

**FAIRVUE PLANTATION
PENINSULA STANDARDS
ADDENDUM to current Site and Home Design and Construction Guidelines.
5/24/2005, Rev. 10/27/05, 11/17/05. 8/17/06**

1. Pavers will be required for the sidewalk and the apron from the house side of the sidewalk to the street. The pavers will be Belgard, Low Country, or equivalent that must be pre-approved by the ARB. Standard Fairvue curb cut is required.
2. Only carriage style / decorative garage doors will be approved.
3. Landscape lighting will be required, either soffit or ground lighting.
4. The entire yard must be sodded with irrigation required.
5. A minimum of three 4" caliper trees required on all front yards with special exceptions to be approved by the ARB.
6. Gas lights are encouraged.
7. No wood decks or exposed pressure treated lumber will be approved, all must be wrapped showing no exposed wood.
8. Roofing must be 30 year dimensional roofing as minimum.
9. Chimneys must be brick, stone, EFIS or hard stucco.
10. No vinyl windows will be approved unless a special exception is approved by the ARB.
11. Only simulated divided or true divided light windows with an exterior grid 7/8" minimum will be approved unless a special exception is approved by the ARB.
12. Interior lots to have uniform black fences. No chain link, wood or plastic will be permitted. Fencing cannot be of solid material. You must be able to see through it. (Please review Fence Standards dated 5/10/04). Any exceptions must be approved by the ARB.
13. Mailboxes will be the standard large Fairvue mailboxes.
14. Spec homes must be a minimum of 4000 square feet. Custom homes should also be 4000 square feet but exceptions must be approved by the ARB.