

Cypress Trails at Nocatee
Homeowner's Architectural Criteria and Review Procedure Manual
Revision 1 to the May 1, 2020 Manual
Approved July 25, 2020

Pursuant to the current HOA Architectural Criteria and Review Procedure Manual, the Board of Directors has the right to change or modify the Manual. Thus, the Board has approved the following changes:

1) Replace the **Exterior Color Plan** paragraph with the following to add the allowance for any front door color to be used with any scheme and to clarify that approval is not required to repaint with existing colors:

Exterior Color Plan

Any changes to the initial exterior color scheme of the house, including roof, trim, shutters and front door must be submitted and approved prior to the change. The new color scheme may be that of any of the Builders in Cypress Trails (AV, Lennar and Mattamy) as long as it is not the same color as the houses to your immediate right and left and directly across the street. The only exception is that any defined front door color may be used with any scheme. A book of allowable color schemes is available on request. No approval is required to repaint with the existing colors.

2) Replace the **Covered Porches** paragraph with the following to change the section title, add dark bronze as an allowable window frame color, and clarify requirements for a optional partial wall:

Covered and Extended Lanais

Enclosing a lanai or patio under the roof of the house is allowed with screen from floor to ceiling or glass. The glass may be floor to ceiling or have a partial wall from the floor with a height of 30 inches maximum. The partial wall is to be constructed from the same material as the frame; lumber and sheet rock are not permitted. Windows shall have frames that are dark bronze, white, or the color of the window frames on the house. The lanai may be extended beyond the roof of the house in the rear yard or around a pool, but must meet all building setback requirements (see page 2). The extended area may only be enclosed with screen. Roofing over the extended area must be screen or some other clear material. All framing material shall be dark bronze and all screen material shall be charcoal in color. The height of a screened enclosure should not exceed 13 feet in height.

No solid walls may be added under the roof. No additions or changes to the foot print of the residence is allowed.

3) Replace the **Landscaping** section with the following to clarify that pine straw is an acceptable mulch and to add beige rock as an acceptable mulch:

Landscaping

The replacement of any dead or diseased tree with the same species tree is allowed without prior approval. Changing the species of the tree must be submitted and approved. The Developer planted a tree in the front yard of each lot; complete removal of this tree is not allowed as to maintain the uniformity of the Community.

No flower beds shall be added to the front yards as the Developer has provided each residence with ample flower beds. Flowers and shrubs may be added to these beds without a submittal. Changes to rear yard and side yard landscaping must be submitted and approved.

Curbing may be added around the existing flower beds and tree well in front yard as planted by the Developer without submittal. Colors allowed are red, brown, or gray.

Cypress mulch, pine bark, pine straw, or similar natural materials are acceptable for use as mulch in light brown, brown, black, or red colors. Stones, rocks, or lava rock may be used as mulch, but must be approved prior to installation. Stones, rock, or lava rock must be 1-3 inch in size and beige, brown, or red in color. No white stone, rock, or pea gravel is allowed.

The preserve areas are owned by the HOA under a special conservation easement permit from the St. Johns River Water Management District. This permit prohibits any alteration of the preserve.