

Sea Crest at MiraBay

Design Guidelines Addendum to the MiraBay Architectural Guidelines

Site and Landscape Guidelines

General Standards-Site

Documented below are general standards and guidelines for design issues related to the Sea Crest neighborhood at MiraBay. Please note that this list is a guideline only, it is not all-inclusive and is an addendum to the Master guidelines. Any improvement not addressed in this addendum should be referred back to the Master guidelines. All requested changes to any property in Sea Crest at MiraBay must be first submitted and approved by the M.A.R.C.

Standard Lots

Standard lots are regularly occurring interior lots that only face the major right of way street at the front facade wall.

Non-Standard Lots

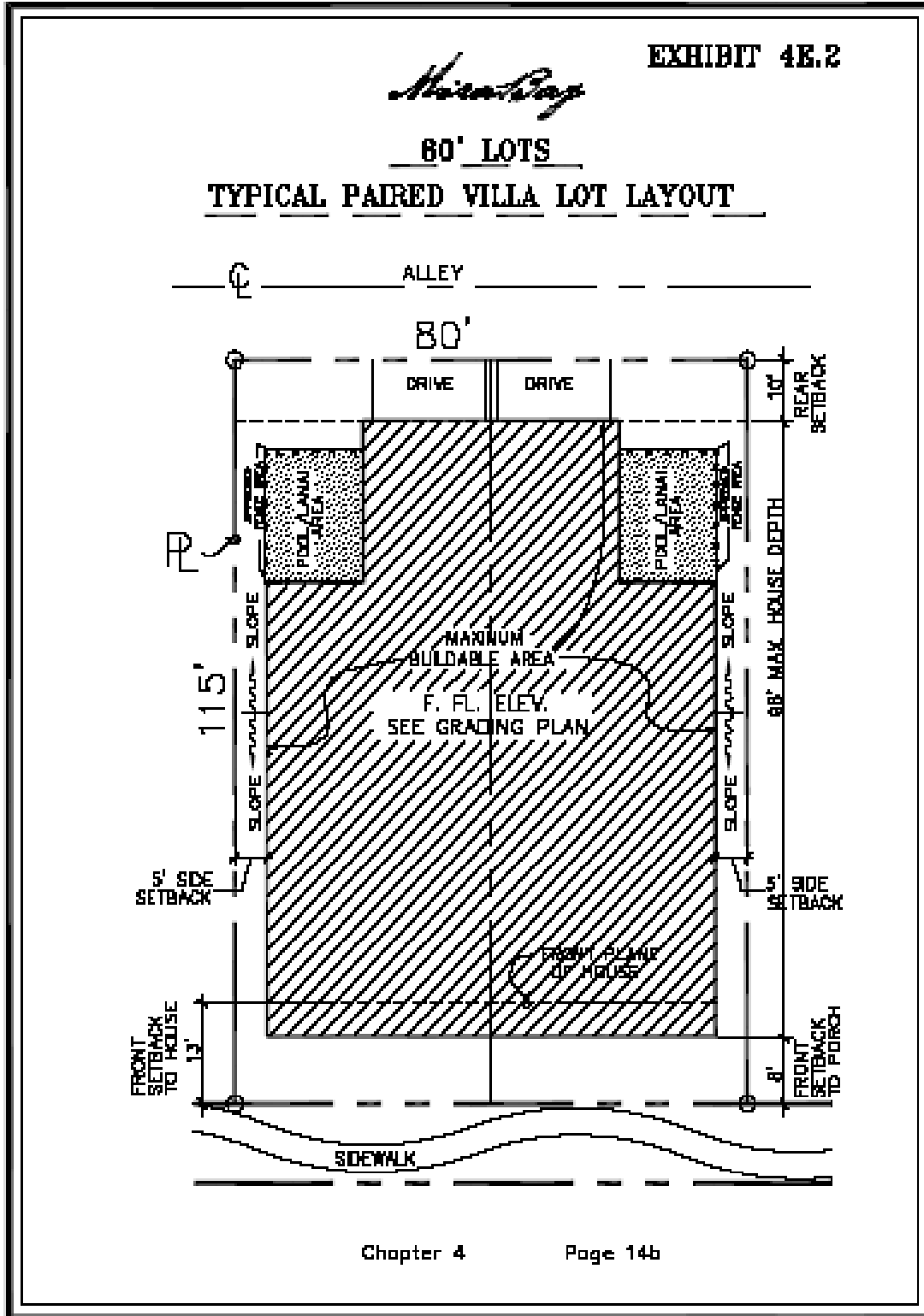
Non-standard lots are irregularly occurring lots due to shape, size, location, easement, multiple facades fronting the major right of way streets (i.e. corner lots), or other factors. Non-standard lots may be subject to varying levels of Architectural and Landscape detailing as required by the M.A.R.C.

Lot Criteria for Villas at Sea Crest (Exhibit from Master Guidelines)

EXHIBIT 4E. I
LOT CRITERIA FOR PAIRED VILLA LOTS

COMPONENTS & RESTRICTIONS	LOT CRITERIA
Typical Lot Size	40' X 115', 45' X 115'
Finished Floor Elevation	24" above centerline of road
Minimum Finished Sq. Ft.	1,500 sq. ft.
Maximum Height	40' (as defined by Hillsborough County)
Accessory Structures	Within Maximum Buildable Area
Minimum Garage Size	2-Car
Recommended Garage size	2-car
Front Yard Setback to Porch	Minimum 8'
Front Yard Setback to House	Minimum 13'
Rear Yard Setback to Garage	Minimum 10'
Side Yard Setback	5'
Street Side Yard Setback	Minimum 5'
Swimming Pool Setbacks	10' Rear, but never beyond garage 5' Sides, but never beyond side of house
Patio Deck Setbacks	10' Rear, but never beyond garage 5' Sides, but never beyond side of house
Screen Enclosure Setback	10' Rear, but never beyond garage 5' Sides, but never beyond side of house Screen enclosure cannot exceed outside of roof/building line.
Fence Setback	May not go beyond side of villa footprint nor extend past the gas meter or A/C unit, whichever comes first along garage common wall.
Easements	5'-0" along canal
Building Coverage	75%
Spacing Requirements	Identical model and colors cannot be directly in front of Each other or beside each other.

Typical Lot Layout (Exhibit from Master Guidelines)



Landscape

Refer to Article IV, Section 21 (Front Yards) of the Declarations of Covenants for Sea Crest.

In order to accommodate for changes in the Florida Statutes with regard to Florida Friendly planting, the MiraBay Architectural Review Committee will only review applications submitted by individual homeowners with regard to Florida Friendly Replacement planting. These must meet the intent of the Florida Friendly statutes.

Landscape Review & Approval Requirements

Landscape plans submitted shall not be at a smaller scale than 1" = 20'-0". All trees, shrubs, screen material, berms, groundcover areas, and any other Hardscape (i.e. pavers, walkways, etc) elements necessary to convey the design intent shall be shown. Plans submitted for approval shall have botanical and common names, height, spread, and quantities of all plant material. Plans should also include plant distances, in the case of hedge material and groundcovers, caliper and pot volume in the case of trees, and spot elevations where earth work is part of the design intent. All landscaping will meet the requirements of Hillsborough County landscape ordinance, and The Florida Friendly Landscaping Statutes. Nothing herein shall be construed to reduce the requirements of the County. Additional landscaping may be necessary to meet the guidelines detailed below.

Standard Landscape designs (including drought tolerant plantings, but not including "Florida Friendly" yard design) utilizing the native non invasive plant species as per the "Mirabay Architectural Review Committee" Guidelines may be submitted, reviewed, approved and subsequently installed as per the requirements outlined in the previous paragraph,. Please note that in some cases additional information or clarifications may be required prior to granting final approval.

"Florida Friendly" (FF) Yard Designs are encouraged throughout Sea Crest and also the Mirabay Community. FF yard design will be subject to the requirements mentioned in the first paragraph, but will also require an increased level of review prior to the approval of the submittals:

- a) Letter of Intent – All Florida Friendly yard designs submitted for M.A.R.C. review and approval must be accompanied by a Letter Of Intent to maintain the existing home site and also the newly incorporated "Florida Friendly Landscape" design elements. This letter shall be signed by the Sea Crest Home Owners Association. This will ensure efficient watering, appropriate fertilization, mulching, reduction of stormwater, responsible management of pests, and proper maintenance of the installation.
- b) Plant Selections & Locations – All Florida Friendly yard designs will be required to utilize planting materials designated in the "Mirabay Architectural Review Committee" Guidelines Chapter 5 Landscape, and also the subsequent Florida Friendly Landscape Addendum
- c) Soils Analysis – Please be advised where runoff/irrigation may be an issue (as with 50% or higher Xeriscaped home sites) geological soils analysis may be required as

per the Florida Friendly Landscaping State Statutes. Soils analysis shall be completed by the property owner at their expense with the intent of illustrating to the M.A.R.C. acceptable drainage and runoff volumes and patterns for the home site being reviewed and adjacent affected properties.

Please be advised that at no time will the M.A.R.C. accept review or approve any Florida Friendly Landscape design request without a signed "Letter Of Intent To Maintain" by the Sea Crest Home owners association

Landscape Restrictions

Any "Utilitarian" objects occurring or required by the landscape design at locations adjacent to or in direct view of the "Right of Way" street shall be screened by planting materials, painted to match adjacent surfaces, and /or relocated, if feasible, to areas removed from the community streetscape view. Nothing herein shall be construed as to reduce municipal requirements and or Florida Friendly landscaping statutes.

Florida Friendly Landscape Addendum

**List may not be all inclusive*

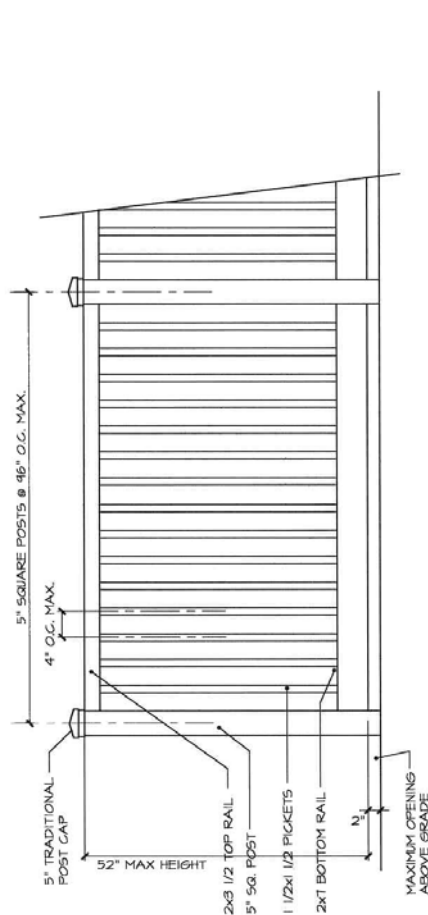
<p><u>Shrubs</u> Burford Holly Camellia Compacta <u>Japanese Holly</u> Downy Jasmine Duranta Gold Mound Dwarf Burford Holly Dwarf Gardenia Firebush Firecracker Plant Hibiscus Tree Hibiscus Indian Hawthorn Knock Out Roses Ligustrum Little John Bottlebrush Loropetalum Miami Supreme Gardenia Pineapple Guava Pink Indian Hawthorn Pittosporum Purple Glory Bush Red Cluster Bottlebrush Shchillings Holly Shiller's Delight Viburnum Simpsons Stopper Tea Olive Thryallis Trinette Schefflera Variegated Pittosporum Walters Viburnum Wax Myrtle Whorled Class Viburnum Whorled Class Walters Viburnum Yesterday-Today-Tomorrow</p> <p><u>Trees</u> Mary Nell Holly Yaupon Holly Crape Myrtle</p>	<p><u>Hedge</u> Podocarpus Sweet Viburnum Awabuki Viburnum Sandankwa Viburnum</p> <p><u>Groundcovers</u> Lilly Of The Nila White African Iris Bush Daisy Daylily Dwarf Yellow Lantana Liriope Big Blue Liriope Evergreen Giant Liriope Variegated Liriope Emerald Goddess Liriope Supergreen Giant Liriope Dwarf Asiatic Jasmine Variegated Dwarf Asiatic Jasmine Flax Lily</p> <p>Grasses Japanese Silver Grass Dwarf Maiden Grass Muhly Grass Sand Cordgrass Fakahatchee Grass Dwarf Fakahatchee Grass</p> <p><u>Accent</u> Variagated Shell Ginger European Fan Palm Heliconia Chines Fan Palm Orange Bird of Paradise</p> <p><u>Palms</u> Pygmy Date Palm (Single, Double, Triple)</p>
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Fencing Design

Only white PVC fence with "Dog Ear" picket design will be permitted in the rear yards only. A minimum of 48" will be required for gate width. The fence must be located within the maximum buildable area and must not encroach outside of the roof building line. Homeowner is responsible for maintenance within fenced areas and any landscaping installed within those areas should remain within the footprint/profile of the villa. For example, a tree that would grow to a height of 30ft would not be appropriate, since it would eventually exceed the profile/roofline of the home.

PVC Fencing for Paired Villa Lots (Exhibit from Master Guidelines)

EXHIBIT 4L PVC FENCING FOR PAIRED VILLA LOTS



**FENCING FOR PAIRED VILLA LOT (REAR YARD ONLY)
SEE "PAIRED VILLA TYPICAL LOT LAYOUT" FOR ALLOWED FENCE LOCATIONS**

**WHITE PVC FENCE
DESIGN AND SPECIFICATION DRAWING**

Patio/Lanai, Screen Enclosures

Homeowner installed lanai width is not to extend past the foot print of the villa or into any easement. Maximum length is determined by the gas meter and A/C unit. They are to be permanent. Lanais are to be constructed of materials and colors approved in MiraBay, i.e. poured concrete, concrete pavers, or travertine tile. Color should complement existing house colors. Screens are to be of white aluminum frame and charcoal screen. Entry door of gate should face the street, not the easement. See Exhibit 41.2 (MiraBay Guidelines) for Front entry screen enclosures- opposite street side. Enclosure must be installed inside existing front entry railing and any horizontal supports must be at the existing rail height. No kickplates are allowed except at screen door. No windows or other doors are permitted. Homeowner is responsible for any landscaping or irrigation that is to be removed or relocated. Details of alteration to landscaping or irrigation should be specified in the application to the M.A.R.C. It is recommended to install a 12-15 inch mulch edge for ease of maintenance and consistency with other landscaping and buildings throughout the community.

Pathways/ Walkways

Homeowner installed walkways between driveway and lanai or rear entrance door shall be a minimum of 3 feet in width, flaring is allowed at driveway and doorway, not to exceed 5 feet at widest point. Pathways are not allowed in easements or to extend past the side wall of the villa. Pathways are to be constructed of materials and colors approved in MiraBay, i.e. poured concrete, concrete pavers, or travertine tile. Color should complement existing house colors. They shall be permanent, recessed for ease of maintenance and walkways should match and follow the contour of the existing lot. Stepping stone pathways may be allowed, but will need to be dug in to the ground level and maintained by the homeowner. Replacement due to damage by lawn maintenance or normal wear and tear will be the full responsibility of the homeowner. Homeowner is responsible for any landscaping or irrigation that is to be removed or relocated. Details of alteration to landscaping or irrigation should be specified in the application to the M.A.R.C.

Shutters

Permanent type of hurricane protection shutters may be allowed. Roll-down shutters are the preferred type. All hurricane protection systems must be submitted to the M.A.R.C. for review and approval prior to installation on any house in MiraBay.