DRAPER LAKE

COASTAL VILLAGE

CODEBOOK

DESIGN REGULATIONS

ARCHITECTURAL REGULATIONS

URBAN REGULATIONS

LANDSCAPE REGULATIONS

DESIGN REVIEW POLICY & FORMS

FREQUENTLY ASKED QUESTIONS & ANSWERS

APPROVED ARCHITECT & BUILDER LIST

3.2020

P.O. Box I247
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DRAPER LAKE

COASTAL VILLAGE

WALTON COUNTY, FLORIDA

West Scenic Route 30-A

Draper Lake

Design Regulations

The Design Regulations for Draper Lake consists of three components:

THE REGULATING PLAN

...is a map showing the various building types with precision. The Regulating Plan also shows the form and location of public open spaces, and the type and trajectories of the various thoroughfares.

ARCHITECTURAL REGULATIONS

...is a matrix of text that specifies the materials and configurations permitted for walls, roofs, openings, and facades intended to produce visual compatibility among disparate building types.

URBAN REGULATIONS

...is a matrix of text and diagrams that regulates those aspects of private buildings which affect the public realm. The Urban Regulations vary according to the zoning categories of the Regulation Plan. The Urban Regulations define the streetscape with rules that affect building placement, frontage elements, building uses, building heights, and parking.

General Notes Regarding the Design Regulations:

These regulations will be updated periodically, and all subsequent changes will apply to all buildings which have yet to complete the schematic design phase

These regulations are strictly aesthetic in their intent. In case of contradiction with the local safety codes, these regulations shall be adjusted in collaboration with the Director of Design Review. Architectural Control Committee. In no way does compliance with these regulations exempt a structure from conformance with other applicable codes.

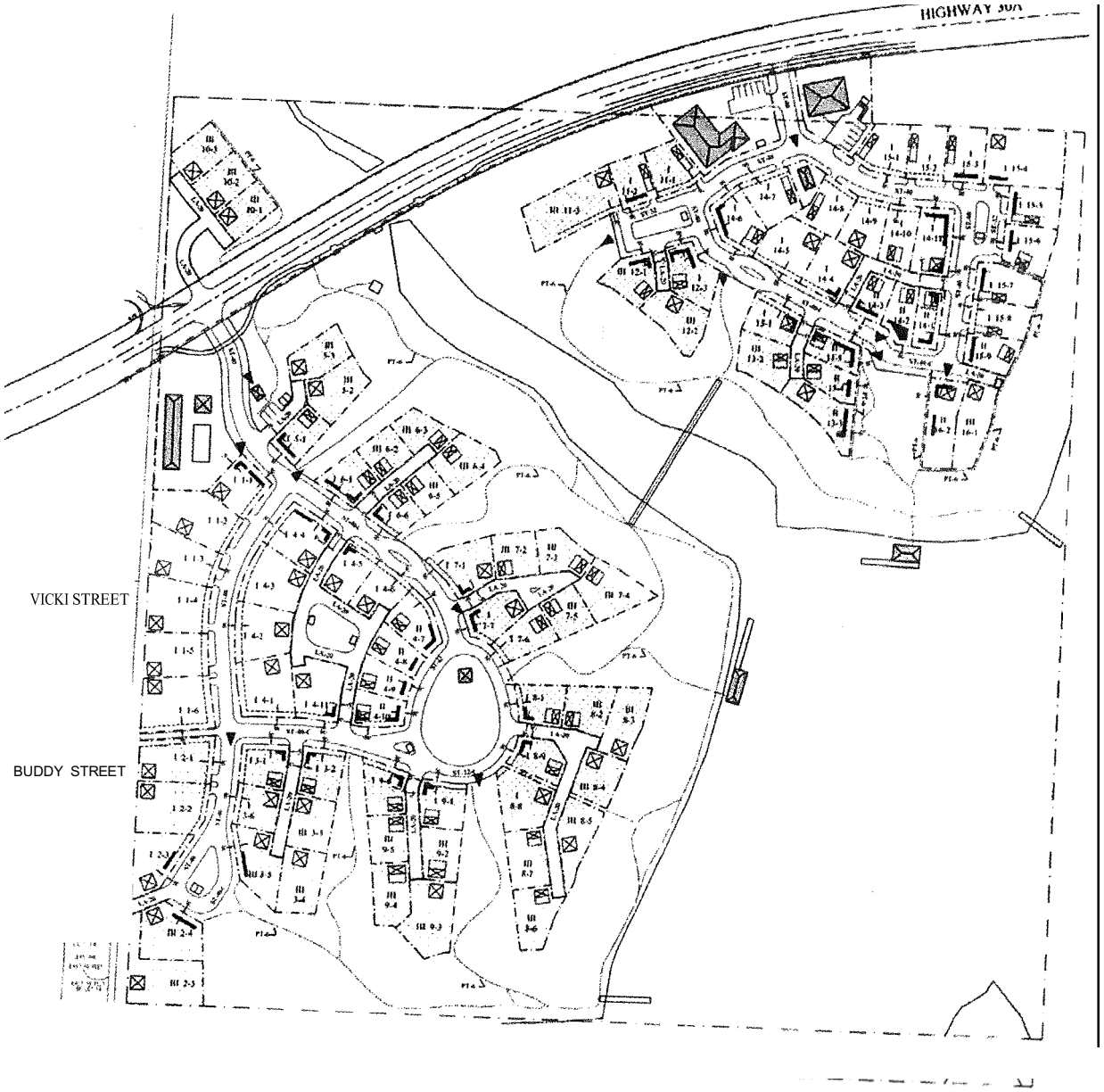
Section 4.4 Waivers. The Committee shall have the right to waive any requirements of the Design Regulations (without the obligation to satisfy the requirements of Section 11.7 hereafter) as to any Lot or Lots if the Committee in its discretion deems such a waiver consistent with the spirit and intent of the Design regulations

Section 11.7 Variances. The right and discretion is hereby reserved to the Association to grant variances with respect to individual Lots from the obligations of articles 3 and 4 in cases where not to grant such variance would create hardship in the opinion of the Board or where the granting of such variances would in the opinion of the Board be in keeping with the spirit and intent of this Declaration and would not materially adversely affect any neighboring Lot or the property a a whole. Such variances, if granted, shall be granted upon application to the Board by the Owner in writing setting forth in detail the variance requested and reasons therefor. Copies of each application for variance shall be forwarded (certified mail, return receipt requested to each Owner of a Lot within 100 feet of the Lot for which the variance is requested. If appropriate, any such variance shall be granted by the Board in writing and shall be executed by the Board and the Owner with the formalities of a deed and recorded in the Public Records. The variance may be conditioned on the Owner's compliance with such conditions as the Board deems advisable. The Owner requesting a variance will be responsible for payment of all costs associated with processing a variance request whether or not the variance is granted.

The Regulating Plan

The Regulating Plan establishes the framework for the neighborhood. It shows the designated building type for each lot. The Regulating Plan works hand-in-hand with the Urban Regulations to provide the particular details for each of the lot types.

The Regulating Plan reveals specific required elements on a lot by lot basis, such as fixed setback locations, required frontage elements, view corridors that cross private property lines, tower locations and terminated vistas.



REGULATING PLAN LEGEND:

- LOT LINE
- 1-1 LOT NUMBER
- SITE SPECIFIC SETBACK
- SITE SPECIFIC BUILD-TO LINE
- NATURE TRAIL CENTERLINE
- PUBLIC BUILDING
- VISTA TERMINATION REQUIRED
- AREAS OF POTENTIAL LOT AGGREGATION
- RECOMMENDED GARAGE LOCATION

STREET TYPES:

ST-40	RESIDENTIAL STREET
ST-40-C	RESIDENTIAL STREET W/ CURB
ST-32	RESIDENTIAL ONE-WAY STREET
ST-32-C	RESIDENTIAL ONE-WAY STREET W/ CURB
PT-6	PATH
LA-20	REAR LANE

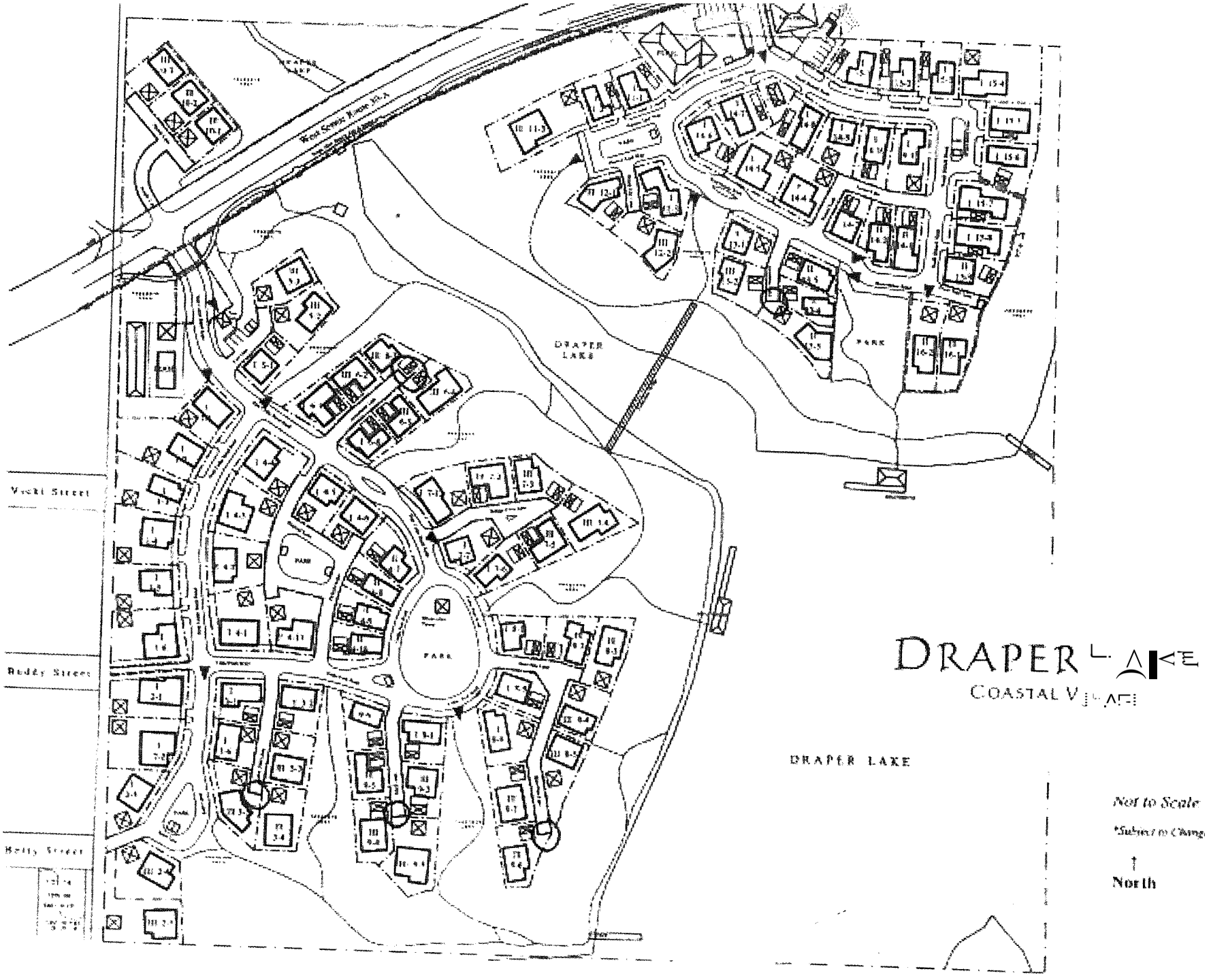
BUILDING TYPES:

I	STREET HOUSE
II	PARK HOUSE
III	LAKE HOUSE

100 0 50 100 200 400

North

Please refer to larger plan to review details of the Regulating Plan.


DRAPER LAKE
PARK
Vicki Street
Reddy Street
Kelly Street
DRAPER LAKE
DRAPER LAKE
COASTAL V
Not to Scale
North

DRAPER LAKE

COASTAL VILLAGE

WALTON COUNTY, FLORIDA

West Scenic Route 30-A

WESTERN PENINSULA

DRAPER LAKE

COASTAL VILLAGE

WESTERN PENINSULA

Not to·Scale

•Subject.to Changes

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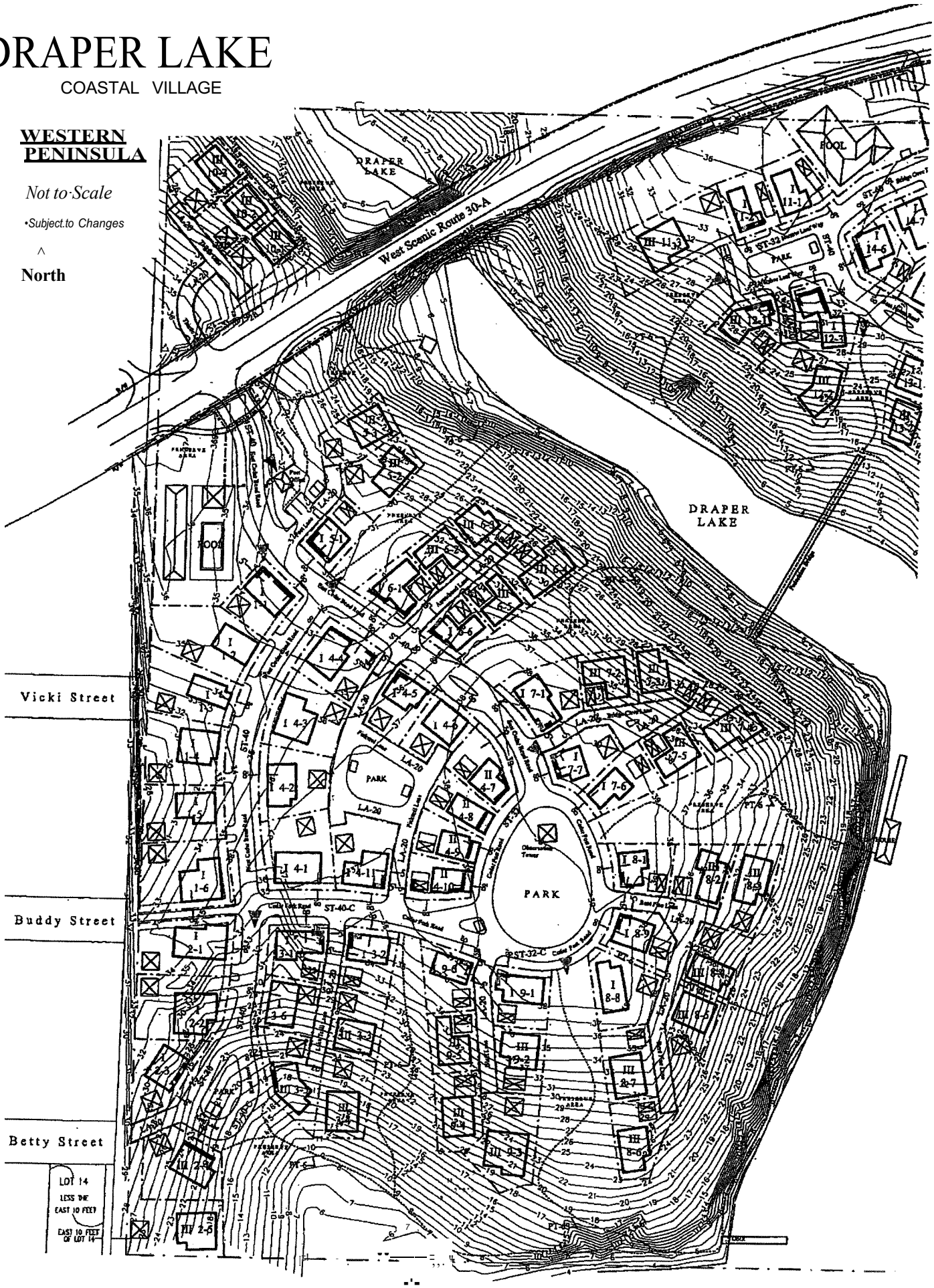
North



DRAPER LAKE

COASTAL VILLAGE

BLOCK: 1
LOTS: 1, 2, 3, 4, 5, 6

Not to Scale

•Subject to Change,

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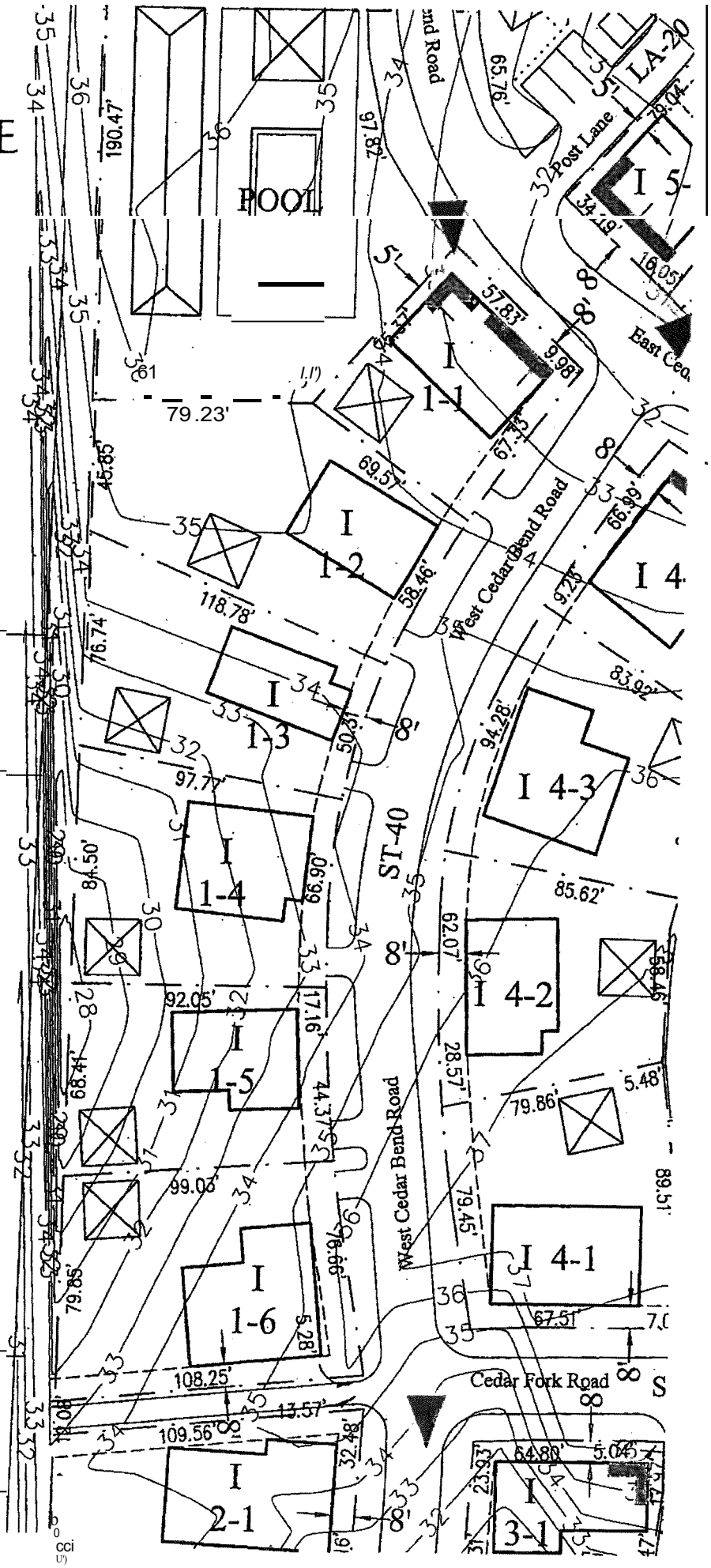
North



Vicki Street

Buddy Street

Buddy Street

DRAPER LAKE

COASTAL VILLAGE

BLOCK: *2*
LOTS: 1, 2, 3, 4, *5*
Not to Scale

**Subject to Change*

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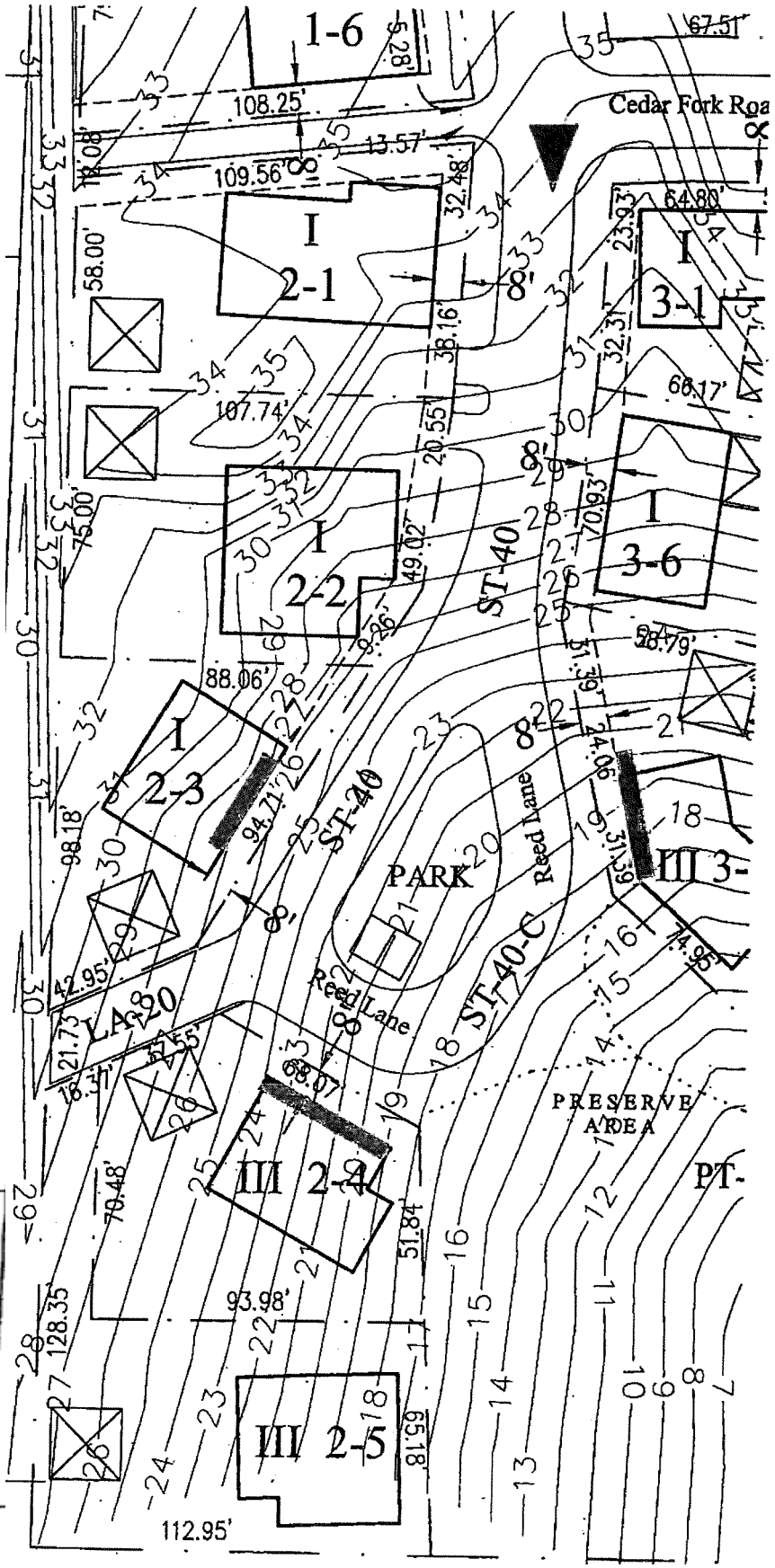
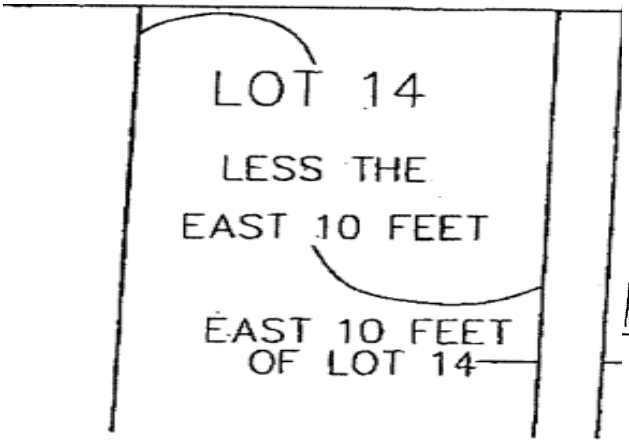
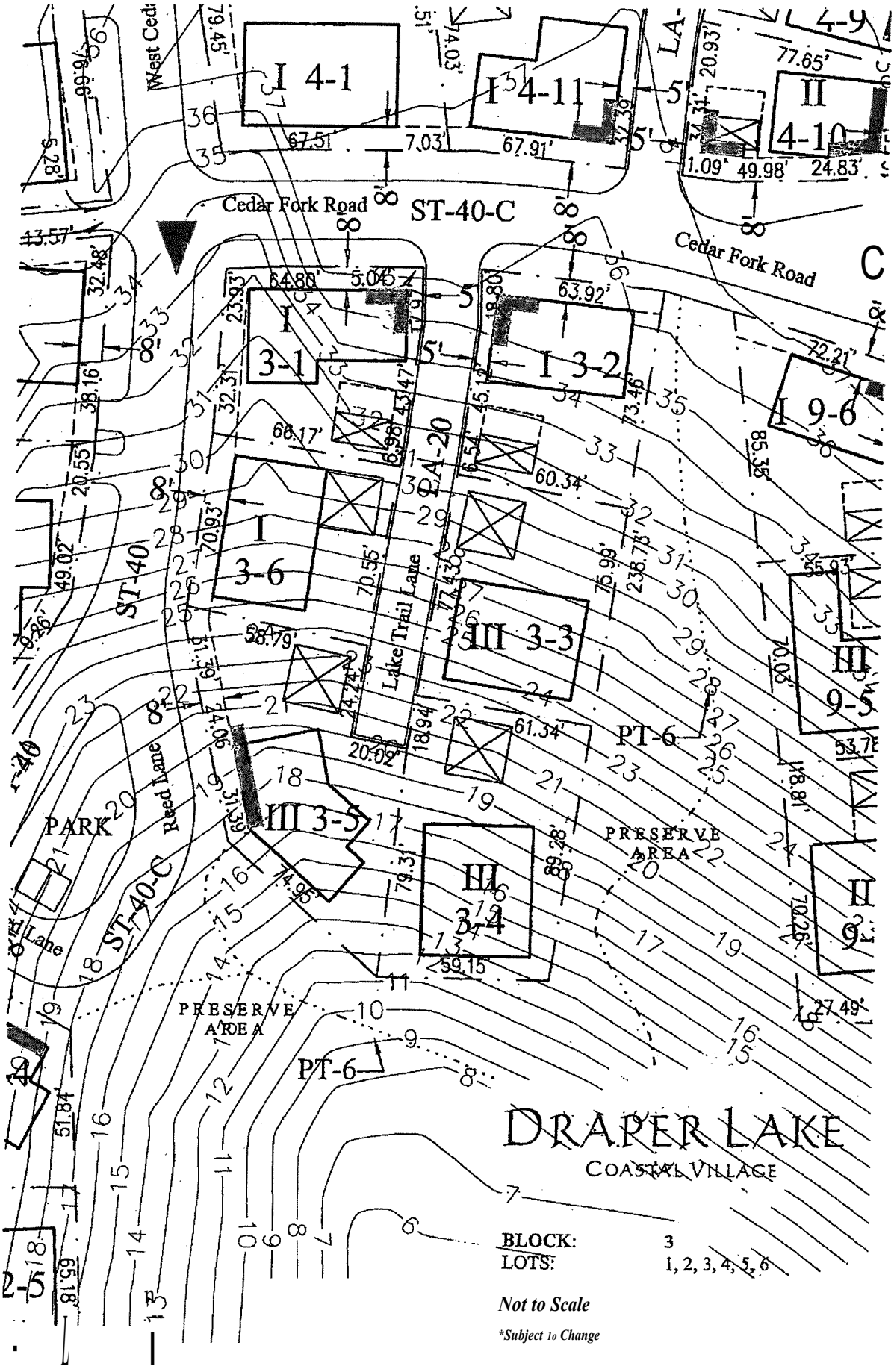
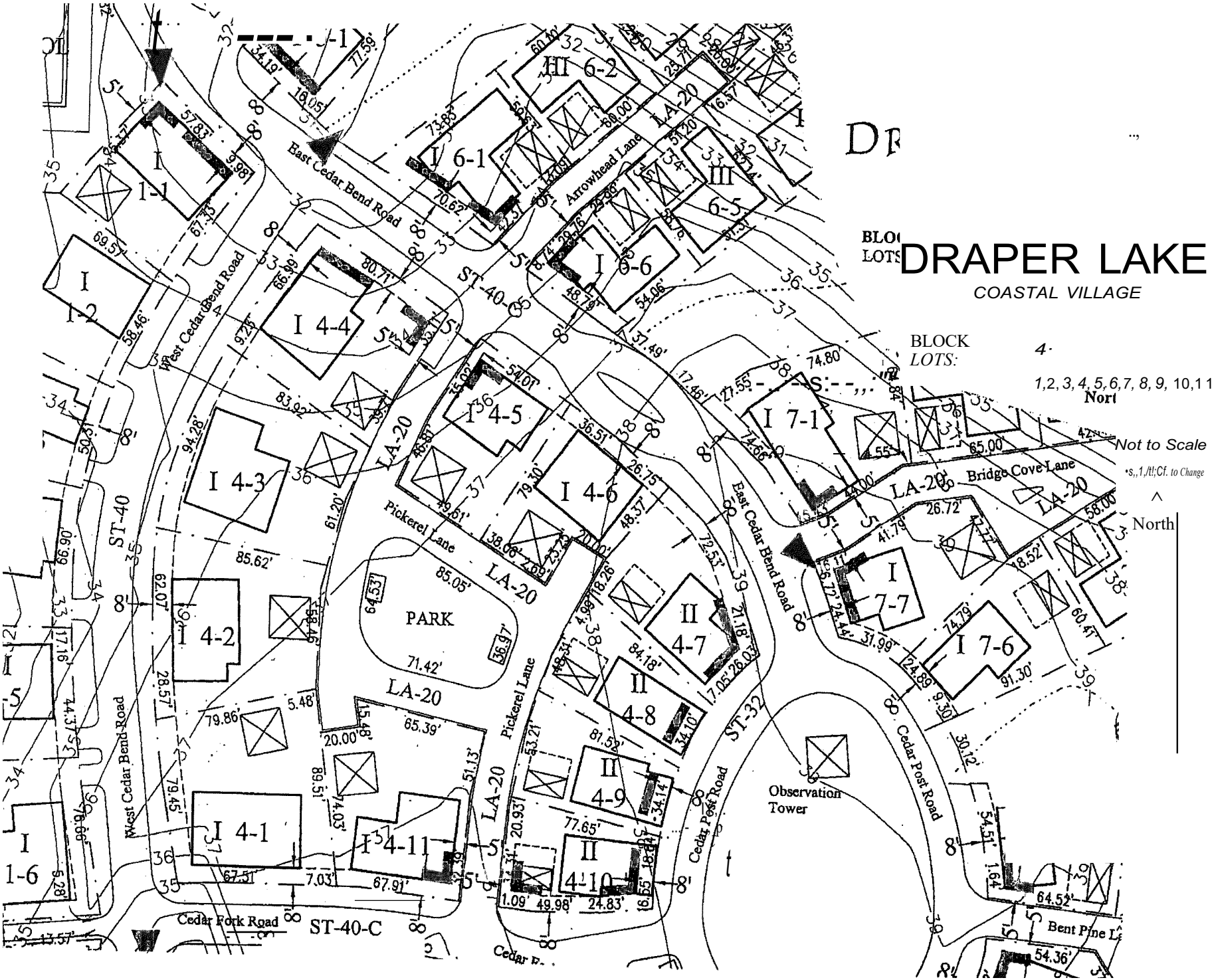
North

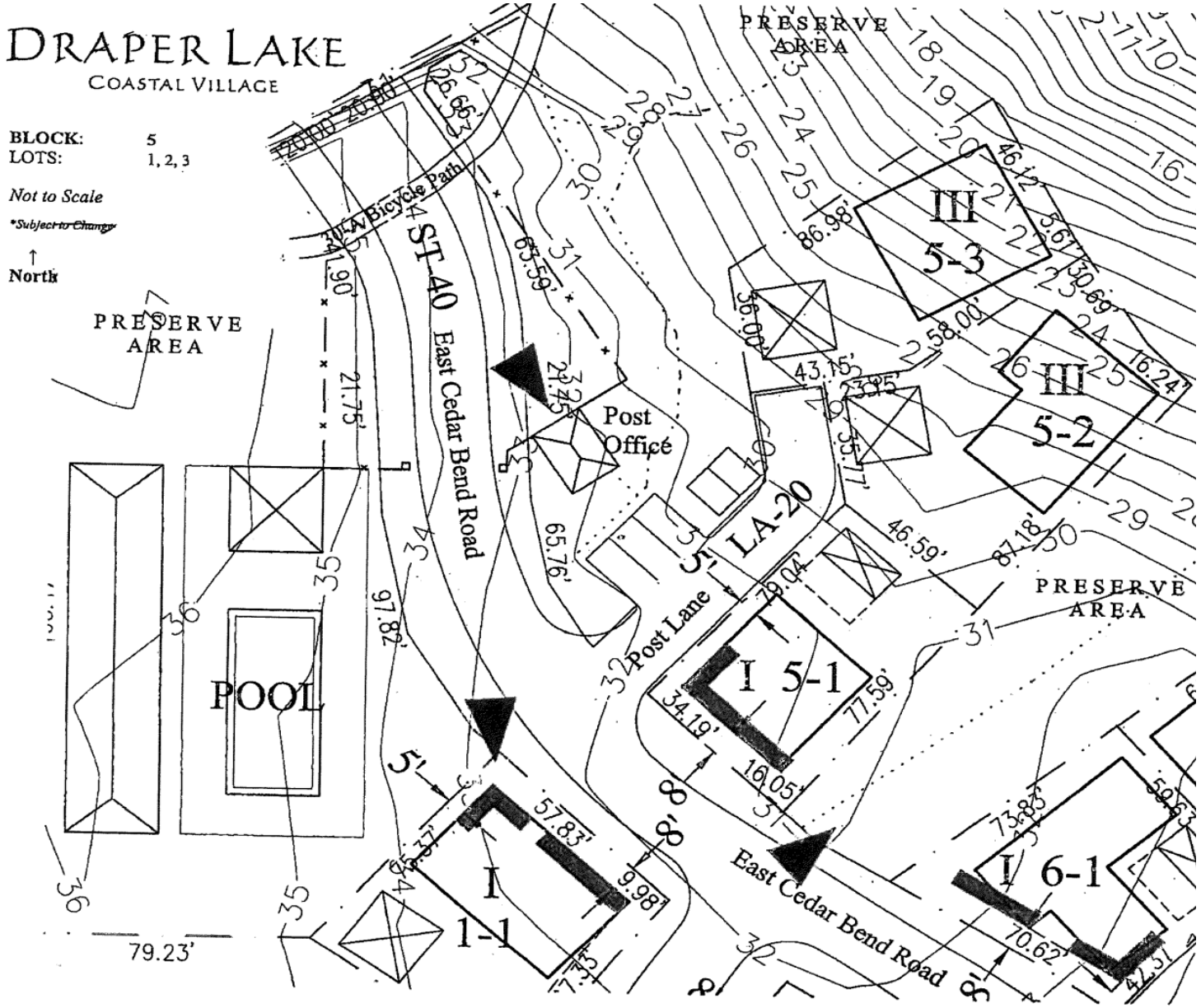


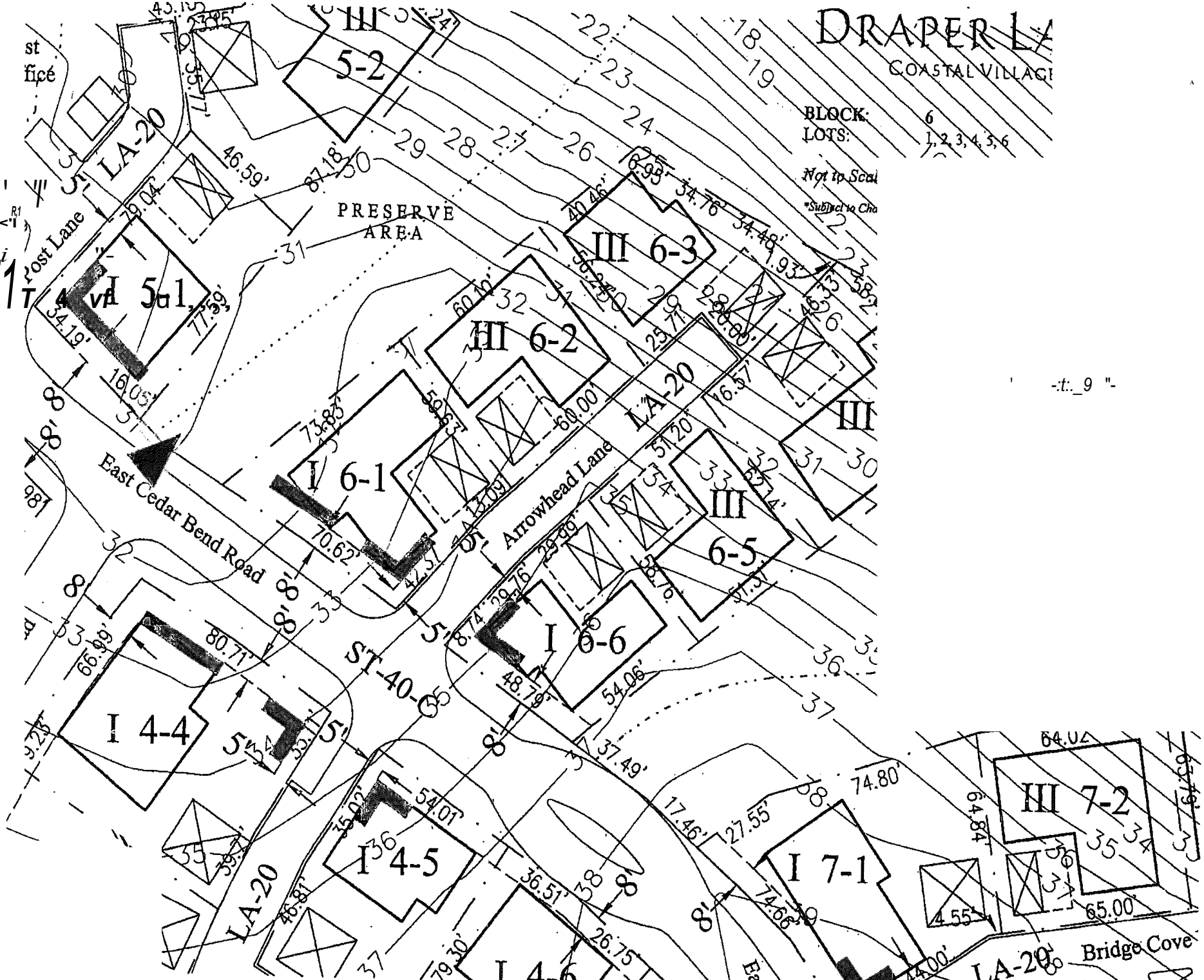
Betty Street




I 4-1
I 4-11
II 4-10
Cedar Fork Road
ST-40-C
I 3-1
I 3-2
I 9-6
I 3-6
III 3-3
III 9-5
PA-20
ST-40
Lake Trail Lane
III 3-5
III 3-4
II 9-4
PT-6
PARK
Reed Lane
ST-40-C
PRESERVE AREA
PRESERVE AREA
PT-6
DRAPER LAKE
COASTAL VILLAGE
BLOCK: 3
LOTS: 1, 2, 3, 4, 5, 6
Not to Scale
*Subject to Change
North


DRAPER LAKE
COASTAL VILLAGE
BLOCK
LOTS:
1,2,3,4,5,6,7,8,9,10,11
Not to Scale
North
East Cedar Bend Road
West Cedar Bend Road
Arrowhead Lane
Pickerel Lane
Bridge Cove Lane
Cedar Post Road
Cedar Fork Road
ST-40
ST-40-C
ST-32
PARK
LA-20
Observation Tower
I 1-1
I 1-2
I 1-5
I 1-6
I 4-1
I 4-2
I 4-3
I 4-4
I 4-5
I 4-6
I 4-11
I 6-1
I 6-6
III 6-2
III 6-5
I 7-1
I 7-6
I 7-7
II 4-7
II 4-8
II 4-9
II 4-10


DRAPER LAKE
COASTAL VILLAGE
BLOCK: 5
LOTS: 1, 2, 3
Not to Scale
*Subject to Change
North
PRESERVE AREA
PRESERVE AREA
PRESERVE AREA
ST-40 East Cedar Bend Road
SULA Bicycle Path
Post Office
LA-20
Post Lane
East Cedar Bend Road
POOL
III 5-3
III 5-2
I 5-1
I 6-1
I 1-1
79.23'


DRAPER L
COASTAL VILLAGE
BLOCK: 6
LOTS: 1, 2, 3, 4, 5, 6
Not to Scale
PRESERVE AREA
Frost Lane
East Cedar Bend Road
Arrowhead Lane
Bridge Cove
LA-20
ST-40-05
I 5-1
I 6-1
I 6-6
I 4-4
I 4-5
I 4-6
I 7-1
III 5-2
III 6-2
III 6-3
III 6-5
III 7-2

DRAPER LAKE

COASTAL VILLAGE

BLOCK: 7
LOTS: 1, 2, 3, 4, 5, 6, 7

Not to Scale

**Subject to Change*

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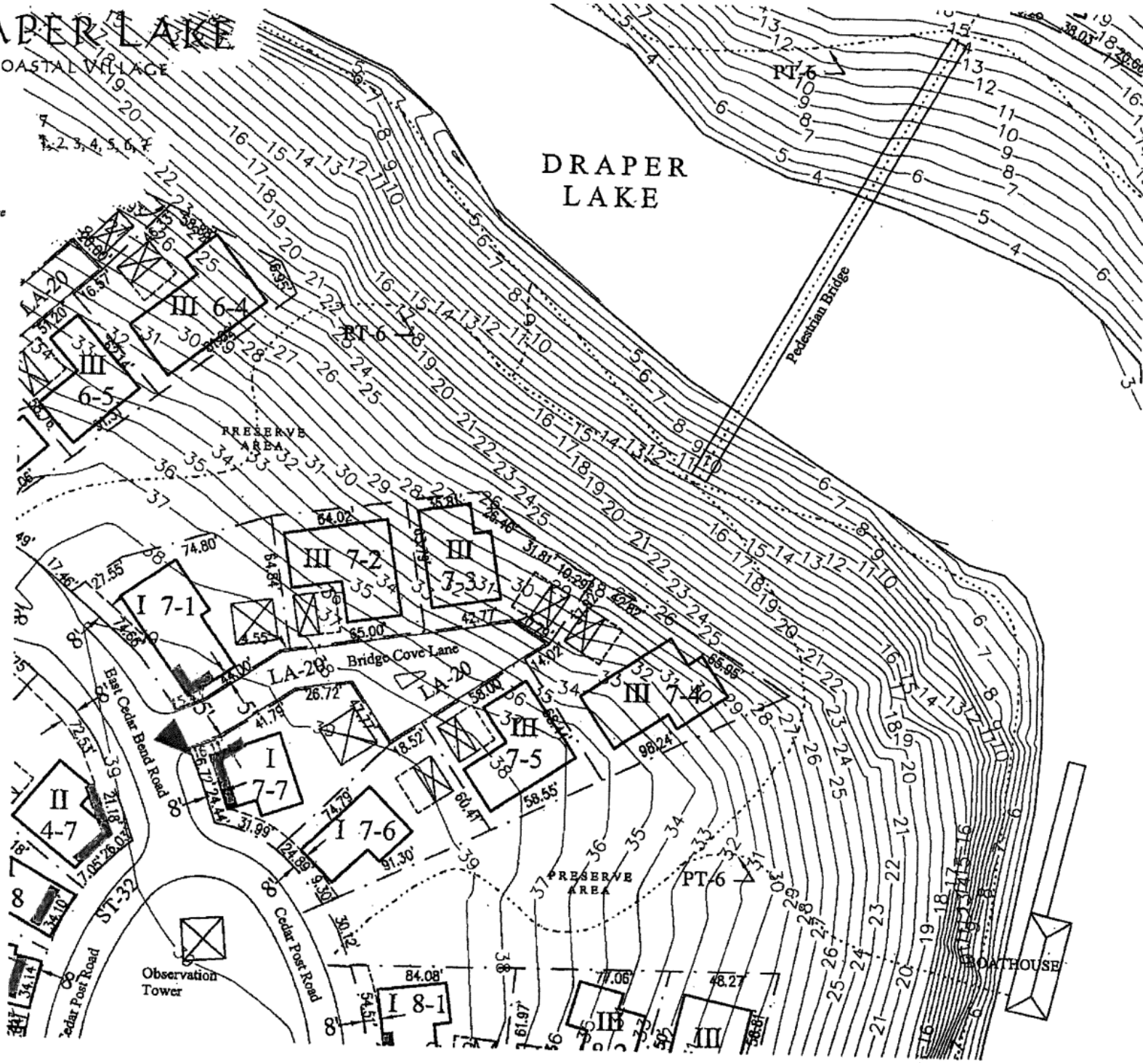
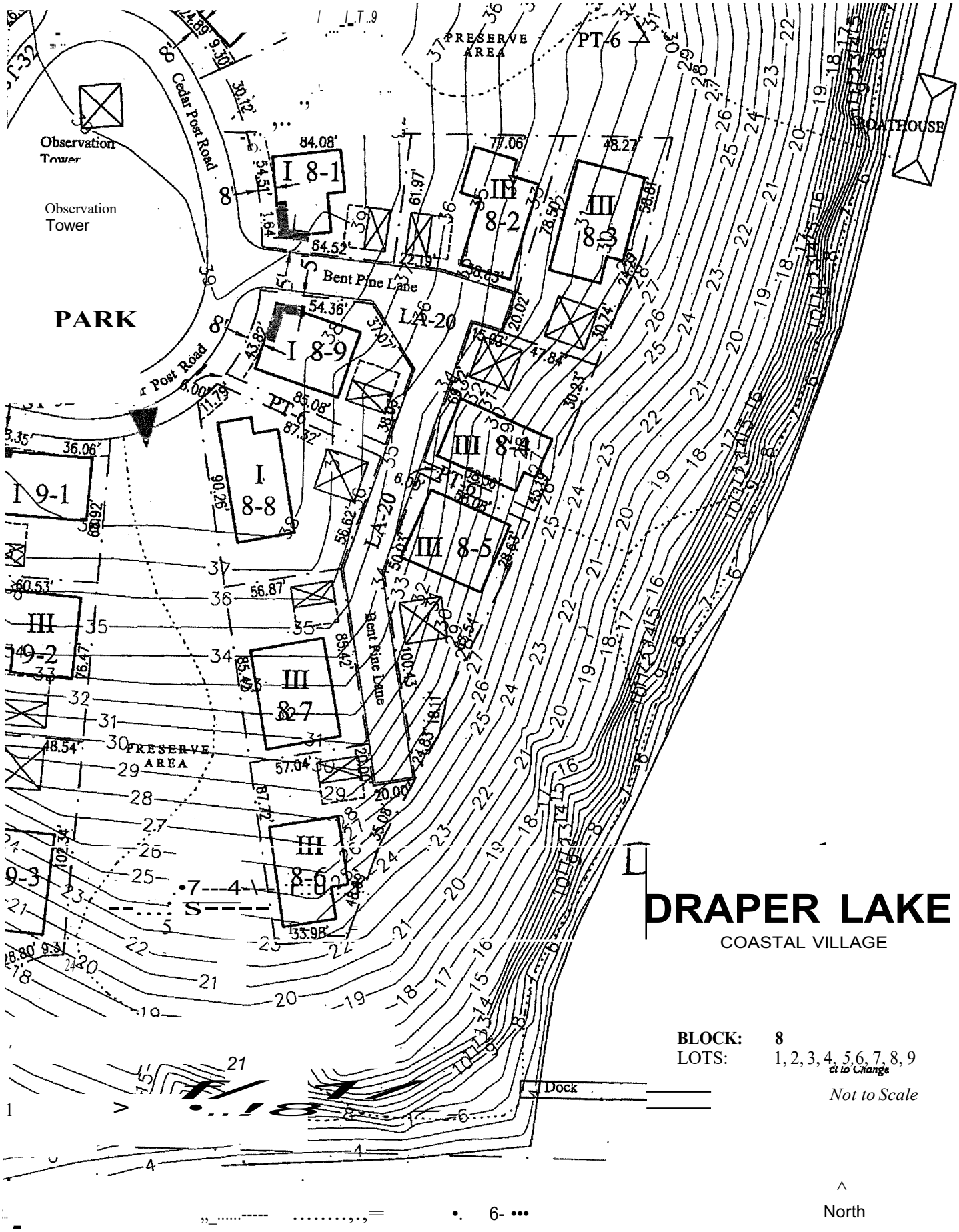
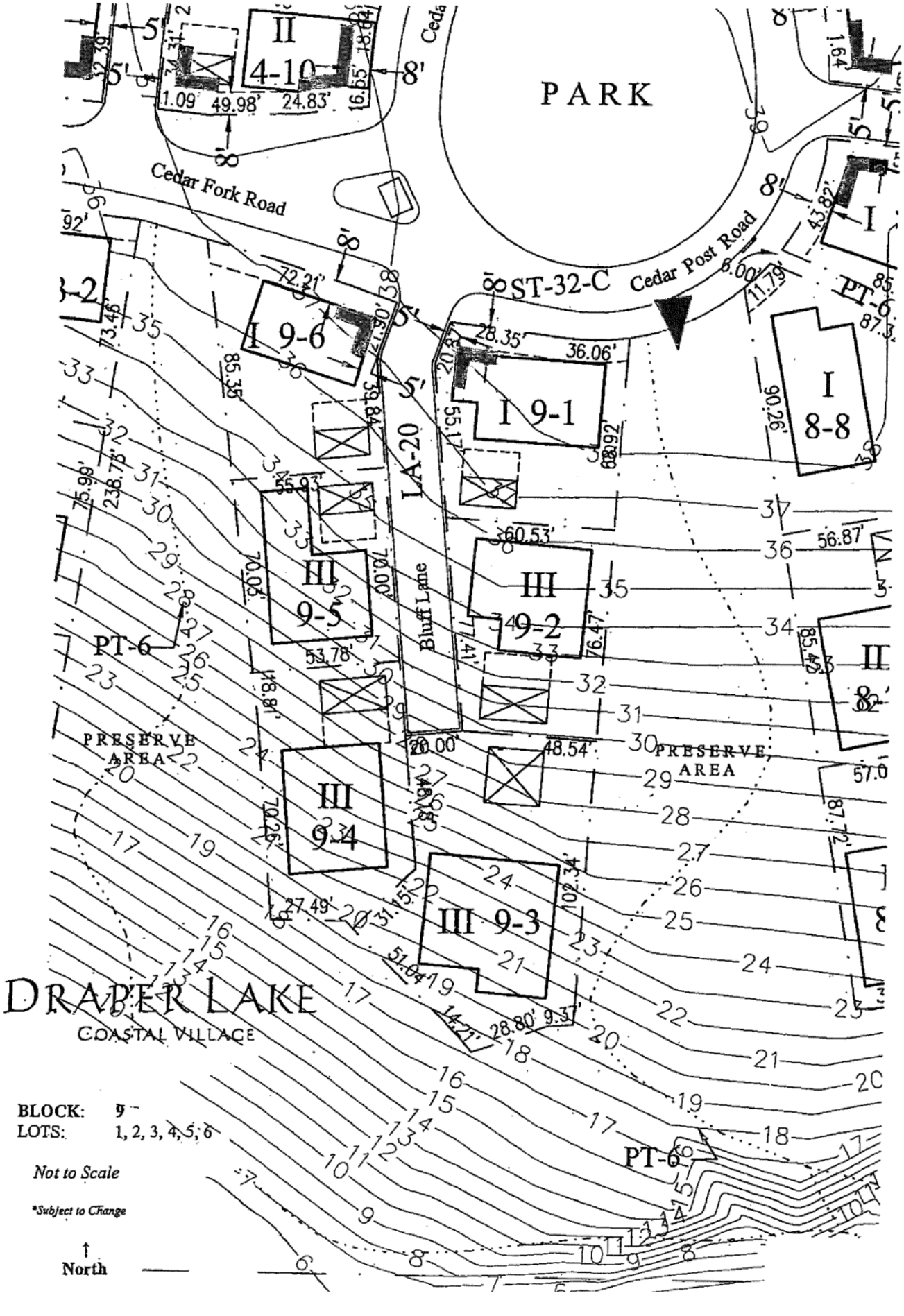
North




Observation Tower
Observation Tower
PARK
Cedar Post Road
Bent Pine Lane
PRESERVE AREA
PRESERVE AREA
BOATHOUSE
Dock
I 8-1
III 8-2
III 8-3
I 8-9
I 8-8
III 8-4
III 8-5
III 8-7
III 8-6
I 9-1
III 9-2
LA-20
PT-6
DRAPER LAKE
COASTAL VILLAGE
BLOCK: 8
LOTS: 1, 2, 3, 4, 5, 6, 7, 8, 9
Not to Scale
North

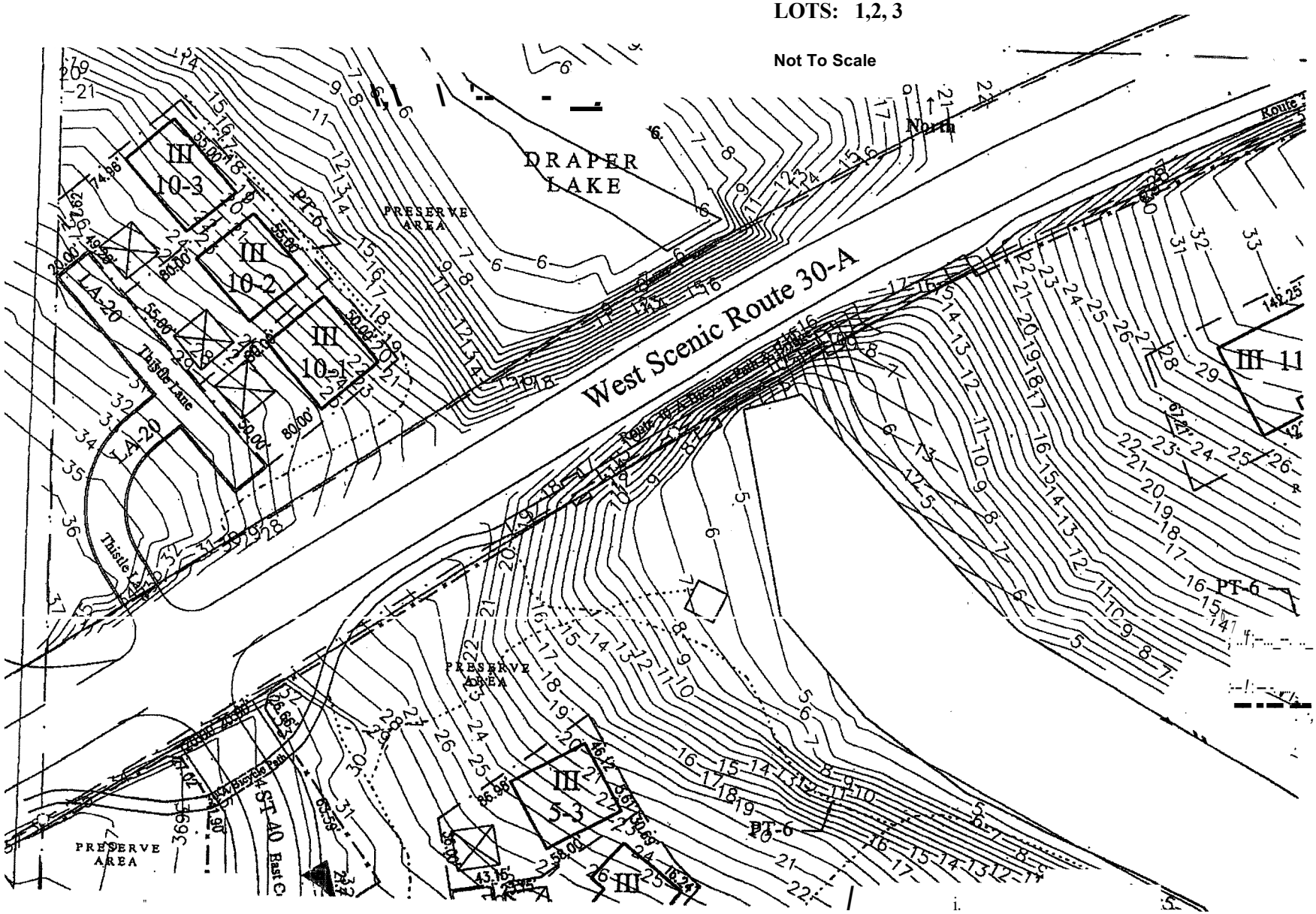

PARK
Cedar Fork Road
Cedar Post Road
ST-32-C
Bluff Lane
LA-20
II 4-10
I 9-6
I 9-1
I 8-8
III 9-5
III 9-2
III 9-4
III 9-3
PT-6
PRESERVE AREA
PRESERVE AREA
DRAPER LAKE
COASTAL VILLAGE
BLOCK: 9
LOTS: 1, 2, 3, 4, 5, 6
Not to Scale
*Subject to Change
North

DRAPER LAKE

CQASTAL VILLAGE.

BLOCK: 10
LOTS: 1,2, 3

Not To Scale



DRAPER LAKE

COASTAL VILLAGE

WALTON COUNTY, FLORIDA

West Scenic Route 30-A

EASTERN PENINSULA

DRAPER LAKE

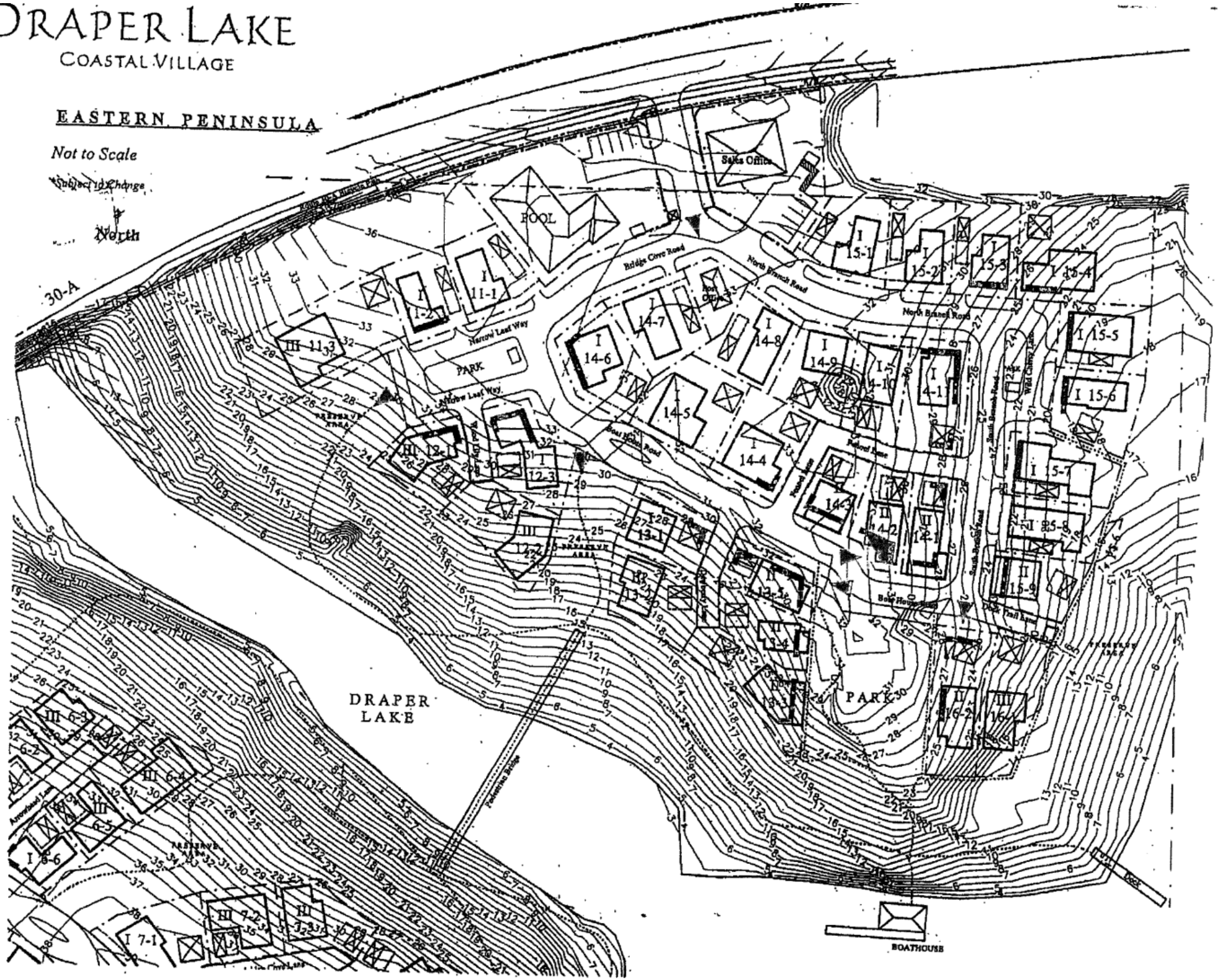
COASTAL VILLAGE

EASTERN PENINSULA

Not to Scale

Subject to Change

North



DRAPER LAKE

COASTAL VILLAGE

BLOCK: 11
LOTS: 1, 2, 3

Not to Scale.

**Subject to Change*

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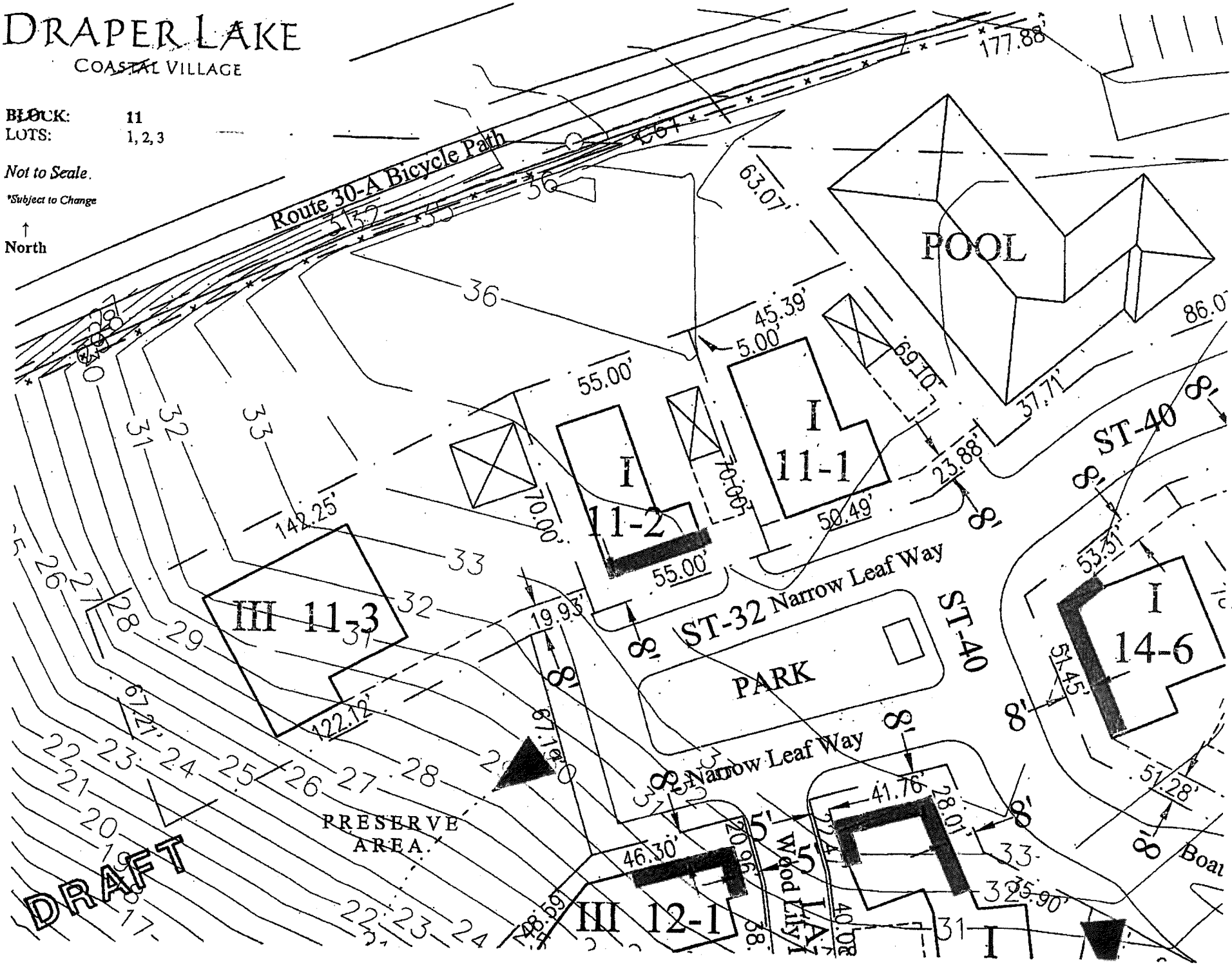
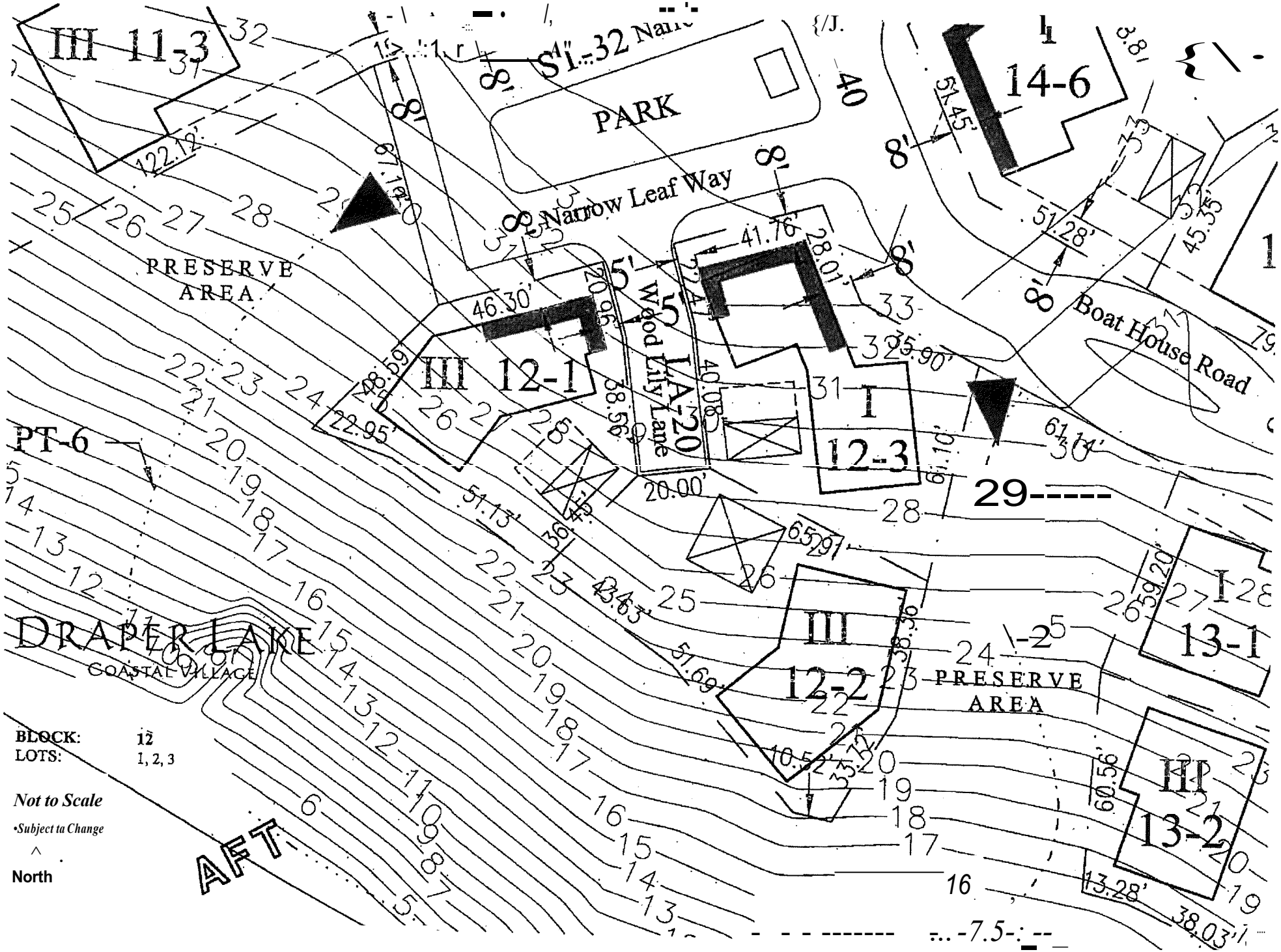
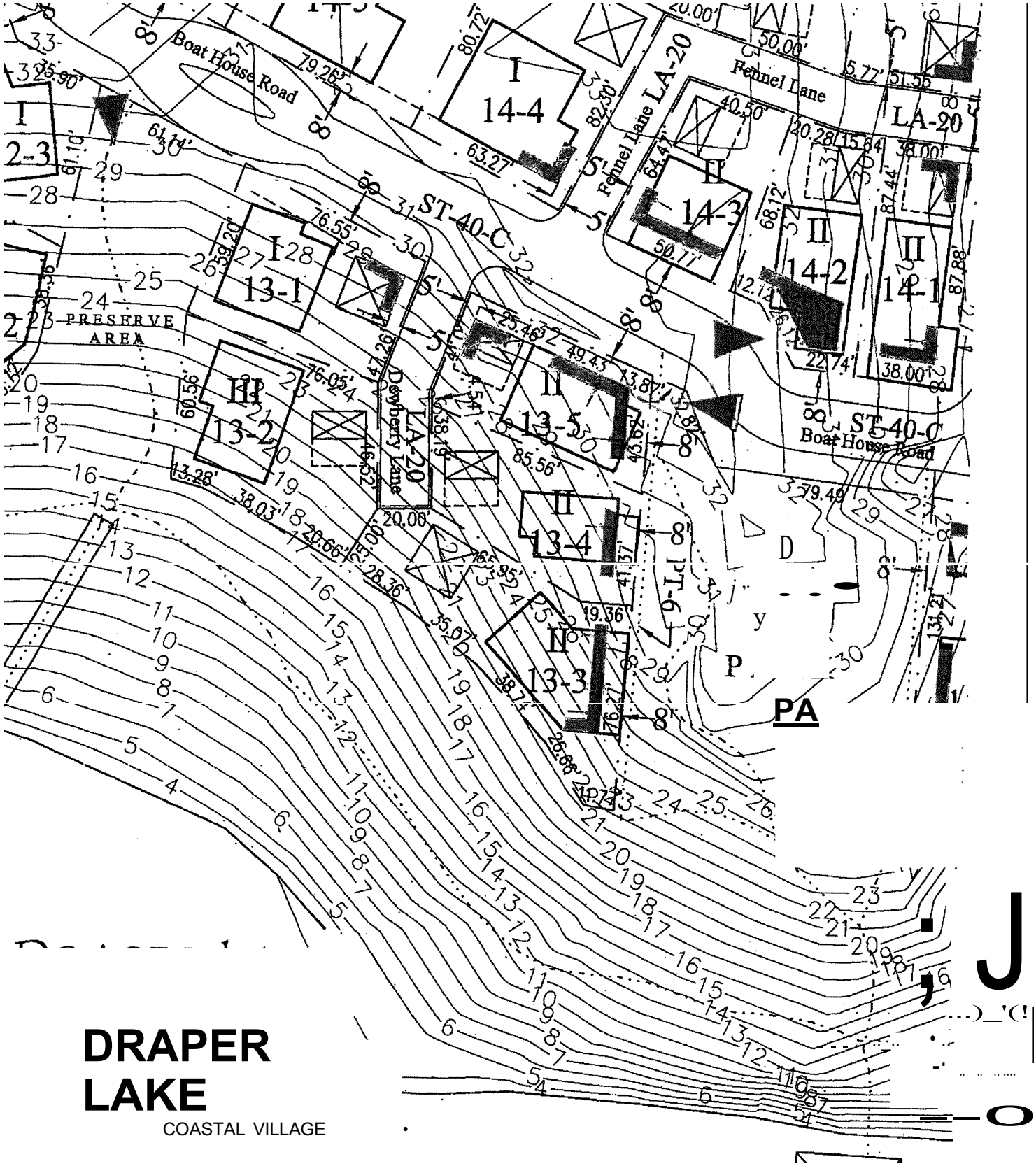
North




III 11-3
PARK
Narrow Leaf Way
Water Lily Lane
Boat House Road
PRESERVE AREA
III 12-1
I 12-3
14-6
III 12-2
I 13-1
III 13-2
PT-6
DRAPER LAKE
COASTAL VILLAGE
AFT
PRESERVE AREA
BLOCK: 12
LOTS: 1, 2, 3
Not to Scale
•Subject to Change
North



DRAPER LAKE

COASTAL VILLAGE

BLOCK: 13
LOTS: 1, 2, 3, 4, 5

AFT

CS1

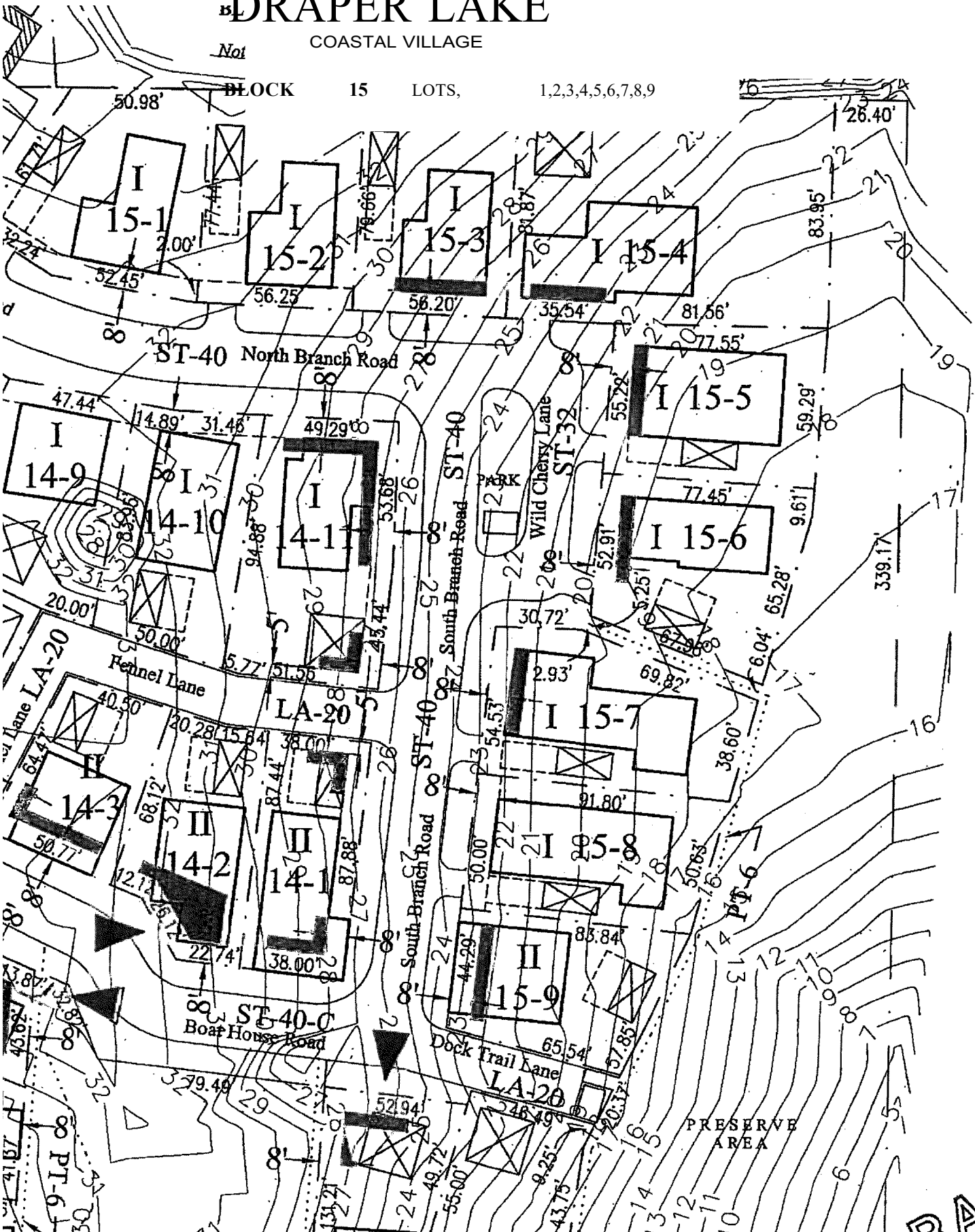
BOATHOUSE

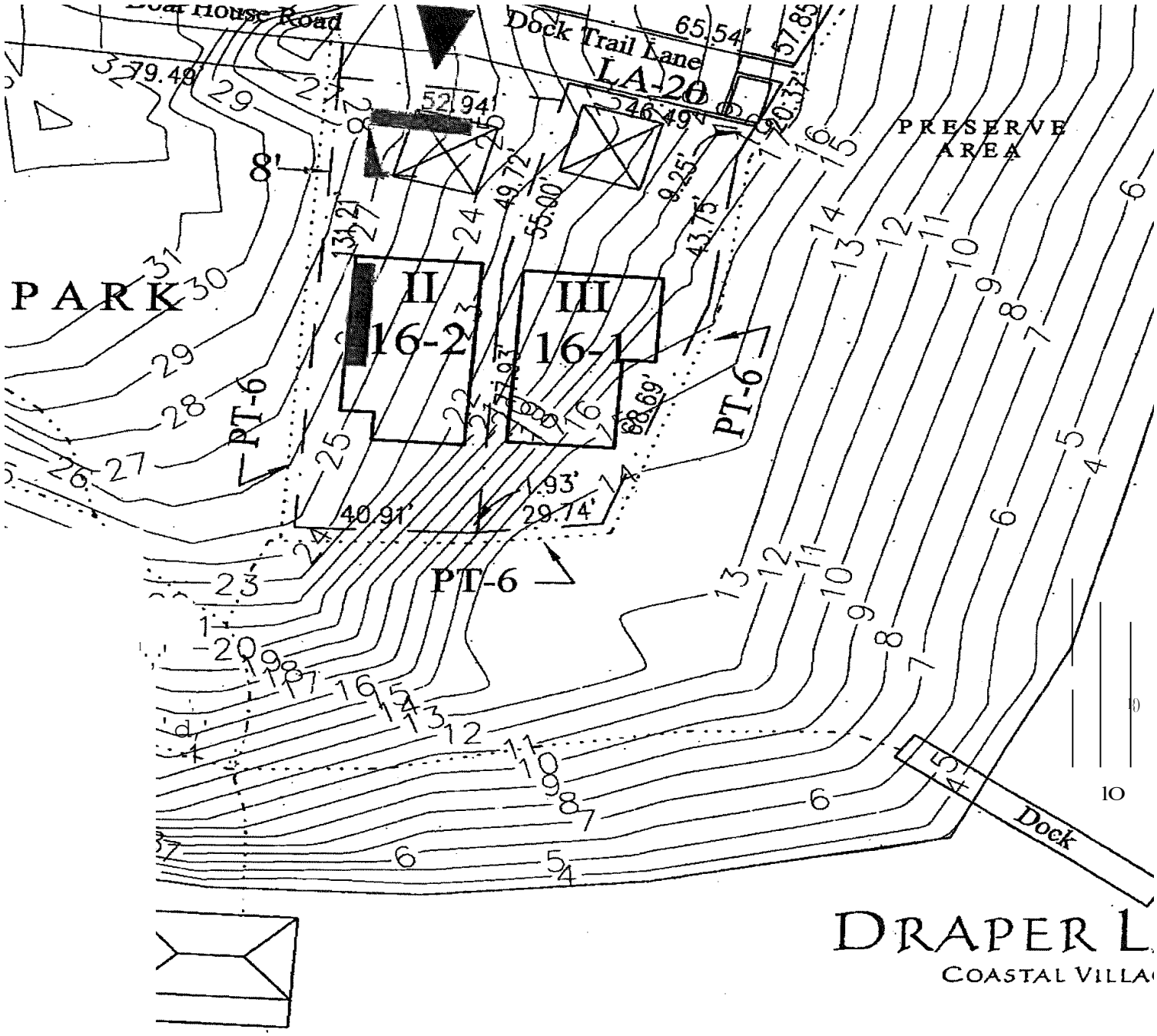
North Branch Road
ST-40
Post Office
Boat House Road
Fennel Lane
LA-20
South Branch Road
Wild Cherry Lane
ST-32
PARK
ST-40-C
Dock Trail Lane
Dowberry Lane
PRESERVE AREA
DRAPER LAKE
COASTAL VILLAGE
PARK
I 15-1
I 15-2
I 15-3
I 14-7
I 14-6
I 14-8
I 14-9
I 14-10
I 14-11
I 14-5
I 14-4
I 12-3
II 14-3
II 14-2
II 14-1
I 13-1
III 12-2
III 13-2
II 13-5
II 13-4
II 15-9
14
1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11
BLOCK:
LOTS:
Not to Scale
Change
iPY
DRAFT

DRAPER LAKE

COASTAL VILLAGE

BLOCK **15** LOTS, 1,2,3,4,5,6,7,8,9





DRAPER L

COASTAL VILLA

BLOCK: 16
LOTS: 1, 2

Not to Scale

**Subject to Change*

Architectural Regulations

The Architectural Regulations define the building materials and configurations for the buildings, codifying the construction related information. These regulations for Draper Lake emphasize a style of architecture reminiscent of American forested mountain lakefront homes and lodges of the early 20th Century.

WALLS

MATERIALS

Building Walls shall be finished in wood clapboard, drop siding, feather-edge wood siding, board and batten, board on board, or cedar shingles. Rough Siding and stain are preferred. Cedar "shakes" are not permitted, except on roofs.

Foundation Walls, Piers and Pilings shall be parged block, smooth or tabby stucco, smooth-finished poured concrete, aged brick, rounded river rock/stone, or wood.

Retaining Walls shall be wood logs or planks, riverstone, tabby stucco, or aged brick. Square edged timbers may be used but stained dark. Rough cut timbers are preferred.

Any level of building partially below grade may be masonry. Masonry shall not occur above finished floor elevation, except on chimneys.

Undercrofts shall be skirted horizontal wood boards or framed wood and may be installed, with spaces between members not larger than 1.5" or smaller than 0.75". Lattice (horizontal and vertical only) may be installed between wood piers and pilings, and brick screens may be installed between concrete or brick piers and pilings. Areas under arches may be left open.

Garden walls and fences shall be constructed of wood, tabby stucco, or aged brick. Gates shall be wood. Garden walls shall only be permitted along a frontage line or rear lane, to protect trees and shrubs within the property. Wood fences rather than walls are encouraged where specimen trees and shrubs occur within the footing area.

CONFIGURATIONS & TECHNIQUES

Building Walls shall be built of no more than two materials and shall only change material along a horizontal line, i.e. cedar shingles may be combined with wood siding when the material change occurs horizontally (typically at a floor line) with the heavier material below the lighter. Wood clapboard and shingles shall be horizontal and machine cut.

Siding shall be horizontal, maximum 6" to the weather.

Shingles shall be maximum 8" to the weather. Decorative shingles shall be permitted.

Corner Boards shall be a maximum 6" to the weather.

Exposed Corner Joints are permitted and shall be mitered.

Stucco coating may be applied to concrete block or poured concrete. Stucco shall be smooth or tabby.

Stone veneer with rounded river rock is acceptable. Artificial or man-made stone is not acceptable.

Foundation Walls for the primary building shall be exposed a minimum of 18" and a general maximum of 8' above grade.

Trim shall be minimum grade "B" trim lumber and shall not exceed 6" in width at corners and 4" in width around openings, except at the front door where it may be any size or configuration. Exceptions may be granted for shingle structures and for classical detailing.

Walls shall be minimum 8" thick and have a horizontal cap, rounded or beveled section. Decorative openings are encouraged. Walls shall step with grade and turn corners symmetrically. Adjacent walls shall meet with an expansion joint.

All colors and selected materials must be approved by the Architectural Control Committee. Rough siding shall be stained or painted a medium to dark color. Masonry and trim may be a light color and may or may not be the same as the wall color. Wood shingles may be left to age naturally or shall be stained with transparent or semi-transparent stains. Shingles shall not be solid stained.

ELEMENTS

MATERIALS

Any level of building partially below grade may be masonry. Masonry shall not occur above finished floor elevation, except on chimneys.

Chimneys shall be finished with smooth or tabby stucco, rounded river rock, or aged brick. Flues for pot bell stoves shall be metal.

Piers and Arches shall be masonry or stone.

Porch and Stair Railings shall be made of wood while Porch Floors, Stair Treads, and Posts may be wood or masonry. Porches may be enclosed with glass and screen; however, glass enclosures are not permitted at frontages. Porch ceilings may be enclosed with painted wood, and exposed joists shall be painted or stained.

Stoops shall be made of wood, brick, stone, or concrete.

Decks shall be located only in rear yards and where not easily visible from streets or paths, elevated a maximum of 18" above grade and painted or stained (except walking surfaces which may be left natural).

Awnings shall have a metal structure covered with canvas, synthetic canvas, copper, brass, or galvalume.

Metal Elements shall be natural colored galvanized steel, anodized or electrostatically painted aluminum.

Stone or brick patios are permitted but will be counted as impervious surfaces. Wooden decks are encouraged.

CONFIGURATIONS & TECHNIQUES

Chimneys shall be a minimum 2:1 proportion in plan and capped to conceal spark arresters. Chimneys must be masonry; wooden boxes clad in siding or masonry are not permitted. Flues shall be no taller than required by the Building Code. Fireplace enclosures and chimneys shall extend to the ground.

Masonry piers shall be no less than 12" x 12". Wood pilings shall be no less than 8" x 8".

Arcades, Breezeways, Porches, and Pavilions shall have openings proportioned appropriately to the style of the building. Horizontally proportioned openings shall have double columns or brackets or shallow arches.

Screened Porches shall have screens framed in wood installed behind framed railings.

Classical Columns and Arches shall be used sparingly and the Orders shall be Tuscan or Doric with correct proportions and profiles according to The American Vignola.

Posts shall be no less than 6" x 6".

Railings shall have top and bottom rails. Wood top rails shall be eased, and bottom rails shall have a vertical section. Top and bottom rails shall be centered on the boards or pickets. The openings between the members shall be a minimum of 1" and maximum of 4".

Balconies shall be structurally supported by brackets or tapered beams.

Awnings shall be rectangular in shape with straight edges. Awnings may have side panels but shall not have a bottom soffit panel. Awnings shall not be backlit. Copper awnings are encouraged.

Wood Elements shall be painted or sealed with an opaque or semisolid stain, except walking surfaces which may be left natural. Windows and doors may be painted with semi-gloss finish.

Exterior Lighting shall include the following: one 40 watt maximum incandescent light at each primary entrance and garage door, and one 25 watt maximum incandescent light at the boardwalk footpath and at gate openings, where applicable. **All exterior bulbs shall be incandescent or of an equivalent spectrum (color temperature 3000K or lower).** Exterior lighting fixtures may be down lights only and must be shielded to minimize light scatter to the sky and to adjacent properties. Strings or group of lights must be shielded and produce an aggregate of no more than 50 watts incandescent equivalent.

ROOFS

MATERIALS

Roofs shall be clad in one of the following materials: slate, natural wood shingles (No. 1 clear cypress or No. 1 clear cedar shingles, machine cut), asphalt or composition shingles, solid natural-finish copper, or natural-finish galvanized steel or galvalume roofing. Cut sheets of all roof materials shall be submitted to the DDR with the CD review documents for final approval.

Gutters shall be used on all buildings and downspouts routed to depressions constructed beneath the main building, or to French drains under paved areas. Undercroft retention is acceptable with wood piling foundations, an exfiltration system under the driveway is preferred. All storm water retention plans require a stormwater management plan from a licensed civil engineer submitted to, and approved by, the Architectural Control Committee.

Gutter and Downspouts shall be made of galvanized steel, copper (not copper coated), or anodized aluminum. Metal chains may be used in lieu of downspouts. Downspouts shall be placed at the corner of the building least visible from nearby streets. Splash blocks shall be made of concrete, brick, stone, or gravel, and shall empty into the lot for which the structure's roof exists. Runoff water shall be maintained on each lot respectively.

Flashing shall be copper, lead or anodized aluminum.

Copper roofs, flashing, gutters, and downspouts shall be allowed to age naturally (not painted or sealed).

CONFIGURATIONS & TECHNIQUES

Principal Roofs on all freestanding buildings shall be gabled, symmetrical hip, gabled hip, hipped gable, flared hips, or gambrel. For all except gambrel roofs, slope shall be a maximum of 11:12 and a minimum of 6:12.

Ancillary Roofs (attached to walls or roofs) may be sheds sloped no less than 3:12.

Flat Roofs shall be permitted only when habitable and accessible from and interior room no less than 100 SF in size.

Eaves shall be continuous, unless overhanging a balcony or porch. A broken pitch roof (a roof which becomes shallower in slope at one-third the distance from the eave to the peak) is encouraged. Eaves on the main building shall have an overhang that is either shallow (10"-16") or deep (32"-40"). Eaves on outbuildings shall match the eaves of the main building if the latter are shallow or shall be approximately half the size of the eaves of the main building if the deep.

Gutters shall be square or half-round. Downspouts shall be round. Where extending over adjacent property line(s), boardwalks, or paths, gutters are necessary, and shall empty into the lot of which the structure's roof exists. Runoff water shall be maintained on each lot respectively.

Dormers shall light habitable spaces, be placed flush with or a minimum of 1 foot (12") from side building walls and have shed roofs with a minimum slope of 3:12 or hipped roofs with a slope to match the principal structure. Eyebrow dormers are also encouraged. Dormers shall occupy no more than 2/3 of total roof area within any one sloped area.

Roof material colors shall be natural wood or dark earth tones for asphalt shingles with no variation.

Asphalt shingles shall be rectangular, or diamond cut only. Random tab textured and dimensional shingles shall not be allowed.

OPENINGS

MATERIALS

Windows shall be made of the following materials:

Wood (painted) and glazed with clear glass.

Aluminum clad windows and French doors are permitted from the following pre-approved Manufacturers (including but not limited to): Loewen, Weather Shield, Kolbe & Kolbe, Marvin, Sierra Pacific and Eagle. Other Manufacturers will be considered for approval by the Architectural Control Committee. Cladding must be 100% aluminum (no vinyl or other materials permitted as cladding components) with traditional frame, sash & muntin profiles. Colors, muntin patterns, and opening proportions shall comply with the Draper Lake Architectural Code.

Andersen "A" Series fiberglass clad wood windows are an approved window product.

Garage doors and primary entry doors shall be painted or stained wood unless otherwise permitted by the Architectural Control Committee.

Shutters shall be made of smooth cedar or other rot resistant wood. Fiberglass shutters are prohibited.

Cantilevered Bay Windows shall be permitted, maximum 4 feet deep with bracket supports.

Window hoods shall be permitted.

CONFIGURATIONS & TECHNIQUES

Windows shall be rectangular, vertically proportioned, and operable. Transoms may be oriented horizontally with panes that match other opening configurations. Multiple windows in the same rough opening shall be separated by a 4" minimum post. The window sash shall be located interior to the centerline of the wall. Windowsills in masonry construction shall project a minimum of 1 inch from the face of the building.

Window muntins are encouraged and shall be true divided light or fixed on the interior and exterior surfaces and shall create panels of square or vertical proportion.

Storm Windows and Screens shall be integral with the window. Screens shall be made of brass, bronze, or black vinyl.

Doors shall be hinged. Doors, except garage doors, shall be constructed of planks and glass panels or raised panels (not flush with applied trim) which express the construction technique. Paired main entry doors shall be a minimum of 4 feet finished opening. Dutch doors are encouraged.

Garage Doors shall be a maximum of 9 feet in width. Garage doors facing an alley shall have a cantilevered light fixture centered above the door with an incandescent bulb activated by a photocell (**Override switches shall not be permitted.)** Garage doors shall be painted or stained. Overhead garage doors will be allowed but shall be clad with planks to resemble swinging doors.

Shutters shall be operable, sized and shaped to match the openings. Plank shutters are encouraged.

Crawl spaces shall have openings with vertical metal bars. Wire mesh behind the bars is required. For buildings with a masonry ground floor, undercroft openings for drainage and ventilation shall be a maximum of 1 foot tall and 3 feet wide.

Stucco Trim articulations shall be subject to approval by the Architectural Control Committee.

MISCELLANEOUS

The use of offsite/factory built modular units comprising either all, or a substantial part, of a residence is not permitted. Certain limited factory built framing components may be considered on a case-by-case basis by the Architectural Control Committee and approved per a project-specific exception.

Building walls shall be one or two colors per material used, lighter at the base and darker at the second floor. Colors of stucco shall be integral color in the white to bone range, subject to approval from the Architectural Control Committee. Paints for masonry applications shall have a flat finish. All exterior Wood Siding shall be stained, preferably on both sides. Marine oil may be used as a substitute for staining. Wood shingles may be left to age naturally. Trim (balcony and porch posts, rails, window trim, rafter tails, etc.) shall match the value of, be darker than, or be lighter than the main wood cladding. Corner boards on the body of the building shall be the same color as the wall color. An Accent Color, for items such as the front door, pickets, trim, and shutters, may be used subject to approval from the Architectural Control Committee. Walls and Fences shall be in the range of colors approved for their respective materials.

Nails and Screws, if exposed to the elements, shall be stainless steel 316 fasteners. Decks shall be fastened with screws.

Garage Aprons shall be of square or rectangular pervious concrete pavers, brick, tar and chip, D.O.T. base, crushed shell or gravel. Gravel and other pervious materials are encouraged.

The following shall be subject to approval from the Architectural Control Committee: Brick, mortar colors, awning colors and patterns, fence designs, exterior light fixtures, shingles, arbors, trellises, ancillary structures, landscape, planters, sculptures, fountains, exterior furniture, spas and all pool elements.

The following equipment shall be permitted only in rear yards and where not easily visible from streets or paths: HVAC equipment (“silent” models preferred), swimming pool equipment, utility meters, satellite dishes, permanent grills, permanent play equipment and hot tubs (those at ground level must be covered).

Swimming pool pumps and any other equipment producing excessive noise must be provided with noise reducing covers.

In-Ground Swimming Pools will be permitted but will be considered a hard surface to be included in the total allowable footprint. Pools shall be subject to approval of the Architectural Control Committee. Maximum area for swimming pools shall be **900 square feet**. Wooden pool decks are strongly encouraged. Above ground pools, Jacuzzis, and spas shall not be permitted. Pool lighting shall meet DEP Turtle lighting regulations for intensity and be designed to minimize impact to neighboring properties.

The following shall not be permitted: Panelized wall materials, sand textured stucco keystones, quoins, precast moldings or wall perforations, stucco-covered foam moldings, hollow or fiberglass wall caps, stained glass, curved windows, window air-conditioning units, exterior neon or fluorescent lights, exterior flood lights or spotlights, or landscape up lighting (lighting intended to illuminate structures, plantings or trees), above-ground pools (except those of an inflatable variety), antennas, concrete parking pads and walkways, outdoor speakers, TV, plastic or vinyl fencing, flags and flagpoles (except official flags of countries, states, counties and cities flown from 6’ poles mounted at a 45 degree angle to building walls), signs (on private property), direct vent fireplaces, prefabricated fireplaces, scroll work, external alarm systems, painted metal roofing, water-jetted pilings, railroad ties, composite decking, lawns, colors duplicating those of adjacent properties, segmental concrete retaining walls, solid stained shingles, fire pits (or other spark-producing fire containment devices), aluminum, vinyl, or o.g. bullnose gutters, glass block, metal roofs (except copper and galvalume), metal hurricane or pull down shutters, above ground Jacuzzi or spa, non-native plants (in ground – permitted in pots or planters only), simulated shingle-board siding, aluminum railings, recycled plastic decking or composite decking.”

Natural Conditions and Stormwater Management

Existing natural conditions of each lot shall be disturbed the minimum possible. Existing trees, shrubs and groundcovers may be removed for the building footprint and parking area only.

Existing grade shall be maintained throughout. Cutting and filling shall be minimized; retaining walls shall be used to minimize effect of cutting and filling.

Each lot shall retain all storm water runoff from roofs and paved areas, including any street and alley runoff contiguous to the lot that is not otherwise captured.

Main buildings shall be elevated using wood or masonry pile foundations, or masonry stem walls and spread footers. The lowest portion of the buildings shall be a minimum of six inches above the lowest adjacent existing grade, and finish floor elevations shall be a minimum of eighteen inches above existing street grade, or the first-floor elevation shown on civil engineering plans, whichever is greater. Outbuildings shall be constructed with a finish floor elevation a minimum of six inches above existing grade. Raised concrete slabs shall not be permitted except for garages.

All storm water management plans must be designed by a licensed civil engineer and submitted for approval with the home plans.

Depressions shall be constructed beneath each main building. These Depressions shall be constructed as depicted in the Stormwater Management Plan. Gutters shall be used on all buildings and downspouts routed to the depressions under the main building, or to french drains under paved areas. Paved areas shall retain all runoff with french drains, appropriate slopes and retaining walls. Swales may be used if they do not require tree removal.

Where portions of the Stormwater Management System (SMS) exist on lots, the Owner shall establish and maintain vegetation to prevent erosion and maintain soil porosity; landscape maintenance should be done on a bimonthly basis during active growing season and inspected and maintained as required during non-growing season. Where portions of the SMS exist on Lots, the Owner shall not change, divert, or obstruct such drainage and shall re-grade swale/retention areas as needed to maintain approved design.

Where exfiltration systems are established on individual Lots, the Lot Owner shall monitor sediment deposits in subsurface exfiltration systems at least once per year; sediment should be removed from pipes and catch basin bottom whenever an accumulation of three inches (3”) or more is present.

Where portions of the SMS exist on Lots, any Dwelling or other Improvement shall be constructed on raised piers and with finish floor elevations a minimum of one foot above the elevation of the top of the retaining wall on that Lot.

Below Grade Living Space

Below-grade Conditioned Living Space constructed fully, or partly-below existing grade level shall be permitted only if the following conditions are met:

1. A stormwater management plan from a licensed civil engineer showing, compliance with all stormwater and drainage regulations in Draper Lake is submitted to and approved by the Architectural Control Committee as part of the Final Review Documents.
2. Total area of the below-grade portion does not exceed 750 square feet.

Tree Survey

Tree surveys and/or comprehensive as-built surveys must be ordered by or produced by the prior to any commencement of design work to recognize and identify all specimen trees or important vegetative save areas to allow each site’s unique vegetative character to inform the architects’/designers’ work.

All scrub shrubs and trees damaged or removed through grading or building shall be repaired or replaced.

Sites shall follow the drainage measures listed above or may submit an alternative drainage plan certified by a civil engineer as fulfilling its stormwater management requirements.

Fire Sprinkler System

All new construction in Draper Lake is required to be equipped with a fire sprinkler system. The following shall apply:

1. Fire sprinklers are required for all new construction in Draper Lake, including homes, carriage houses, and enclosed garages. Open structures such as carports, pavilions, pergolas, summer kitchens, etc. are not required to be sprinklered. Substantial additions, including full room additions and portions of alterations which are required by Walton County to be brought into compliance with the current Building Code must also be sprinklered.

2. For single family homes and carriage houses, a domestic-type fire sprinkler system complying with NFPA 13-D is acceptable.

3. **Documentation that an appropriate fire sprinkler system will be installed must be submitted prior to construction start.** This documentation can take the form of either an engineered fire sprinkler plan or a copy of the sprinkler installation contract.

Recent changes in construction codes have required that backflow preventers for fire sprinkler systems, including NFPA 13-D systems, be installed above grade. Location and plans for appropriate screening of above-grade backflow preventers must be submitted for approval with the Construction Documents. For construction that has been previously approved, please consult the Director of Design Review's office regarding location and screening of backflow preventers before installation.

Urban Regulations

The Urban Regulations define the physical and functional relationships between building, with rules related to building placement, elements, uses, height, and parking.

The Urban Regulations are organized by building types. Each lot delineated on the Regulating Plan has an associated building type. The rules for each lot are determined by the associated type. Rules shall not be inter-mixed between types, unless repeated in the text of this document.

STREET HOUSE
URBAN REGULATIONS
TYPE I – STREET HOUSE

NOTES

1. These provisions may be superseded by specific notations on the Regulating Plan that may include mandatory build-to-lines, terminated vista locations, and parking reserve areas.
2. The term "Frontage" refers to the length of the property line or building that front public rights-of-way or public open space. "Frontage Lines: are synonymous with those property lines fronting public rights-of-way or public open space. "Build-to-line" refers to the line along which the front wall of the building shall be built.
3. A corner condition exists whenever a road or public open space intersects with another road or public open space. A Path is considered a road for the purposes of these Regulations. The "Principal Frontage" is that side of the lot which faces the street or the open space path. At corner lots, both Frontage Lines shall be designated the "Principal Frontage".
4. In the case of build-to-lines resulting in non-orthogonal geometries, a right-angle building footprint may be allowed subject to the approval of the Director of Design Review.

PLACEMENT & COMPLETION

1. Buildings shall be placed on the lot relative to the Property Lines as shown, unless specified otherwise on the Regulating Plan. Street House lot frontage lines generally face the major streets.
2. Parking and outbuildings, including garages and carriage houses, parking pads and carports shall be placed as indicated in the Regulating Plan. Outbuildings may not exceed five hundred (529) square feet in footprint. Open-air, pavilion style outbuildings are encouraged. All outbuildings shall meet the following requirements, in addition to all requirements for Outbuildings given in the code:
    a. 21' maximum 2nd story wall plate height, measured from the 1st story floor or garage slab
    b. 30' maximum roof ridge height, measured from the 1st story floor or garage slab
    c. Materials, details, and colors shall coordinate with the principal building, as determined by the Town Architect.

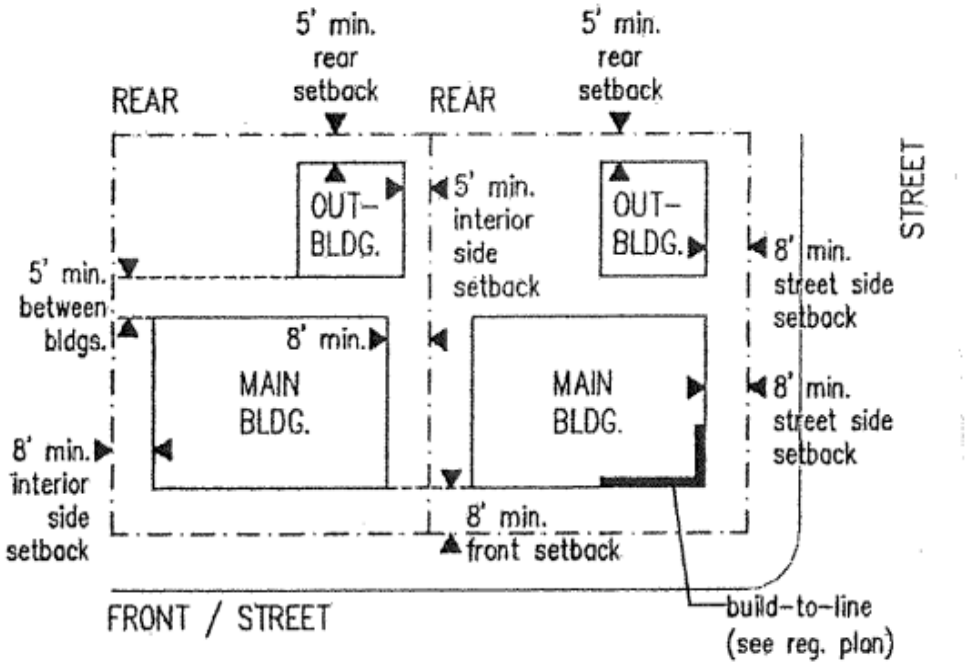
3. **For the lots listed below, a waiver may be granted by the Architectural Control Committee to allow a garage to be attached to the main house with the following stipulations:**
    a. Only a single dwelling may be constructed on the lot.
    b. Parking must be maximized and placed as shown on the regulating plan.
    c. The height of the attached garage/carriage house, including the five foot setback area that would otherwise be required between buildings may not exceed 30 feet from the first floor elevation to the peak of the roof.

d. It is demonstrated to the Town Architect that the proposed construction will not unduly obstruct views of Draper Lake or of the Gulf of Mexico from other properties in the Draper Lake Coastal Village.

On the Western Peninsula – Lots 1-1, 4-5, 4-6, 4-11, 5-1

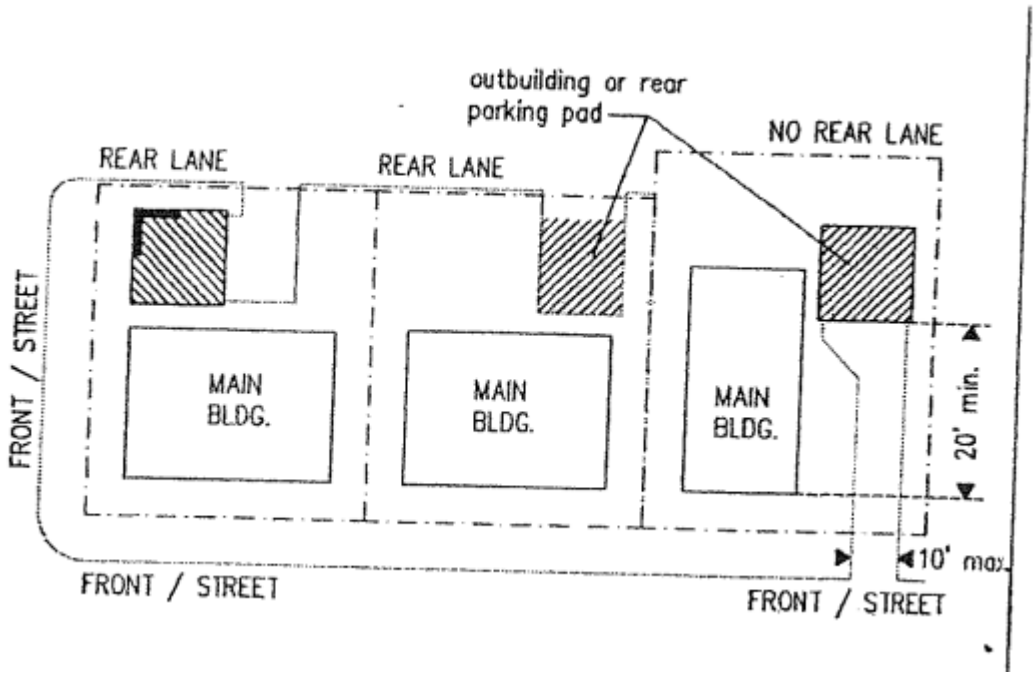
On the Eastern Peninsula – Lots 11-1, 11-2, 14-9, 14-10, 15-1, 15-2, 15-3

4. Minimum front setbacks shall be as shown except for those locations in the Regulating Plan which show a build-to-line.
5. Facades at corner street front lots shall hold clear a view triangle taken twelve (12) feet from the intersection of the frontage lines.
6. Impervious lot coverage per the original platted lot shall be a maximum of 2,529 square feet. This includes the primary residence of 2,000 square feet and a 529 square foot outbuilding. Permanent total lot disturbance including buildings and pervious surfaces such as arcades, open porches, patios, decks, pools, and driveway paving shall not exceed 3,300 square feet. Any lot disturbance over 3,300 must be restored in accordance with the submitted landscape plan prior to final Town Architect approval.
7. Each original platted lot shall be permitted one principal building and one outbuilding. Refer to Appendix "A" for language regarding Lot Combinations.



8. Each Lot is required to have the following accommodations for parking spots;
    a. A 3-bedroom residence (including carriage house) will require a minimum of 2 parking spaces
    b. A 4-bedroom residence (including carriage house) will require a minimum of 3 parking spaces
    c. A 5-bedroom residence (including carriage house) will require a minimum of 4 parking spaces
    d. For each bedroom above 5 for a residence (including carriage house), an additional parking space is required

Driveways and parking surfaces must have at least an 18-inch natural buffer between the parking surface and the property boundary. Parking shall be accessed only from a lane. Where the parking pad, carport or garage coincides with a build-to-line, such as the intersection of a lane with a street, the parking entrance shall be concealed from the street.

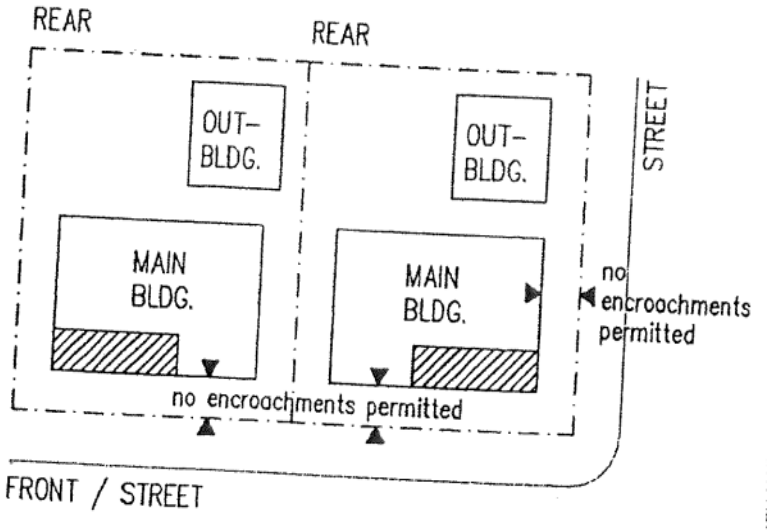


Outbuildings may not be constructed alone. When construction of a Home has commenced, the work must be pursued diligently and continuously and must be completed (meaning a Certificate of Occupancy and final Town Architect approval issued) within a period of twenty-**four** (24) months from the issuance of the Walton County building permit. There is no requirement to build a carriage house along with the main house. However, if a carriage house or accessory structure is built after the completion of the main house, the two year build out time applies.

If the Architectural Control Committee approves a subordinate structure to be built on a lot along with the main structure (i.e., Carriage House or accessory structure), construction of all permitted structures must be pursued continuously and completed within the twenty-four-month time period. Any requests for time extensions must be made in writing to the Architectural Control Committee. Such requests shall indicate the status of the project, the reasons for the time extension request and the new date for completion of the project. A project not completed within the stipulated time period, or a project upon which construction is not continuous, shall be considered a nuisance and a violation of these restrictions and subject to appropriate action by the Association.

ELEMENTS

1. Each building requires a porch, or a balcony built along a minimum of sixty (60) percent of the length of the front façade of the building.
2. Balconies on facades shall have a minimum depth of 2 feet and a maximum of 4 feet. Porches on building facades shall be a minimum of 8 feet in depth.
3. An outbuilding may connect to the principal building by a ground floor walkway, trellis or roofed open air. An open upper-level walkway may be constructed between the carriage house and the main house but shall not be roofed.
4. Fenced or hedged areas shall be limited to 200 square feet and shall not block public view corridors or neighbors' view.



USES

Residential: The number of dwellings is restricted to one per originally platted lot, and by the required number of assigned parking spaces per bedroom. Each lot may have a grouping of smaller attached or detached buildings.

Office: If permitted by zoning and other applicable governmental restrictions and requirements, not more than one room in a Dwelling may be used as a home office in connection with the operation of a business, however, no employees of such business (other than family members) may work in a Dwelling and no clients or customers shall be seen or allowed in any Dwelling in connection with such business.

Retail: Retail use is forbidden.

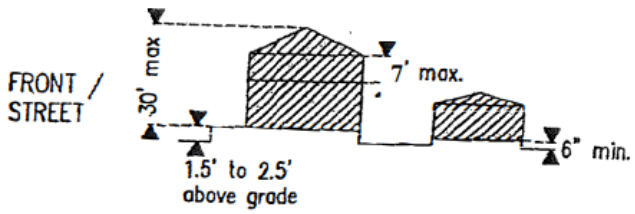
Manufacturing: Manufacturing uses are forbidden. Production of arts and crafts associated with home businesses are allowed, provided no noise is generated from production and there is no more than one employee whose does not dwell in the principal or ancillary building.

Civic: Civic uses are conditional by approval of the. Architectural Control Committee

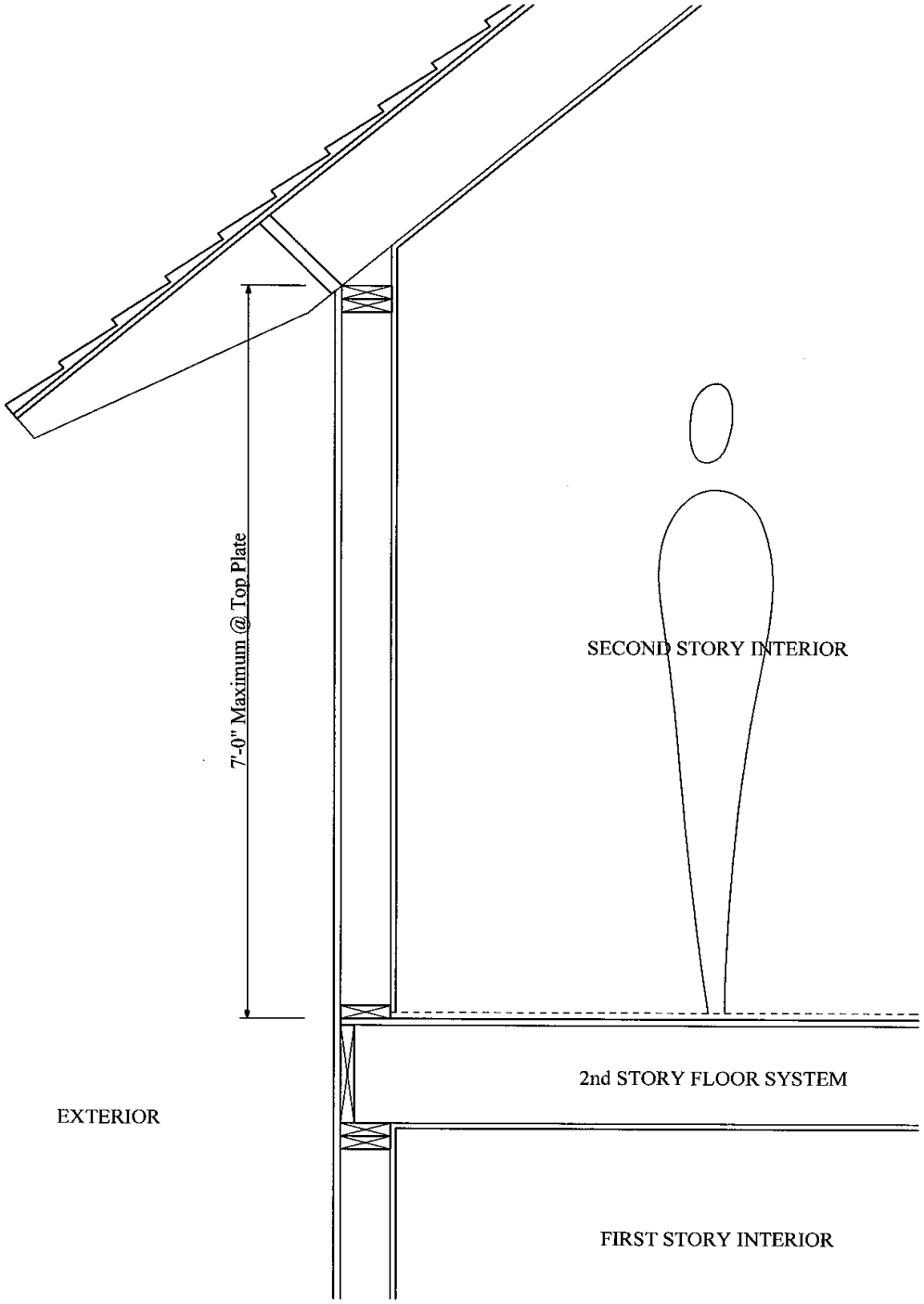
Note: Garages and Carports are required parking areas and shall not be converted to other uses. No air-conditioned space is permitted within, now, or at any future date. Garage structures are encouraged to be a maximum of 23' x 23' to accommodate larger vehicles and promote usage.

HEIGHT

1. The maximum overall building height shall not exceed thirty (30) ft., measured from the first-floor elevation at the front façade to the roof ridge. The maximum second story top plate height in Main Buildings and Garages shall be 7'0" above second floor level as shown in the attached diagram. Garages shall comply with these same height requirements.
2. The height of the first floor shall be a minimum of one and a half (1.5) feet and a maximum two and a half (2.5) feet above the average existing grade along the front edge of the building.
3. Decks and porches may "step" up or down to respond to the lot's specific topography.
4. Fences and hedges, if implemented a build-to-lines shall be between +2.5 feet and +3.5 feet in height.
5. Fences and garden walls along and behind the front façade line shall be 5.0 ft. maximum height.



On House Types I and III The maximum second story top plate height in Main Buildings and Garages shall be 7’0” above second floor level as shown in the attached diagram.



DRAPER LAKE REVISED PLATE HEIGHT DIAGRAM
House Types I and III SCALE: 3/4"= 1'-0" 07.10.09

PARK HOUSE
URBAN REGULATIONS
TYPE II – PARK HOUSE
NOTES

1. These provisions may be superseded by specific notations on the Regulating Plan that may include mandatory build-to-lines, terminated vista locations, and parking reserve areas.
2. The term "Frontage" refers to the length of the property line or building that front public rights-of-way or public open space. "Frontage Lines" are synonymous with those property lines fronting public rights-of-way or public open space. "Build-to-line" refers to the line along which the front wall of the building shall be built.
3. A corner condition exists whenever a road or public open space intersects with another road or public open space. A Path is considered a road for the purposes of these Regulations. The "Principal Frontage" is that side of the lot which faces the street or the open space path. At corner lots, both frontage lines shall be designated the "Principal Frontage".
4. In the case of build-to-lines resulting in non-orthogonal geometries, a right-angle building footprint may be allowed subject to the approval of the Director of Design Review.

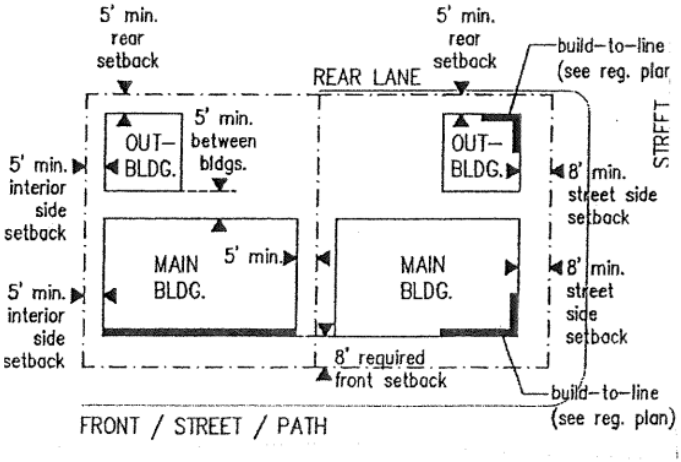
PLACEMENT & COMPLETION

1. Buildings shall be placed on the lot relative to the Property Lines as shown, unless specified otherwise on the Regulating Plan. Building frontages shall be located as marked on the Regulating Plan with a build-to-line. Park House lot's frontage lines generally face one of the two parks.
2. Parking and outbuildings, including garages and carriage houses, parking pads and carports shall be placed as indicated in the Regulating Plan. Outbuildings may not exceed five hundred (529) square feet in footprint. Open-air, pavilion style outbuildings are encouraged. All outbuildings shall meet the following requirements, in addition to all requirements for Outbuildings given in the code:
    e. 21' maximum 2nd story wall plate height (main roof bearing), measured from the 1st story floor or garage slab
    f. 30' maximum roof ridge height, measured from the 1st story floor or garage slab.
    g. Materials, details, and colors shall coordinate with the principal building, as determined by the Town Architect.
3. **For the lots listed below, a waiver may be granted by the Architectural Control Committee to allow a garage to be attached to the main house with the following stipulations:**
    a. Only a single dwelling may be constructed on the lot.

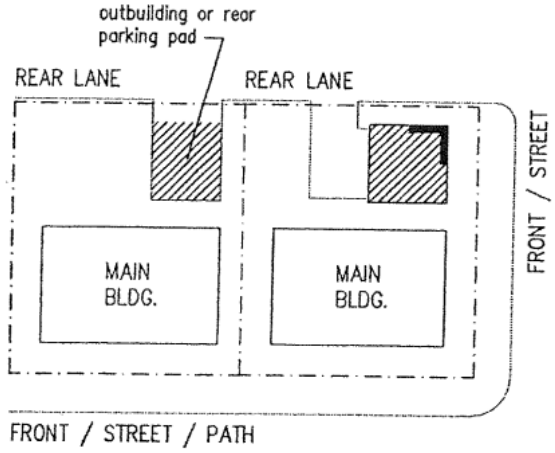
b. Parking must be maximized and placed as shown on the regulating plan.
c. The height of the attached garage/carriage house, including the five foot setback area that would otherwise be required between buildings may not exceed 30 feet from the first floor elevation to the peak of the roof.
d. It is demonstrated to the Architectural Control Committee that the proposed construction will not unduly obstruct views of Draper Lake or of the Gulf of Mexico from other properties in the Draper Lake Coastal Village.

On the Western Peninsula – Lots 4-7, 4-8, 4-9, 4-10

4. Facades shall extend a minimum of Fifty (50) percent of the length of the build-to-line, including aggregated lots. A wall or fence related in material to the façade shall extend from the façade to the property line.
5. Facades at street front corner lots shall hold clear a view triangle taken twelve (12) feet from the intersection of the frontage lines.
6. Impervious lot coverage per the original plotted lot shall be a maximum of 2,529 square feet, including the lot coverage for the primary residence and an outbuilding which shall not exceed 529 square feet. Permanent total lot disturbance including buildings and pervious surfaces such as arcades, open porches, patios, decks, pools, and driveway paving shall not exceed 3,300 square feet. Any lot disturbance over 3,300 must be restored in accordance with the submitted landscape plan prior to final Town Architect approval.
7. Each original platted lot shall be permitted one principal building and one outbuilding. Refer to Appendix "A" for language regarding Lot Combinations.



8. Each Lot is required to have the following accommodations for parking spots.
    a. A 3-bedroom residence (including carriage house) will require a minimum of 2 parking spaces
    b. A 4-bedroom residence (including carriage house) will require a minimum of 3 parking spaces
    c. A 5-bedroom residence (including carriage house) will require a minimum of 4 parking spaces
    d. For each bedroom above 5 for a residence (including carriage house), an additional parking space is required
9. Driveways and parking surfaces must have at least an 18-inch natural buffer between the parking surface and the property boundary. Parking shall be accessed only from a lane.
10. Where the parking pad, carport or garage coincides with a build-to-line, such as the intersection of a lane with a street, the parking entrance shall be concealed from the street.



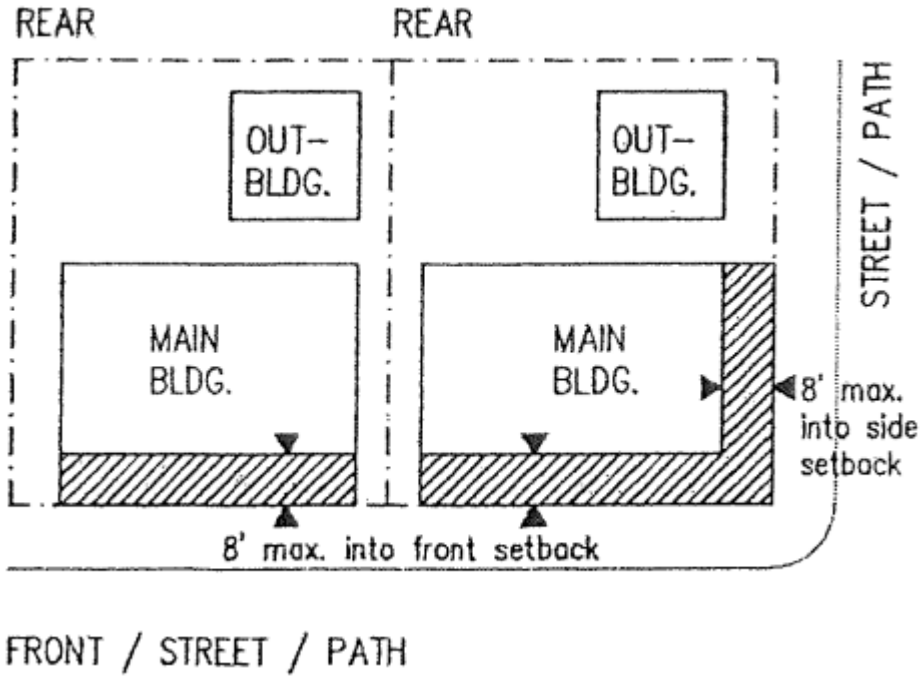
Outbuildings may not be constructed alone. When construction of a Home has commenced, the work must be pursued diligently and continuously and must be completed (meaning a Certificate of Occupancy and final Town Architect approval issued) within a period of twenty-four (24) months from the issuance of the Walton County building permit. There is no requirement to build a carriage house along with the main house. However, if a carriage house or accessory structure is built after the completion of the main house, the two years build out time applies.

If the Architectural Control Committee approves a subordinate structure to be built on a lot along with the main structure (i.e., Carriage House or accessory structure), construction of all permitted structures must be pursued continuously and completed within the twenty-four-month time period. Any requests for time extensions must be made in writing to the Town Architect. Such requests shall indicate the status of the project, the reasons for the time

extension request and the new date for completion of the project. A project not completed within the stipulated time period, or a project upon which construction is not continuous, shall be considered a nuisance and a violation of these restrictions and subject to appropriate action by the Association.

ELEMENTS

1. Each building requires a porch, or a balcony built along a minimum of sixty (60) percent of the length of the front façade of the building.
2. Porches, chimneys, or cantilevered elements may encroach up to eight (8) feet into the setbacks; however, this is limited to a maximum of two of the building facades and shall not result in a zero foot interior setback.
3. Balconies on facades shall have a minimum depth of two (2) feet and a maximum depth of four (4) feet. Porches on building facades shall be a minimum of eight (8) feet in depth.
4. An outbuilding may connect to the principal building by a ground floor walkway, trellis or roofed open air walkway. An open upper-level walkway may be constructed between the carriage house and the main house but shall not be roofed.



USES

Residential: The number of dwellings is restricted to one per originally platted lot, and by the required number of assigned parking spaces per bedroom. Each lot may have a grouping of smaller attached or detached buildings.

Office - If permitted by zoning and other applicable governmental restrictions and requirements, not more than one room in a Dwelling may be used as a home office in connection with the operation of a business, however, no employees of such business (other than family members) may work in a Dwelling and no clients or customers shall be seen or allowed in any Dwelling in connection with such business.

Retail - Retail used is forbidden.

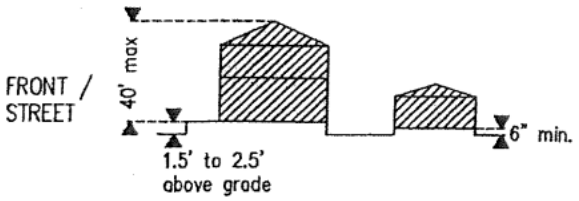
Manufacturing - Manufacturing uses are forbidden. Production of arts and crafts associated with home businesses are allowed, provided no noise is generated from production and there is no more than one employee who does not dwell in the principal or ancillary building.

Civic - Civic uses are conditional by approval of the Director of Design Review.

Note - Garage and carports are required parking areas and shall not be converted to other uses. No air-conditioned space is permitted within, now or at any future date. Garage structures are encouraged to be a maximum of 23' x 23' to accommodate larger vehicles and promote usage.

HEIGHT

1. The maximum overall building height shall not exceed forty (40) feet, measured from the first-floor elevation at the front façade to the roof ridge. Garages shall not exceed thirty (30) feet, measured from the first-floor elevation at the front façade to the roof ridge. The upper story shall not exceed six (6) feet in height above the second-floor elevation.
2. The height of the first floor shall be a minimum of one and a half (1.5) feet and a maximum of two and a half (2.5) feet above the average existing grade along the front edge of the building.
3. Decks and porches may "step" up or down to respond to the lot's specific topography.
4. Fences and hedges, if implemented at build-to-lines shall be between two and a half (2.5) feet and four and a half (4.5) feet in height.
5. Fences and garden walls along and behind the front façade line shall be five (5) feet maximum height.



LAKE HOUSE
URBAN REGULATIONS
TYPE III – LAKE HOUSE
NOTES

1. These provisions may be superseded by specific notations on the Regulating Plan that may include mandatory build-to-lines, terminated vista locations, and parking reserve areas.
2. The term "Frontage" refers to the length of the property line or building that front public rights-of-way or public open space. "Frontage Lines" are synonymous with those property lines fronting public rights-of-way or public open space. "Build-to-line" refers to the line along which the front wall of the building shall be built.
3. A corner condition exists whenever a road or public open space intersects with another road or public open space. A Path is considered a road for the purposes of these Regulations. The "Principal Frontage" is that side of the lot which faces the street or the open space path. At corner lots both frontage lines shall be designated the "Principal Frontage."
4. In the case of build-to-lines resulting in non-orthogonal geometries, a right-angle building footprint may be allowed subject to the approval of the Director of Design Review.

PLACEMENT & COMPLETION

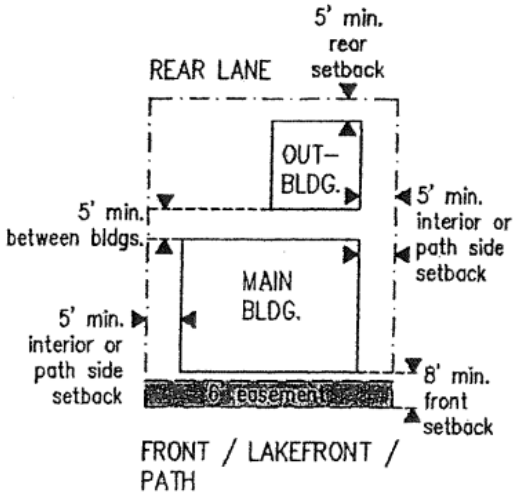
1 Buildings shall be placed on the lot relative to the Property Lines as shown, unless specified otherwise on the Regulating Plan. Lake house lots frontage lines generally face the lake fronts, the lake front greens or the open space paths.

1. Parking and outbuildings, including garages and carriage houses, parking pads and carports shall be placed as indicated in the Regulating Plan. Outbuildings may not exceed five hundred (529) square feet in footprint. Open-air, pavilion style outbuildings are encouraged. All outbuildings shall meet the following requirements, in addition to all requirements for Outbuildings given in the code:
    a. 21' maximum 2nd story wall plate height (Main roof bearing), measured from the 1st story floor or garage slab
    b. 30' maximum roof ridge height, measured from the 1st story floor or garage slab
    c. Materials, details, and colors shall coordinate with the principal building, as determined by the Town Architect.
2. Minimum front setback shall be as shown except for those locations in the Regulating Plan which show a build-to-line.
3. Facades at street front corner lots shall hold clear a view triangle taken twelve (12) feet from the intersection of the frontage lines.
4. Impervious lot coverage per the original plotted lot shall be a maximum of 2,529 square feet, including the lot coverage for the primary residence and an outbuilding which shall not exceed 529 square feet. Permanent total lot disturbance including buildings and pervious surfaces such as arcades, open porches, patios, decks, pools, and driveway

paving shall not exceed 3,300 square feet. Any lot disturbance over 3,300 must be restored in accordance with the submitted landscape plan prior to final Architectural Control Committee approval.

5. Each original platted lot shall be permitted one principal building and one outbuilding. Refer to Appendix "A" for language regarding Lot Combinations.

6. A six (6) foot easement for a shared/public boardwalk shall be required of lots as specified on the Regulating Plan.



7. Each Lot is required to have the following accommodations for parking spots;
    a. A 3-bedroom residence (including carriage house) will require a minimum of 2 parking spaces
    b. A 4-bedroom residence (including carriage house) will require a minimum of 3 parking spaces
    c. A 5-bedroom residence (including carriage house) will require a minimum of 4 parking spaces
    d. For each bedroom above 5 for a residence (including carriage house), an additional parking space is required

Driveways and parking surfaces must have at least an 18 inch natural buffer between the parking surface and the property boundary. Parking shall be accessed only from a lane. Where the parking pad, carport or garage coincides with a build-to-line, such as the intersection of a lane with a street, the parking entrance shall be concealed from the street.

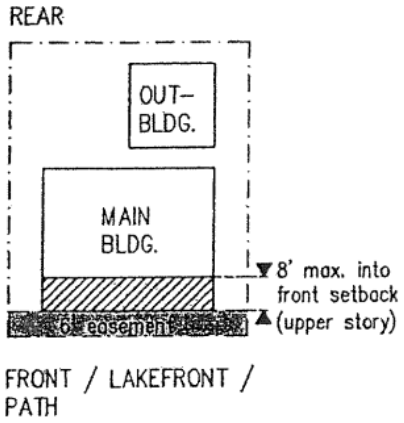
Outbuildings may not be constructed alone. When construction of a Home has commenced, the work must be pursued diligently and continuously and must be completed (meaning a Certificate of Occupancy and final Architectural Control Committee approval issued) within a period of twenty-four (24) months from the issuance of the Walton County building permit. There is no requirement to build a carriage house along with the main house. However, if a

carriage house or accessory structure is built after the completion of the main house, the two year build out time applies.

If the Architectural Control Committee approves a subordinate structure to be built on a lot along with the main structure (i.e. Carriage House or accessory structure), construction of all permitted structures must be pursued continuously and completed within the twenty-four month time period. Any requests for time extensions must be made in writing to the Town Architect. Such requests shall indicate the current status of the project, the reasons for the time extension request and the new date for completion of the project. A project not completed within the stipulated time period, or a project upon which construction is not continuous, shall be considered a nuisance and a violation of these restrictions and subject to appropriate action by the Association. Minimum front setback shall be as shown except for those locations in the Regulating Plan which show a build-to-line.

ELEMENTS

1. Each Building requires at least a porch or a balcony built along a minimum of fifty (50) percent of the length of the front facade of the building.
2. An upper story may encroach up to eight (8) feet into the setbacks; however, this is limited to a maximum of two of the building facades, and shall not result in a zero foot interior setback.
3. Balconies on facades shall have a minimum depth of two (2) feet and a maximum depth of four (4) feet. Porches on building facades shall be a minimum of 8 feet in depth.
4. An outbuilding may connect to the principal building by a ground floor walkway, trellis or roofed open air walkway. An open upper level balcony may be constructed between the carriage house and the main house, but shall not be roofed.



USES

Residential: The number of dwellings is restricted to one per originally platted lot, and by the required number of assigned parking spaces per bedroom. Each lot may have a grouping of smaller attached or detached buildings.

Office: If permitted by zoning and other applicable governmental restrictions and requirements, not more than one room in a Dwelling may be used as a home office in connection with the operation of a business, however, no employees of such business (other than family members) may work in a Dwelling and no clients or customers shall be seen or allowed in any Dwelling in connection with such business.

Retail: Retail use is forbidden.

Manufacturing: Manufacturing uses are forbidden. Production of arts and crafts associated with home businesses are allowed, provided no noise is generated from production and there is no more than one employee who does not dwell in the principal or ancillary building.

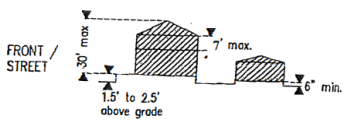
Civic: Civic uses are conditional by approval of the Director of Design Review.

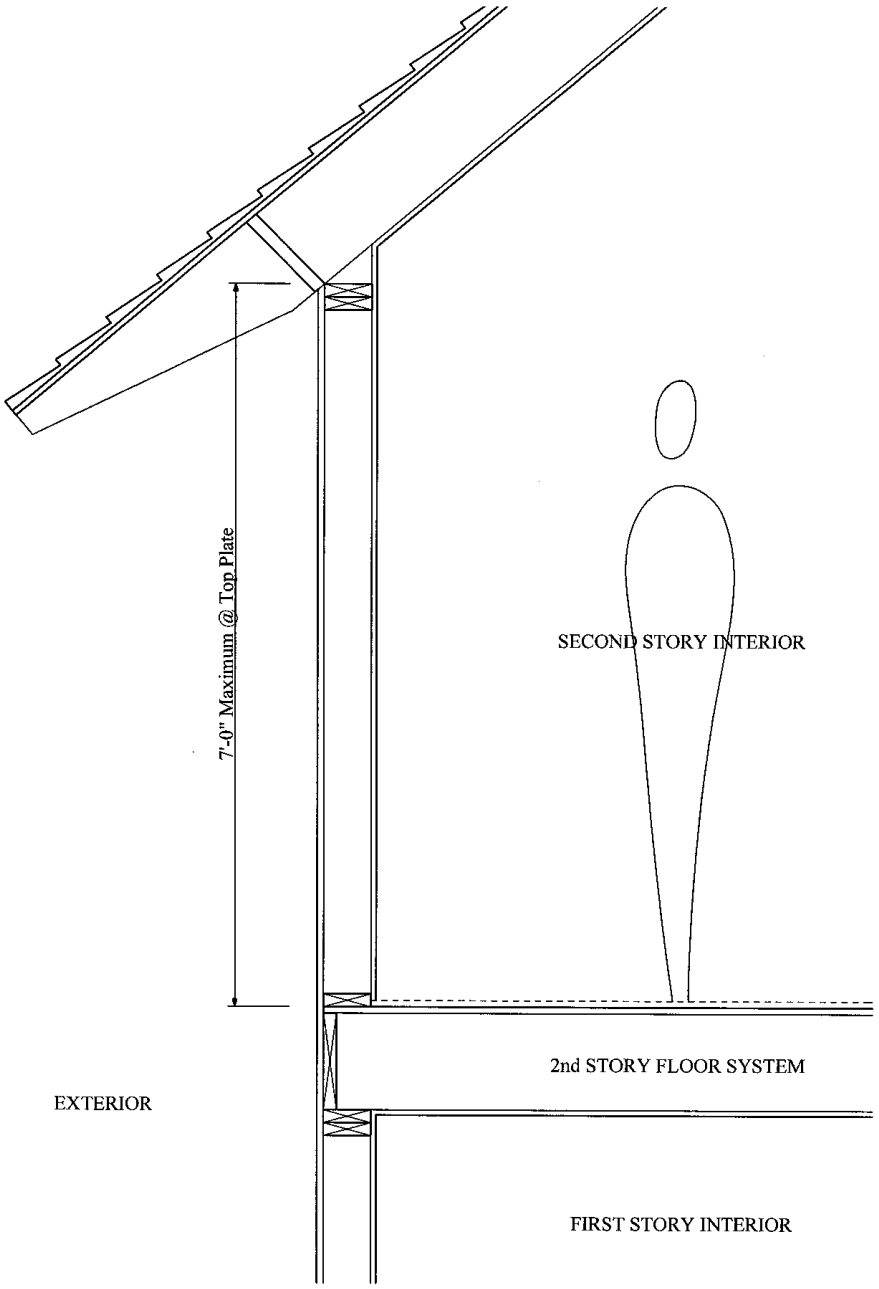
Note: Garages and carports are required parking and shall not be converted to other uses. No air-conditioned space is permitted within, now or at any future date. Garage structures are encouraged to be a maximum of 23' x 23' to accommodate larger vehicles and promote usage.

HEIGHT

1. The maximum overall building height shall not exceed thirty (30) feet, measured from the first-floor elevation at the front façade to the roof ridge. The maximum second story top plate height in Main Buildings and Garages shall be 7'0" above second floor level as shown in the attached diagram. Garages shall comply with these same height requirements. Garages may have a roof deck.
2. The height of the first floor shall be a minimum of one and a half (1.5) feet and a maximum of two and a half (2.5) feet above the average existing grade along the front edge of the building.
3. Decks and porches may "step" up or down to respond to the lots specific topography.
4. Fences and hedges, if implemented at build-to-lines lines shall be between +2.5 feet and +3.5 feet in height.
5. Fences and garden walls along and behind the front façade line shall be five (5) feet maximum height.

The maximum second story top plate height in Main Buildings and Garages shall be 7'0" above second floor level as shown in the attached diagram.





DRAPER LAKE REVISED PLATE HEIGHT DIAGRAM

House Types I and III SCALE: 3/4"= 1'-0" 07.10.09

APPENDIX "A"

LOT COMBINATIONS

*Prospective Owners considering purchasing multiple Lots are strongly encouraged to submit a written Lot Combination Request to the ACC prior to closing, as approval is not guaranteed.

NOTES

1. Pursuant to section 3.6.10 of the Declaration of Covenants, Conditions and Restrictions of Draper Lake Coastal Village, (the "Declaration"), two or more originally platted Lots, or one Lot and a portion of another Lot, may be joined together to form a Combination Lot with the prior written consent of the Architectural Control Committee ("ACC").
2. The combination of Lots requires the prior written approval of the ACC, which may be granted following submission of a Lot Combination Request, at the ACC's discretion. Lot Combination Request forms are available from the ACC .
3. All applicable provisions of the Draper Lake Coastal Village Design Code not specifically superseded by the regulations below remain in full force and effect and are applicable to Combination Lots.

PLACEMENT AND COMPLETION

1. Combination Lot Requests may be approved or denied in the sole discretion of the ACC, and shall be subject to any additional restrictions or requirements upon which such approval may be conditioned.
2. Each building site shall be limited to one primary structure and one accessory structure/outbuilding.
    a. Primary structures shall be limited to a maximum of 2,500 square feet.
    b. Accessory structures or outbuildings shall be limited to a maximum of 800 square feet.

3. Approval of a Lot Combination Request shall include the maximum total impervious lot coverage allowance granted by the ACC. Impervious lot coverage includes the lot coverage of the primary residence and any accessory structure or outbuilding. Permanent total lot disturbance including buildings and pervious surfaces such as arcades, open porches, patios, decks, pools, and driveway paving shall not exceed the amount listed in the Approved Lot Combination Request. Any lot disturbance over the approved amounts must be restored in accordance with the submitted landscape plan prior to final Town Architect approval.
4. Combination Lots consisting of two or more Lots shall be granted an additional 2,000 square feet of maximum total impervious lot coverage allowance for each additional Lot combined, at the discretion of the ACC, as generally illustrated below:
    i. Combination Lot (2 prior Lots): 4,500 square feet maximum total impervious lot coverage. 5,300 square feet maximum permanent total lot disturbance.
    ii. Combination Lot (3 prior Lots): 6,500 square feet maximum total impervious lot coverage. 7,300 square feet maximum permanent total lot disturbance.
    iii. Combination Lot (3 or more prior Lots): at the ACC's discretion, based on total combined acreage.
5. Combination Lots consisting of less than two full Lots shall be granted a maximum total impervious lot coverage allowance as determined by the ACC at the time of the Lot Combination Request, based on total square acreage.

LANDSCAPE REGULATIONS

DRAPER LAKE LANDSCAPE MISSION STATEMENT

Draper Lake is a unique land development that dedicates itself to the preservation and promotion of the natural and native landscape and to the wildlife that is connected to it. Its location on one of Scenic Route 30-A's rare coastal dune lakes puts it into a special category of preservation. By accentuating this fragile natural environment, the future village inhabitants will inherit and retain a landscape that is ordinarily lost to today's existing poor land development decisions which systematically allow native species to be removed entirely from the land, only to be replaced with exotic species. Draper Lake will not permit the introduction of exotic, nursery-promoted, non-native plants that are unaccustomed to surviving in this landscape without continual human intervention.

1. *PROMOTION OF THE NATIVE LANDSCAPE:*

    a. Allows sympathetic plantings that accentuate rather than overshadow the natural landscape
    b. Excludes overused, nursery-promoted "introduced or exotic" plant species
    c. All efforts are made to save and protect native scrub during construction
    d. Replant / Replace damaged scrub areas with similar native plants
    e. Allow plantings to enhance seasonal diversity (includes leaf change, fruiting, flowering)

2. *PROMOTION OF A SUSTAINABLE LANDSCAPE:*

    a. Requires low maintenance (less fertilization, pruning, spraying, and mowing required)
    b. Requires limited / no long-term irrigation or excess water (Xeriscape design)
    c. Attracts wildlife (berries, fruit, shade, nesting areas)
    d. Includes non-invasive plants / Promotes native plant varieties

3. *PROMOTION OF A LOW-COST / LOW MAINTENANCE LANDSCAPE:*

    a) Maintenance costs are reduced (lessened required trimming, edging, weeding and watering)
    b) Lowered irrigation requirements / Lower water bills
    c) Lowered landscaping costs at project end (when native scrub is carefully protected)
    d) Tree Surveys shall provide helpful design information to inform decisions about building placement

4. *PROMOTION OF OUTDOOR SPACE AS LIVING SPACE*

    a) Maintain view corridors for adjacent neighbors
    b) Use plants to provide privacy from adjacent neighbors
    c) Use plants to provide shade

Plant List Follows

LANDSCAPE REGULATIONS
Native Plant List

Draper Lake-Coastal Village
WALTON COUNTY, FLORIDA

SCRUB INFILL LIST

* *Indicates plants that are readily available at local nurseries.*

\+ *Indicates* plants that are *moderately available at local nurseries.*

° *Indicates* plants that are *not found in nurseries. All efforts shall be made to preserve and protect these species when identified.*

Plant Types: This native plant list outlines:

Trees (T), Shrubs (S), Groundcovers (GC), Perennials (P), Grasses (GR), Vines (V) that are appropriate for use in Draper Lake

Trees:

* *Acer rubrum*	T	Red Maple
+ *Aesculus pavia*	S/T	Red Buckeye
+ *Baccharis halimifolia*	S/T	Groundsel Tree
+ *Carya glabra*	T	Pignut Hickory
+ *Carya tomentosum*	T	Mockernut Hickory
° *Celtis laevigata*	T	Sugarberry /Hackberry
* *Cercis canadensis*	T	Redbud
* *Chionanthus virginicus*	S/T	White Fringe Tree
* *Cornus florida*	T	White Dogwood
+ *Cyrilla racemiflora*	S/T	Summer Titi/Spring Titi
+*Diospyros virginiana*	T	Persimmon
+ *Gordonia lasianthus*	T	Loblolly Bay
* *Ilex cassine*	S/T	Dahoon Cassine Holly
* *Ilex opaca*	T	American Holly
* *Ilex vomitoria var.*	S/T	Yaupon Holly
+ *Juniperus siliciola*	T	Southern Red Cedar
+ *Juniperus virginiana*	T	Eastern Red Cedar
* *Liquidambar styraciflua*	T	Sweetgum
* *Magnolia grandiflora*	T	Southern Magnolia
* *Magnolia virginiana*	T	Sweet Bay Magnolia
* *Myrica cerifera*	T/S	Wax Myrtle
+ *Nyssa sylvatica*	T	Blackgum
+ *Persea borbonia*	S/T	Red Bay
+ *Pinus clausa*	T	Sand Pine
* *Pinus elliottii*	T	Slash Pine
+ *Pinus palustris*	T	Longleaf Pine
+ *Pinus taeda*	T	Loblolly Pine
+ *Prunus angustifolia*	T	Chickasaw Plum
* *Prunus caroliniana*	S/T	Cherry Laurel
+ *Quercus falcata*	T	Southern Red Oak
+ *Quercus laevis*	T	Turkey Oak
* *Quercus myrtifolia*	T	Myrtle Oak
° *Quercus nigra*	T	Water Oak
* *Quercus virginiana*	T	Live Oak
+ *Rhus copallina*	T/S	Shining Sumac
* *Taxodium distichum*	T	Bald Cypress
* *Ulmus alata*	S/T	Winged Elm
* *Viburnum obovatum*	S/T	Walters Viburnum

Shrubs:

+ *Aesculus pavia*	S/T	Red Buckeye
° *Agarista populifolia*	S	Florida Leucothoe
+ *Baccharis halimifolia*	S/T	Groundsel Tree
* *Callicarpa americana*	S	Beautyberry
+ *Calycanthus floridus*	S	Sweetshrub
+ *Cephalanthus occidentalis*	S	Buttonbush
* *Chionanthus virginicus*	S/T	White Fringe Tree
+ *Clethera alnifolia*	S	Summersweet
+ *Cyrilla racemiflora*	S/T	Summer Titi/Spring Titi
+ *Erythrina herbacea*	S	Coral Bean
* *Hamelia patens*	S	Firebush
* *Ilex cassine*	S/T	Dahoon Cassine Holly
+ *Ilex glabra*	S	Inkberry
* *Ilex vomitoria var.*	S/T	Yaupon Holly

Shrubs (continued):

* *Illicium floridanum*	S	Florida Anise
* *Itea virginica*	S	Sweetspire
* *Lantana camara*	P/S	Naturalized Lantana
+ *Leucothoe axillaris*	S	Coast Doghobble
+ *Lindera benzoin*	S	Spice Bush
+*Lyonia lucida / ferruginea*	S	Fetterbush / Rusty Lyonia
* *Myrica cerifera*	T/S	Wax Myrtle
+ *Monarda citriodora*	S	Bee Balm / Lemon Mint
+ *Osmanthus americanus*	S	Wild Olive / Devilwood
+ *Persea borbonia*	S/T	Red Bay
* *Prunus caroliniana*	S/T	Cherry Laurel
+ *Quercus chapmanii*	T	Chapman Oak
* *Quercus geminata*	T	Sand Live Oak
+ *Rhus copallina*	T/S	Shining Sumac
* *Serenoa repens*	S	Saw Palmetto
* *Ulmus alata*	S/T	Winged Elm
* *Vaccinium spp.*	S	Blueberry
* *Viburnum obovatum*	S/T	Walters Viburnum
* *Yucca aloifolia*	S	Spanish Bayonet
* *Yucca filamentosa*	S	Native Yucca
* *Yucca flaccida*	S	Beargrass
* *Zamia pumila*	GC/S	Coontie Palm

Ground Covers:

* *Achillea millefolium*	P/GC	Yarrow
+ *Conradina canescens*	S	Native Rosemary
* *Coreopsis spp.*	V	Coreopsis / Tickseed
+ *Chrysopsis graminifolia*	P	Grass Leaf Golden Aster
* *Gaillardia pulchella*	P/GC	Blanket Flower / Fire Wheel
+ *Helianthus debilis*	P	Dune Sunflower
° *Helenium amarum*	P	Bitterweed
* *Iris virginica*	P/GC	Blue Flag Iris
+ *Ipomoea pes caprae*	V	Railroad Vine
° *Licania michauxii*	GC	Golpher Apple
+ *Opuntia humifusa or spp.*	P	Prickly Pear Cactus
° *Polygonella spp.*	GC/GR	Jointweed
* *Rhapidophyllum hystrix*	S	Needle Palm
* *Serenoa repens*	S	Saw Palmetto
+ *Sisyrinchium atlanticum*	GC	Blue Eyed Grass
* *Uniola paniculata*	GR	Sea Oats
* *Zamia pumila*	GC/S	Coontie Palm

Perennials:

* *Achillea millefolium*	P/GC	Yarrow
* *Asclepius tuberosa*	P/S	Milkweed/Butterfly Weed
+*Borrichia frutescens*	P	Sea Oxeye Daisy
° *Carphephorus corymbosus*	P	Florida Paint Brush
° *Cassia fasciculata*	P	Partridge Pea
+ *Conradina canescens*	S	Native Rosemary
* *Coreopsis spp.*	V	Coreopsis / Tickseed
+ *Chrysopsis graminifolia*	P	Grass Leaf Golden Aster
+ *Chrysoma pauciflosculosa*	P	Woody Goldenrod
+ *Daucus carota*	P	Queen Anne's Lace
° *Eupatorium capillifolium*	P	Dog Fennel
° *Eupatorium spp.*	P	Joe Pye Weed
* *Gaillardia pulchella*	P/GC	Blanket Flower / Fire Wheel
* *Gaura angustifolia*	P/GC	Gaura
+ *Helianthus debilis*	P	Dune Sunflower
° *Helenium amarum*	P	Bitterweed
* *Helianthus angustifolius*	P	Swamp Sunflower
* *Iris virginica*	P/GC	Blue Flag Iris
* *Lantana camara*	P/S	Naturalized Lantana
* *Liatris graminifolia*	P	Blazing Star / Liatris
* *Lobelia cardinalis*	P	Cardinal Flower
° *Lupinus westianus*	P/GC	Gulf Coast Lupine

Perennials (continued):

+ *Opuntia humifusa or spp.*	P	Prickly Pear Cactus
° *Portulaca oleracea*	P	Common Purslane
° *Portulaca pilosa*	P	Hairy Purslane
* *Rudbeckia hirta*	P	Black Eyed Susan
* *Salvia coccinea*	P	Scarlet Sage
* *Sesuvium portulacastrum*	P	Sea Purslane
+ *Sisyrinchium atlanticum*	GC	Blue Eyed Grass
+ *Solidago spp.*	P	Goldenrod
* *Stokesia laevis*	P	Stokes Aster

Grasses:

° *Andropogon longiberbis*	GR	Sand Broomsedge
* *Andropogon virginicus*	GR	Chalky Broomsedge
* *Muhlenbergia capillaris*	GR/GC	Pink Muhlenbergii Grass
* *Muhlenbergii spp.*	GR	Muhly Grasses
* *Panicum amarum*	GR	Panic Grass
+ *Paspalum vaginatum*	GR	Dune Grass
° *Polygonella spp.*	GR	Jointweed
* *Spartina spp.*	GR	Cordgrass species
+ *Sisyrinchium atlanticum*	GC	Blue Eyed Grass
* *Uniola paniculata*	GR	Sea Oats

Vines:

* *Bignonia capreolata*	V	Cross Vine
* *Campsis radicans*	V	Trumpet Vine
* *Gelsemium sempervirens*	V	Yellow Carolina Jasmine
+ *Ipomoea pes caprae*	V	Railroad Vine
+ *Ipomoea stolonifera*	V	Fiddler Leaf Morning Glory
+ *Ipomoea trichopcarpa*	V	Coastal Morning Glory
* *Lonicera sempervirens*	V	Coral Honeysuckle
+ *Parthenocissus quinquefolia*	V	Virginia Creeper
+ *Passiflora incarnata*	V	Passion Vine / Flower
° *Smilax auriculata*	V	Dune Greenbrier
° *Smilax glauca*	V	Sawbrier
+ *Vitis rotundifolia*	V	Muscadine / Wild Grape
+ *Wisteria frutescens*	V	American Wisteria

BUILDING PROCEDURES

To maintain neat edges to private property and to preserve the capacity for scrub recovery, builders shall be responsible for the following procedures:

They shall ensure that surveying will occur without excessive damage to scrub, and that building layout shall occur with approved clearing confined to the area within the layout stakes and bound by wooden sand fencing. Fencing shall be sturdy as erected and shall be maintained continuously throughout the building project.

They shall stake access and work zones and confine surface clearing within these areas. These building operations shall be supervised and the Town Architect until contractor's procedures are proven effective. Site visits may occur at any given time.

Hand pruning and careful removal of vegetation shall be monitored closely by the General Contractor (GC) of the project, and the GC will be held fully responsible for any and all damage caused by his / her subcontractors.

Contractors and sub-contractors whose practices permanently damage scrub roots and preclude scrub regeneration shall be excluded from further building at Draper Lake and are advised to warn their clients of this responsibility.

No property owner shall remove or shall order the removal of any vegetation without written permission from the Town Architect.

All reasonable efforts shall be made to preserve the maximum amount of native vegetation as possible and to protect all specimen plants with the utmost of care. The property Architect-Designer shall clearly indicate on the site plan all specimen plants and ecologically sensitive areas.

They shall supervise the digging of foundations from within the building footprint, with excavators backing out through the future garage and driveway, and they shall ensure that access and storage for all building operations shall be from the lane and through the driveway.

All lakefronts lots require the installation and maintenance of a temporary silt fence in locations specified by the Town Architect. A mandatory site meeting shall be scheduled with the Town Architect to clearly identify and mark all vegetation permitted for removal within the 300 feet lake setback zone.

All work entry and exit routes, construction staging areas, and work zones shall be clearly identified and followed. All construction deliveries shall be directed to appropriate construction entrances occurring on each peninsula.

All unused construction materials shall not be stored on site and shall be removed within a timely manner once no longer needed.

No paint, stain, cleaning solutions, or other hazardous or corrosive materials shall be disposed of on property or directly in the ground. All such materials must be properly disposed of in appropriate containment zones. **No paints or stains shall be applied using spray gun technology.**

No utilities (i.e., power, water, etc.) shall be used or “borrowed” from any lot or property. Proper temporary utilities shall be the responsibility of the contractor.

Any damage that compromises the integrity, permeability, or structure of the pervious pavement street system shall be noted and the builder and/or lot owner for which the construction is being performed will be required to replace the affected areas with equal material. Mixing of concrete shall not be permitted atop the pervious pavement street system.

Any damage to common area property shall be reported immediately.

Site trailers will not be permitted. Contractors may install a standard approved wooden sign that displays the name of the owner, builder, and architect of the project. Subcontractor signs shall not be permitted. Signs may not remain in place more than three (3) months after a project completion.

NATIVE LANDSCAPE REQUIREMENTS

Scrub outside of fences and walls shall be maintained and protected during the course of construction. Scrub should be pruned, but not removed, only as a measure for pedestrian or vehicular access. All other maintained areas of scrub may grow to any height. Upon construction completion, all vegetated areas disturbed during the normal course of construction shall be replaced with native plant and maintained for healthy and vigorous growth. Native plants shall be selected from the ***Native Plant List***.

All in-ground plantings shall be 100% native from the Native Plant List provided within this document. No exceptions will be made.

LANDSCAPE PLAN / CONSTRUCTION DETAILING

If choosing to develop more comprehensive plans for exterior spaces, all plans / details shall be submitted to Architectural Control Committee. Landscape development / outdoor space planning is recommended but not required during early stages of development with your architect or designer.

PERMITTED PAVING / PATH MATERIALS

All paths shall be constructed of pervious materials such as: pressure treated wooden boardwalk (preferred material), sand set pervious pavers, clay/ sand mixture, pine straw, pure white sand, pea gravel, filings or screenings, crushed oyster shell, wood mulch (eucalyptus mulch preferred); additional materials are acceptable if approved by the Architectural Control Committee.

Mulch Materials: pure white beach sand, pine straw, recycled leaf clutter, small screened pine bark mulch, cypress or eucalyptus mulch

The following shall not be permitted: grass lawns, formed concrete curbing, stamped concrete, electric bug deterrent systems, segmental retaining wall systems, railroad tie retaining walls, plastic / vinyl/uncoated aluminum edging, recycled plastic decking / composite decking material, lava rock, plastic trellises, plastic hanging baskets, nautical rope, Astroturf, plastic / fiberglass / vinyl planters, artificial plant material, colored lights, up lights, spot lights, outdoor speakers and outdoor TV.

Raised Planters / Freestanding Planters: Both exotic and native plant material is acceptable for use in raised planters or freestanding planters. Freestanding planters may occur on both the interior and exterior of courtyards and outside of fences / walls. Irrigation is highly recommended for plant success in contained gardening. The placement of planters shall not

interfere with intended parking areas. Water spigots are recommended for those areas adjacent to gardens and planters.

Landscape Lighting

Fixtures, wattage, and locations of landscape lighting are subject to review by the Architectural Control Committee. Up lighting or accent lighting of any kind is strictly prohibited. All landscape lighting fixtures must be shielded to minimize light scatter to the sky and to adjacent properties. Shielded path lights are encouraged.

WHEN TO ENGAGE LANDSCAPE ARCHITECT / GARDEN DESIGNER

*A landscape architect or garden designer is required when creating landscape plans that incorporate elaborate plantings and hardscape designs including but not limited to: *terracing, fountains, arbors, trellises, entertaining spaces, gathering spaces, formal / theme gardens, culinary gardens, etc.* It is desirable to get the landscape architect / designer familiar with the project during design phase to efficiently use and connect indoor space and outdoor spaces. Often, the building architect will choose to design those exterior areas outside of the house *(walks, terraces, fountains, etc.). T*his is perfectly acceptable and in most cases strongly encouraged. Plans prepared by any designer are subject to review and must be submitted to the Architectural Control Committee for approval.

DESIGN REVIEW POLICY

FUNCTION OF THE DESIGN REVIEW PROCESS - To ensure a consistent architectural harmony of Draper Lake, by the developer and all property owners, all of whom are bound by regulations defined in the Draper Lake Declaration of Covenants and by the requirement contained in this document. ***To that end, no structure or improvement shall be erected or altered until written approvals described in this document have been obtained****.*

SCOPE OF RESPONSIBILITY - Draper Lake has the right to exercise control over all construction in Draper Lake and to review all alterations and modifications to structures and improvements ***(even after initial construction is complete****),* including, but not limited to: painting, renovations, and landscaping.

ENFORCING POWERS - Should a violation occur, Draper Lake has the right to an injunctive relief, which requires the owner to stop, remove, and/or alter any improvements in a manner that complies with the standards established by Draper Lake. Draper Lake does not relieve an owner of his/her obligation to obtain any government approvals. If such approvals are required and are not obtained by the owner, Draper Lake and/or the applicable government agency may take whatever actions are necessary against the owner to force compliance.

LIMITATIONS OF RESPONSIBILITIES - The primary goal of Draper Lake is to review the submitted applications to determine if the proposed construction conforms to the Code. Draper Lake does not assume responsibility for the following:

1. The structural adequacy, capacity, or safety features of the structure and/or improvement
2. Non-compatible or unstable soil conditions, soil erosion, drainage patterns, etc,
3. Compliance with any or all building codes, safety requirements, and governmental laws, regulations, or ordinances
4. The performance or quality of work of any architect, designer, or contractor

Architectural Control Committee–Membership of the committee shall consist of individuals appointed by Draper Lake Board of Directors. Meetings are held as requests are received.

REVIEW FEES - Review fees are established by Draper Lake Board of Directors. The current nonrefundable Design Review Fees are as follows:

Design Review Fee: -$2,500 (House or house and carriage house)

Compliance Observation Fee- $ 2,500 Town Architect plans at least five site visits.

Builder & Owner Compliance Deposit: Paid by the Owner and a full $10,000 be refundable.

Builder Impact Fee: $2,500 paid by the builder. Non-refundable impact fee for community infrastructure

Fees for modifications of existing structures will be determined on a case-by-case basis.

EXPIRATION OF PLAN APPROVALS - Effective January 1st, 2010, all plan reviews and approvals for construction in Draper Lake will have an expiration period of 18 months. Construction from approved plans must begin within 18 months of the date that the Construction Documents are approved by the Town Architect. If the construction has not begun within 18 months of the Construction Document Review Approval Date, then the plans must be resubmitted, and the follow review fees paid:

Previously Approved Plans: $300

Modified Plans: $500 house only / $750 house + carriage house

Plans will be reviewed based on the codes and regulations in effect at the time of the resubmittal.

REVIEW POLICY - Draper Lake reviews the submission and either grants approval, approval with stipulations, or denies approval. The architect is notified of the decision in writing within thirty days from the date of receipt of a complete submission package. Draper Lake may deny approval because the application is incomplete or inadequate. One set of plans will be returned to the architect with comments. If Draper Lake does not contact the architect within thirty days, the application shall not be deemed "Approved". If approval is not granted a revised application may be submitted and reviewed in the same fashion as the initial application. If the application is denied approval, a formal appeal may be made in writing to Draper Lake, Attn: Design Review Committee.

APPLICATION WITHDRAWAL - An application for withdrawal may be made without prejudice.

VARIANCES - All variance requests pertaining to The Code must be made in writing. **Any variance granted shall be considered unique and will not set precedence for future decisions.**

APPROVAL OF BUILDER - All builders must be approved by Draper Lake to build in Draper Lake. A list of pre-approved builders who understand the high quality of construction expected at Draper Lake is available in this booklet.

CONSTRUCTION DEPOSIT - A construction deposit of ten thousand dollars ($10,000) is required from the owner for each house. The deposit shall be held by Draper Lake (d/b/a Draper Lake) until a final field inspection has been made by Town Architect and a Certificate of Completion issued. Full compliance will result in the return of construction deposit of $10,000. If the deposit is required to repair, replace, or clean up common areas damaged due to construction activities, the owner will be notified prior to the use of the deposit. The owner will be allowed to rectify the problem before the deposit is expended.

CONSTRUCTION INSPECTION - A nonrefundable Construction Observation Fee of two thousand five hundred dollars ($2,500) is required to fund **a minimum of five and most likely many more inspections by the Town Architect during the construction process.** Periodic inspections may be made by the Draper Lake Town Architect while construction is in progress to determine compliance with the approved plans and specifications. Draper Lake Board of Directors is

empowered to enforce its policies as set forth in The Code and the Declaration of Covenants by any action, including an action in a court of law, to ensure its compliance.

BUILDER IMPACT FEE – A non-refundable impact fee of $2,500 is due from each builder prior to commencement of construction.

DESIGN REVIEW PROCEDURE

Always submit an electronic file along with two (2) Full Size (not to exceed 24" x 36") and 4 half size copies of all required documents and drawings to Draper Lake.

All other incidental plans or revisions may be submitted as 11 x 17, Letter, or Legal Sized documents

Attention: Design Review Committee

Draper Lake Owners' Association, Inc

7 Town Center Loop #C16

Santa Rosa Beach, FL 32459

All documents shall include:

1. Name of Project (Property Owner Last Name)
2. Block & Lot Number
3. Building Type *(Street House I, Park House II, Lake House III)*
4. Date

STEP 1

Review Documents

In order to proceed, you should have reviewed the following document:

a. Lot Purchase Agreement
b. Code which consists of:
    i. *the Regulating Plan*
    ii. *the Urban Regulations*
    iii. *the Architectural Regulations*
    iv. *the Landscape Regulations*
c. Declaration of Covenants & Restrictions
d. Design Review Procedure *(this document)*
e. Order tree-survey and/or "as-is" survey of lot *(highly recommended before design work commences)*
f. Pre-Approved architects, landscape architects and builders

STEP 2

Sketch Review

This review confirms a correct interpretation of The Code.

The Draper Lake Design Review Committee will stamp the drawings indicating status of approval.

h. Form **A**: *Sketch Review Application*
i. Architecture Review Fee *(Plans will not be reviewed w/out Review Fee)*
j. Schematic Design Drawings as outlined below:

Site Plan (1/16" = 1') showing:

- North arrow
- Property lines
- Setbacks w/dimensions
- Building footprints with entries, porches and balconies delineated and overhangs shown as dashed lines
- Parking & driveway locations on site w/dimensions
- Walk locations
- Rubbish enclosure *(at lane)*
- Scrub preservation areas
- Hardscape plan *(patios, pools, decks, arbors, trellis locations, etc.)*

- Impervious coverage calculations *(house footprint & other impervious surfaces)*
- Floor plans (1/8"= 1' or ¼ " = 1')

Elevations (1/8"=1' or ¼'=1') showing:

- Porches, balconies, doors, and windows
- Principal materials rendered and specified
- Height of each floor, eave and maximum height in relation to ground level
- Roof pitch
- Grade vents
- Section(s) through site showing building integration to existing grade and specimen trees / vegetation

STEP 3

Construction Documents Review

Be sure to submit Construction Document review paperwork before sending projects out to bid

This review checks the construction documents for compliance with The Code and verifies that recommendations made at the Sketch Review have been incorporated and the plans revised accordingly. Conformity to applicable local regulations and building codes is the responsibility of your architect or builder. Draper Lake will stamp the drawings upon approval. One stamped set of architectural plans will be retained in the Office of Design Review, and the 2nd stamped set will be returned to the architect-designer with a Letter of Final Approval. The property owner(s) will also receive an original Letter of Final Architectural Approval.

Note: *The Design Review Office will not issue Letters of Final Architectural Approval directly to the Builder of the project. It is the Architect-Designers' and /or Property Owners' responsibility to disseminate copies of the Final Approved Construction Documents to the Builder. Plans used for construction should display the "Draper Lake Approved" stamp. This is the only way to ensure that the Builder is constructing the project from the most current set of plans.*

The **Construction Document Application** should include the following:

a. Form **A** (copy): Sketch Review Application bearing Draper Lake's Stamp of Approval
b. Form **B**: Construction Document Review Application
c. Form **C-1**: Materials & Finishes List
d. Construction Documents as outlined:

Site Plan showing:

- 1" = 10': Building footprints and setbacks from all adjacent properties w/dimensions
- Building footprints with entries, porches and balconies delineated and overhangs shown as dashed lines
- Parking and driveway locations on site
- All applicable hardscape surfaces *(e.g. Pools, decks, walks, etc.)*
- Spot grades, grading plan, wall heights *(top & bottom of walls*)
- Area drains *(if applicable)*

Floor Plans (1/4" = 1') showing:

- Rooms dimensioned and used labeled
- All windows and doors with swings shown
- All overhangs of doors and roofs as dashed lines
- Overall dimensions
- Total square footage *(enclosed porches shown separately)*

Elevations (1/4" =1') showing:

- Porches, balconies, doors, windows
- Stoops, steps, grade changes
- Principal materials rendered and specified
- Height of each floor, eave and maximum height in relation to ground level
- Roof pitch 11:12 Maximum
- Gutter and drainpipe locations (if applicable)
- Fencing and gates

Details (3/4 "= 1' or 1–1/2 "= 1') showing:

- Water table (if any)
- Chimneys
- Retaining Walls
- Piers, posts, bracketing
- Eaves
- Doors and window surrounds
- Shutters
- Porches
- Others *(as requested by Draper Lake*)

Lighting Plan:

- Photocell operated lights w/out override switches
    i. *40 watts* at garage doors & parking arbors
    ii. *25 watts* at primary entrances & exterior stairways
- Path lights

Coverage Table: Note maximum allowable coverage for the lot and tabulate total coverage, including porches and non-pervious walkways.

Stormwater Containment Plans as specified in The Code: Provide a note in the drawings explaining the plan. Plan must be produced by a certified civil engineer in the State of Florida. Lots with significant topographical change will be most subject to this Requirement.

Landscape Plan delineating scrub save areas and new plantings with native species as outlined in *Native Plant List* of the Landscape Regulations.

Variances: If there are any variances to The Code, submit a description of them and the justification. See Section 11.7

Draper Lake will approve, approve with stipulations, or deny continued construction. The owner and/or builder may also be asked by Draper Lake to stake out the building, garden walls, fences and trees to be removed.

If you have not selected a builder by this time, you should do so now. This book contains a list of approved builders, located at the end.

STEP 4

Construction Commencement

a. Form **D**: Construction Commencement Application
b. Construction Deposit *(See "Construction Deposit" for more information)*
c. Walton County Building Permit(s)
   Note: County requirements continue to evolve and strengthen. The project builder should perform proper due diligence to confirm all County requirements ***prior to*** *Draper Lake construction commencement submission.*

   Some known requirements may include:

   i. Draper Lake Letter of Architectural Code Approval *(pools included)*
   ii. Sewer & Tap Fee Sale Confirmation Letter
   iii. Architectural & construction plans *(as issued by project architect & engineers)*
d. Arrange on-site meeting with architect and/or Director of Design Review to discuss vegetation preservation measures for individual lot.
e. Temporary power establishment
f. Dumpster ordered

Construction may not begin until all above measures are fully addressed.

Landscape Preservation Procedures

** Please review Landscape Regulations for exact details**

In order to maintain neat edges to private property and to preserve the capacity for scrub recovery, builders shall be responsible for the following procedures:

- Ensure that surveying shall occur without superficial damage to scrub, and that building layout shall occur without superficial clearing and confined to the area within the layout stakes;
- Stake access and work zones and confine surface clearing to within these areas;
- Supervise the digging of foundations from within the building footprint, with excavators backing out through the future garage and driveway, and ensure that access and storage for all building operations shall be from the land and through the driveway;

Contractors and sub-contractors whose practices permanently damage scrub roots and preclude scrub regeneration may be excluded from further building at Draper Lake and are advised to warn their clients of this responsibility.

Draper Lake Owners' Association reserves the right to inspect properties in the field for compliance to the approved documents during any stage of construction. As a result of these inspections, Draper Lake Homeowners' Association may deny continued construction.

Typical field inspections will occur at these times:

a. At string stake out of buildings, garden walls, fences and trees to be removed.
b. When pilings or formwork for footings are in place.
c. At the commencement of wall cladding or finish.
d. At the commencement of the construction of eaves, fences, columns, and banisters.

STEP 5

Minor Change Application

It is anticipated that owners may wish to make improvements or modifications to their buildings during construction or subsequently. To do so, submit the following:

a. Form **E**: Minor Change Application
b. Applicable drawings as necessary to describe the modification

A minor change may be executed upon receipt of Form **E**: Minor Change Application bearing Draper Lake Owners' Association Stamp of approval.

STEP 6

Final Inspection

Upon completion of construction submit the following (one copy of each):

a. Form **F**: Final Inspection Application
b. Final Certified Survey
c. As-Built Drawings
d. Certificate of Occupancy

Building(s) may be occupied upon receipt of Form **F**: Final Inspection Application bearing Draper Lake Owners' Association stamp of approval. The refundable portion of the Construction Deposit will be returned with the approved Form **F.**

Approval of Builders - All builders must be approved by Draper Lake Owners' Association to build in Draper Lake Coastal Village. A list of pre-approved builders who understand the high quality of construction expected at Draper Lake is available in this booklet. For purposes of quality control, ***this list is a closed list***. Additions will be considered only upon the highest of merits and only by a written variance request. Any builder straying from expectations of building quality and customer satisfaction will be removed from the list first by written probation. Should infractions and complaints received prior to and during the probationary period not be corrected in a timely manner, any builder or building company may be permanently removed from the Approved Builder List with written notice.

Owner Deposit - A construction deposit of ten thousand dollars ($10,000) is required from the owner for each house. The deposit shall be held by Draper Lake Owners' Association until a final field inspection has been made by Town Architect. Full compliance will result in the return of $10,000 of the construction deposit. If the deposit is required to repair, replace, or clean up common areas that are damaged due to construction activities, the owner will be notified prior to the use of the deposit. The owner will be allowed to rectify the problem before the deposit is expended.

Construction Inspection - Periodic inspections may be made by Town Architect while construction is in progress to determine compliance with the approved plans and specifications. Draper Lake Board of Directors is empowered to enforce its policies as set forth in The Code and the Declaration of Covenants by any action, including an action in a court of law, to ensure its compliance.