
- 5.8 Exterior antennas. No exterior antennas, satellite dishes or similar equipment shall be permitted. However, satellite dishes of less than eighteen inches in diameter may be installed on dwelling units if approved by the DRB. All such

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equipment shall be painted the same color as the adjacent surface of the house.

- 5.9 Size. Minimum living space shall be 2,000 square feet. Living space shall mean heated and cooled space under roof, exclusive of garages, porches, decks, pools, breezeways, basements, attics, and accessory structures.

**6 Landscaping Requirements.**

- 6.1 Lot shall be fully sodded with St. Augustine "Floritam" or St Augustine FX-10. Alternate sod: Centipede.
- 6.2 Inground irrigation system required.
- 6.3 Minimum \$2,000 in landscaping on front and side yards, exclusive of sodding and irrigation system.
- 6.4 Site plan and tree survey showing proposed trees to be removed and trees to remain.
- 6.5 Landscape design showing plant type, gallon size, location, and costs.
- 6.6 Landscape plan with a minimum scale of 1" = 10'.

**7 Use Restrictions.** Note, the restrictions noted below are only summary in nature. Please refer to the recorded White Oak Village Declarations of Covenants and Restrictions for a complete list and detail of the use restrictions.

- 7.1 No Temporary or Accessory Structures. No portable, storage, temporary or accessory buildings, sheds, structures or tents shall be erected, constructed or located upon any lot for storage or otherwise without the prior written consent of the DRB.
- 7.2 Restrictions on Walls, Fences, and Hedges. No wall, fence or hedge shall be erected, placed, altered, maintained, or permitted to remain on any lot unless and until the height, type or location thereof have been approved by the DRB. No wall or fence shall be erected which extends outside the rear yard of any lot. No wall or fence may be painted or altered in appearance from the appearance approved by the DRB without subsequent DRB approval. No vinyl, chainlink, barbed wire, hog wire, chicken wire, or similar fencing will be

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permitted. No fence or hedge shall be allowed to exceed the height of five feet on any lot, with the exception of hedges immediately adjacent to the dwelling, and all hedges must be neatly trimmed.

- 7.3 Signs. No commercial sign or other sign shall be erected or maintained on any lot or dwelling within public view except as may be required by legal proceedings. The DRB will not grant permission for said signs unless their erection is reasonably necessary to avert serious hardship to the owner. Such prohibition shall apply to commercial real estate signs advertising a particular lot or dwelling for sale or for rent, except for commercial real estate signs of a size, shape, color and format approved by the DRB.

To assure uniformity of appearance throughout the Cala Hills Planned Unit Development, the DRB may require that all such signs are identical in appearance, with the exception of a designation of the name and phone number of the real estate agent. If permission is granted for any other signage, the DRB shall have the right to restrict size, color and content of such signs. Property identification and like signs exceeding a combined total of more than one square foot may not be erected (or affixed to a dwelling) without the prior written permission of the DRB.

- 7.4 Allowable Trim and Decorations. No owner or tenant of an owner shall install shutters, awnings, or other decorative exterior trim, except small exterior decorations such as address plates and name plates, which shall not exceed the sign limitations identified in Section 6.3 above, without the prior written consent of the DRB. All other outside decorations and ornaments, whether affixed to the dwelling or placed elsewhere on the lot, are prohibited, unless approved by the DRB.
- 7.5 Window Tinting. No reflective foil or other material, or tinted glass, shall be permitted on any windows except for tinted glass approved by the DRB.
- 7.6 Clothes lines. No exterior clothes lines or drying areas shall be permitted
- 7.7 Lighting. All exterior lighting on any lot or dwelling must be designed and erected so as to avoid annoyance to any other owner, and to avoid unreasonable illumination of any other portion of the properties except the lot upon which the lighting is erected. The DRB shall have sole authority to determine whether exterior lighting constitutes an annoyance or unreasonably illuminates other portions of the property.

**WHITE OAK VILLAGE  
PHASES I and II  
ARCHITECTURAL STANDARDS**

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In accordance with Article VI of the *Declaration of Covenants and Restrictions for White Oak Village*, as recorded in OR Book 2211, Page 1123 of the Public Records of Marion County, Florida, the Development Review Board (DRB) has implemented Architectural Standards for home construction.

Buyer acknowledges that Buyer has received a copy of the Architectural Standards dated \_\_\_\_\_.

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**BUYER(S):**

Print Name \_\_\_\_\_  
Date \_\_\_\_\_

Print Name \_\_\_\_\_  
Date \_\_\_\_\_