

HILL TIDE ESTATES
OWNERS' ASSOCIATION, INC.
DESIGN AND CONSTRUCTION
GUIDELINES

October 2016

TABLE OF CONTENTS

	Page
I INTRODUCTION.....	1
II SUMMARY OF THE HILL TIDE ESTATES DESIGN REVIEW PROCESS	2
III THE HILL TIDE ESTATES DESIGN REVIEW PROCESS	3
A. OVERVIEW	3
B. STEPS OF DESIGN REVIEW	4
C. REQUIRED PLANS AND DEPOSITS/CRITERIA FOR REVIEW/TIMETABLE/ COMPLETION/ENFORCEMENT	5
D. NON-LIABILITY FOR APPROVAL OF PLANS.....	7
IV ARCHITECTURAL AND LANDSCAPING GUIDELINES	7
A. ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS	7
B. LANDSCAPING & SITE STANDARDS	13
V CONSTRUCTION GUIDELINES	15
A. INSPECTIONS	15
B. SITE MAINTENANCE	15
C. CONSTRUCTION DAMAGES	16
D. CONDUCT	16
E. WORK HOURS	17
F. CONSTRUCTION PARKING	17
G. POST CONSTRUCTION	17

TABLE OF CONTENTS
(continued)

Page

Appendices

APPENDIX "A"	19
APPENDIX "B"	22
APPENDIX "C"	23
APPENDIX "D"	24
APPENDIX "E"	27
Illustrations	27

I INTRODUCTION

Building, remodeling, or adding to your home at Hill Tide Estates should be an exciting experience for you. Your home at Hill Tide Estates represents a major investment to you, and the quality of design is very important. To make the most of your investment of time and money, Boca Pass Partners, the developer of Hill Tide Estates, ("Declarant"), recommends that you procure the services of a registered architect to design your home or any remodeling of or additions to your home.

These Design and Construction Guidelines have been prepared to help owners, architects, and builders understand and become active participants in the process, to assure long-term community quality. It is not the intent of the Design and Construction Guidelines to make judgments as to what is beautiful, but to coordinate architectural diversity while creating a blend of home styles which enhance the natural environment. The ultimate result will be to help protect your investment and property values.

The Hill Tide Estates Declaration of Covenants, Conditions, and Restrictions for Hill Tide Estates ("Declaration"), and the Design and Construction Guidelines were carefully prepared to provide a residential community of unmistakable appeal. The Architectural Review Board ("ARB") of the Hill Tide Estates Owners' Association, Inc. is available to help you understand the Design and Construction Guidelines, offering suggestions about your house concept and assist you in contacting qualified people for design and construction. We urge you to meet with a ARB representative as early as possible following your decision to build or remodel. It is the best way to understand the design requirements and to begin including them in the design of your home or remodeling.

Design review is authorized in Article VIII Section 1 of the Declaration. The Declaration along with the Design and Construction Guidelines, contain important information that all residents of Hill Tide Estates should read prior to beginning the building design process.

The Design and Construction Guidelines cover 3 basic sections:

Design Review Process: An explanation of the process involved in getting your construction approved and the documents required to be submitted.

Architectural and Landscaping Standards: Items to consider when deciding upon the type or style of house to build or the remodeling to conduct. Specific requirements for building materials, building details, and colors and specific recommendations and requirements for site improvements, including landscaping.

Construction Guidelines: Guidelines for your builder to follow as the home is built or remodeled.

II
SUMMARY OF THE HILL TIDE ESTATES
DESIGN REVIEW PROCESS

Step One:

Preliminary Design Discussion

Pre-submittal meeting
Discuss preliminary design requirements

Step Two:

Initial Plan Review

Submit Review Application and Review Fee
Submit 3 copies of the Site Plan
Floor Plan, Foundation Plan, Architectural Elevations
Wall Sections, Roof Plan, Exterior Finishes
Landscaping and Irrigation Plan

Step Three:

Final Plan Review

Incorporate any comments from the previous reviews
Submit Construction Application and Construction Deposit
Submit 3 copies of all final plans listed in Step Two above,
Including; a) colors, b) materials and c) grading, irrigation and drainage plans for final approval

Step Four:

Pre-Construction Meeting and Field Review

Conduct Field Review,
including a lot stake out and a
final building stake out with elevations

Step Five:

Final Field Review

ARB Representative must verify that completed improvements
are in compliance with approved plans
After final field review and signoff by the ARB,
and receipt of final survey with drainage elevations
the Construction Deposit is released.

III THE HILL TIDE ESTATES DESIGN REVIEW PROCESS

A. OVERVIEW

1. **Purpose of Guidelines:** These Design and Construction Guidelines provide an overall framework and comprehensive set of standards and procedures for the development of the community in an orderly and cohesive manner. These standards have been developed to provide direction for the planning, designing, constructing, landscaping, and modifying of all homes, buildings, and structures within Hill Tide Estates. The standards set forth criteria for design, style, materials, colors and location of site improvements, landscaping, signage, lighting and other structures. In addition, the Design and Construction Guidelines establish a process for review of all proposed construction and modifications to home/buildings/structures to ensure that all property within Hill Tide Estates is developed with consistency and quality.

The Declaration, and the Design and Construction Guidelines were carefully prepared to provide a residential community of unmistakable appeal. An ARB Representative is available to help you understand the Design and Construction Guidelines, offering suggestions about your house concept and to assist you in contacting qualified people for design and construction. We urge you to meet with the ARB Representative as early as possible following your decision to construct or remodel. This is the best way to understand the design requirements and to begin including them in your own personal residential plan.

2. **Governmental Permits:** To the extent that Lee County ordinances or any government ordinance including the GIA and CCCL, building code, or regulation requires a more restrictive standard than the standards set forth in these Design and Construction Guidelines or the Declaration, the government standards shall prevail. To the extent that any government standard is less restrictive, the Declaration and the Design and Construction Guidelines (in that order) shall prevail.

3. **Preparer:** These Design and Construction Guidelines have been prepared and adopted by the Declarant pursuant to the Declaration.

4. **Applicability of Architectural Review:** These Design and Construction Guidelines govern all residential and other structures constructed or placed within Hill Tide Estates which is or may be subject to the Declaration in accordance with the Declaration. Unless otherwise specifically stated in the Declaration or these Design and Construction Guidelines, all plans and materials for new construction or exterior modifications of improvements must be approved before any construction activity or placement of structure begins. As to modifications to existing structures, compared to new construction, depending on the scope of the modification, the ARB may require all of Steps 2-5 listed below and the submission of all or some of the plans and specifications listed below in this Section. In the alternative, the ARB may allow some of the steps to be deleted and require a less detailed description of the proposed modification. The review and approval of modifications shall take place within the same time periods as required for new construction. All owners are responsible for ensuring compliance with all standards and procedures within these Design and Construction Guidelines. Owners are also governed by the requirements and restrictions set forth in the Declaration.

5. **Design Review Application:** All plans and materials for every proposed new home in Hill Tide Estates and any remodeling or additions which are visible from the outside of your home, must be reviewed by the ARB before construction can begin. To assist in this review, application forms are included with these Design and Construction Guidelines. These application forms provide the ARB with basic information needed for review and serve as a checklist for you so that all design elements have been considered in the remodeling/renovation of your home.

6. **Changes and Amendments to the Design and Construction Guidelines:** The Design and Construction Guidelines may be changed and amended to serve the needs of an evolving community pursuant to the procedures set forth in the Declaration. Amendments shall be prospective only and shall not require modifications to existing structures or improvements unless modification to existing structures or improvement is requested by the owner.

B. STEPS OF DESIGN REVIEW

1. **Step 1.** Schedule a meeting with your Architect and/or Builder and the ARB Representative to discuss your homesite, home and these Design and Construction Guidelines.

2. **Step 2.** The Initial Review is for conceptual approval of the use of your homesite and your home. At this step, an owner must submit (i) a Review Application (See Appendix "A"), along with the required fee and (ii) two sets of the initial plans to the Hill Tide Estates Owners' Association, Inc. office. Requirements for plans are further explained below. The Initial Review includes a preliminary stakeout of the structure or additions, an analysis of the Site Plan, Floor Plan, Foundation Plan, Architectural Elevations, Wall Sections, Roof Plan, Exterior Finishes, Landscaping and Irrigation Plan. Also, material selections and colors may be discussed.

3. **Step 3.** The Final Review is for approval of final plans following Initial Review. The same information is necessary to submit prior to a Final Review, although in more detail. Three sets of the final plans listed below, along with proposed colors, materials and grading, irrigation and drainage plans must be submitted for final approval. At this time, a Construction Application (See Appendix "B") along with the required construction deposit, if any (See Appendix "C"), must also be submitted. The plans should incorporate any changes requested by the ARB from the previous review. If major revisions have been made from the Initial Review stage, Step 2 may have to be repeated. Once approved, the drawings are stamped as approved. One is kept by the ARB and one is given to the owner.

4. **Step 4.** This step involves a pre-construction meeting, field review, a lot stake out and a final building stake out with elevations. Intermediate informal inspections may also be made to verify compliance with the approved final plans.

5. **Step 5.** This step involves a final field review with an ARB Representative, to verify that completed improvements are in compliance with approved plans and receipt of final survey with drainage elevations. Upon such verification, the Construction Deposit is released.

C. REQUIRED PLANS AND DEPOSITS/CRITERIA FOR REVIEW/TIMETABLE/COMPLETION/ENFORCEMENT

1. **Plans to be Reviewed:** When a Review Application is submitted, the ARB requires three sets of the following plans for new construction, and unless one or more are waived by the ARB, for any modification. All plans submitted must be prepared by a licensed professional.

a. **Site Plan.** Include the required setbacks, easements and horizontal dimensions that locate the home and pool on the lot. Additionally, pool plans, decks, patios, stoops, retaining walls related to the dwelling, trash enclosures, exterior HVAC equipment, pool equipment, generator pad and utilities, the screening for same, and connections to driveways and walkways must be shown. Prior to commencing construction, the Lot must be staked out and a walk scheduled with an ARB Representative.

b. **Floor Plan.** Include all rooms, dimensioned to scale, along with the Total and A/C Square Footages.

c. **Foundation Plan.** Includes existing and finished floor elevations and grades.

d. **Architectural Elevations.** Front, rear, and side, elevations showing building materials and finishes, and indicating the maximum height of the dwelling. The finished grades must be shown. A rendered elevation depicting material and colors of the primary facade may be requested by the ARB for more complicated elevation schemes.

e. **Wall Sections.** Show foundation condition i.e. stemwall or slab, roof overhang, fascia, decorative details and materials. Stemwall details must include the number of courses and finished grades for each elevation.

f. **Roof Plan.** Showing slopes, pitches, hips and gables.

g. **Exterior Finishes.** Showing the exterior color scheme and texture (including samples and color chips), shutters, railings, corbels, brackets, chimneys, doors, lighting scheme, and other details affecting the exterior appearance of the proposed improvements.

h. **Landscaping and Irrigation Plan.** Showing location, size, species, quantity, spacing, percentage of native plant material, and quality of all plant material, protection of existing vegetation and other landscaping details. Also, include location of planters, paving materials, light poles, utility boxes. Type and layout of all irrigation should be shown. Minimum scale: 1/8"=1'0". No hand drawn plans will be accepted.

i. **Other.** Such other information, data, and drawings as may be reasonably requested, including, without limitation, drainage, lighting, satellite dish placement, storm shutters, screening, fences, lawn ornaments and other features.

2. **Criteria for Review:** While the Design and Construction Guidelines are intended to provide a frame-work for construction and modifications, the Design and Construction Guidelines are not all-inclusive. In its review process, the ARB may consider the quality of workmanship and design, harmony of external design with existing structures, and location in

relation to surrounding structures, topography, and finish grade elevation, among other things. ARB decisions may be based on purely aesthetic considerations.

3. Timetable: A written response shall be sent after the Initial Review and Final Review steps within 15 calendar days of submission of all materials required by these guidelines. The Final Review decision shall be rendered in one of the following forms:

- a. "Approved". The entire application as submitted is stamped approved.
- b. "Approved With Conditions". The application is not approved as submitted, but the ARB's suggestions for curing objectionable features or segments are noted. The owner must correct the plan's objectionable features or segments, and the owner may be required to resubmit in order to receive approval prior to commencing the construction or alteration.
- c. "Disapproved". The application as submitted is rejected. The ARB may provide comments but is not required to do so.

4. Variances: Variances may be granted in some circumstances including, but not limited to, odd shaped lots or parcels, topography, natural obstructions, hardship, or environmental considerations. All variance requests need to be in writing. The ARB shall have the power to grant a variance from strict compliance in such circumstances, so long as the variance does not result in a material violation of the Declaration or governmental regulations. No variance shall be effective unless in writing and signed by a ARB Representative.

5. Governmental Approval: The review and approval by the ARB shall not be a substitute for compliance with the permitting and approval requirements of Lee County, the GIA and CCCL or other governmental authorities. It is the responsibility of the owner to obtain all necessary permits and approvals.

6. Construction Application and Deposit: Prior to the beginning of construction, the Owner must submit a Construction Application and deposit to Hill Tide Estates Owners' Association, Inc. (See attached form - Appendix "D".) The construction deposit may be used to correct any inconsistencies with plans or damages to adjacent properties or streets.

7. Implementation of Approved Plans: All work must conform to approved plans. If it is determined by the ARB that work completed or in progress on any lot is not in compliance with these Design and Construction Guidelines or any approval issued by the ARB, the ARB shall notify the owner in writing of such noncompliance, if any, specifying in reasonable detail the particulars of noncompliance and shall require the owner to remedy the same. If the owner fails to remedy such noncompliance or fails to commence and continue diligently toward achieving compliance within the time period stated in the notice, then such noncompliance shall be deemed to be in violation of the Declaration and these Design and Construction Guidelines.

8. Time to Complete: If no maximum time period is specified in the approval or any other agreement, construction shall be completed within eighteen (18) months of its commencement. An owner may request an extension of such maximum time period not less than three days prior to the expiration of the maximum time period, which the ARB may approve or disapprove, in its sole discretion.

9. **Failure to Timely Complete:** If construction is not completed on a project within the period set forth in the approval, within eighteen (18) months, or within any extension approved by the ARB, the approval shall be deemed withdrawn, and the incomplete construction shall be deemed to be in violation of the Declaration and these Design and Construction Guidelines.

10. **Changes After Approval:** All proposed changes to structures, including changes that affect the exterior of any building, colors, windows, doors, grading, paving, utilities, landscaping, or signage, made after the final approval of plans must be submitted to and approved in writing by the ARB prior to implementation. Close cooperation and coordination between the owner and the ARB will ensure that changes are approved in a timely manner. If Lee County or any other authority having jurisdiction requires that changes be made to final construction plans previously approved by the ARB, the owner must notify the ARB of such changes and receive approval from the ARB prior to implementing such changes.

11. **Enforcement:** A representative of the ARB will conduct periodic field reviews to ensure compliance with approved plans, Design and Construction Guidelines, the Declaration, and general construction site etiquette requirements. In the event of any violation the ARB may take any action set forth in the Declaration and By-Laws of the Hill Tide Estates Owners' Association, Inc., including the levy of a specific assessment. The ARB may remove or remedy the violation and/or seek injunctive relief requiring the removal or the remedying of the violation. In addition, a Notice of Violation may be recorded in the Lee County records. The ARB shall be entitled to recover all costs incurred in enforcing compliance and/or impose a fine against the home upon which such violation exists.

D. NON-LIABILITY FOR APPROVAL OF PLANS

The Declaration contains a disclaimer of liability or responsibility for the approval of plans and specifications contained in any request by an owner. **PRIOR TO SUBMITTING PLANS OR INFORMATION FOR REVIEW, YOU SHOULD READ AND UNDERSTAND THIS DISCLAIMER. IF YOU DO NOT UNDERSTAND IT, PLEASE ASK A REPRESENTATIVE OF THE DECLARANT OR THE ARCHITECTURAL REVIEW BOARD TO EXPLAIN IT TO YOU.**

IV ARCHITECTURAL AND LANDSCAPING GUIDELINES

A. ARCHITECTURAL AND IMPROVEMENT DESIGN STANDARDS

The following specific site criteria shall apply to all proposed or existing residential construction within Hill Tide Estates unless a variance is granted by the ARB.

1. **Architectural Standards:** The exteriors of all buildings must be designed to be compatible with the natural site features and landscaping of the home and to be in harmony with their surroundings. The land forms, the natural contours, local climate, vegetation, and views should dictate the building location, the building form, and the architectural style. The ARB may disapprove plans if in its judgment the massing, architectural style, roof line, exterior materials, colors or other features of the building do not meet these standards.

Hill Tide Estates's architectural theme incorporates a style, which will incorporate light beach tone colors that fit in with the landscape pallet. The following architectural elements should be considered in the design of a home:

- a. Varying roof heights.
- b. Mix of hips and gable roofs.
- c. Casement windows with muntins.
- d. Custom aluminum railings.
- e. Verandas, porches, and courtyards.
- f. Decorative chimneys.
- g. Planters.
- h. Stucco wall finish with banding or Hardie siding.
- i. Concrete or clay flat tile roofs
- j. Metal standing seam roofs

Equal attention to detail and architectural definition must be given to all sides of the structure, including but not limited to, the foundations, banding, accent materials, roof character, and window treatment. Retaining walls, planter walls, and privacy walls should be used to break up the elevation of a building and help relate the structure to the ground. All exposed concrete block or poured concrete foundations and site retaining walls must be covered with an appropriate wall-facing material, which must be approved by the ARB.

Set back requirements from property lines are established in the Neighborhood Covenants & Restrictions and by the approved MPD Zoning and are subject to public utility easements, drainage easements, landscape easements and rights-of-way.

2. Exterior Wall Treatments: The following are acceptable exterior wall treatments for vertical and horizontal surfaces:

- a. Painted stucco or Hardie siding in natural light beach tones.
- b. Anodized or paint finish are required on all metal surfaces including windows, flashing, drips, and caps, in colors matching the approved trim colors.
- c. Soffit material must be of wood, stucco or approved synthetic. All other materials are prohibited.
- d. Foam products are prohibited..

e. Wood siding in natural stain colors with appropriate trim details.

3. **Exterior Colors:** Color selections for all exterior material shall be in warm, light beach tones. No pastels, pure whites or primary colors may be used, except as may be approved by the ARB. Owners must submit color samples of all exterior surfaces to the ARB for review and approval no later than at time of final approval, including specifications and samples for window and metal finishes, roof material, trim, shutters, chimney caps, medallions and any other exterior surfaces and accents.

4. **Roofing:** Roof pitches and overhangs shall be designed for compatibility with adjacent roof profiles in front, side, and rear elevation, and may vary as dictated by architectural design. Asphalt or fiberglass roof shingles are prohibited. Roof materials which are acceptable are clay or concrete barrel, flat, and "S" tile and metal. Roof colors shall be in colors complimentary to the exterior wall color. Orange, red, blue or any bright colors are prohibited.

5. **Roof Accessories and Equipment:** All rooftop equipment must match roofing colors or be of a color that complements the house and must be placed as inconspicuously as possible. Exposed flashing gutters and downspouts must be painted to match the fascia and trim of the structure. No exposed attachment straps will be allowed.

6. **Solar Panels:** Any solar panels and related appurtenances and equipment shall be designed and constructed to appear as an integrated part of the home and not visible from the street. Additional landscape buffering may be required in order to soften the appearance of solar panels. Solar panels shall be located on the rear or side roof of a home whenever possible.

7. **Windows, Doors, and Trim:** All windows in excess of 5 square feet should be clear glass or a tinted glass of bronze, gray, green, or smoke colors and/or should comply with any ordinance regarding turtle glass. No reflective glass, film, or tinting may be used. Window and lanai screen fabric must be bronze or charcoal color. The ARB must approve security treatments for doors and windows; however, no "burglar bars," steel or wrought iron bars, or similar fixtures shall be installed on the exterior of any windows or doors of any dwelling.

8. **Decorative Shutters:** Exterior shutters must be of a material similar to and of a color and design generally accepted as complementary to the exterior of the house. No shutters shall be installed unless they have been approved by the ARB.

9. **Hurricane and Storm Shutters.** Shutters will only be approved to enclose a lanai and they must blend into the window details or into the window covering requirements such that a patchwork or "checker board" look does not occur. Except for clear or Lexan style shutters, all others should be of consistent color, detail and style.

10. **Screen Doors:** Screening is not allowed at the garage doors and ARB approval is required for all other screen doors applications. The material must match the existing doors on the house and the color should be generally accepted as complementary to that of existing doors on the house.

11. **Accessory Buildings:** Owners shall secure ARB approval prior to construction of any accessory building or permanently installed playhouses, etc. Accessory buildings shall meet the following criteria:

- a. An accessory building must be of the same color, material, and architectural style as the main residence or of color, material, and style that is generally recognized as complementary to that of the main residence. An accessory building's roofing materials shall match those of the main residence.
- b. Any utilities servicing accessory buildings shall be installed underground.
- c. Accessory buildings generally shall be located in the rear one third of the yard as long as it does not front onto a street, shall not unreasonably obstruct any adjacent neighbor's views, and must be screened by a fence and/or vegetation.
- d. Free standing metal utility sheds or storage sheds are not permitted.

12. Air Conditioning Equipment: ARB approval is required for the installation of air conditioning equipment or evaporative coolers. No window air conditioning units shall be allowed. Wall units may be installed with ARB approval. All air conditioning equipment must be screened by using a partial block wall and landscaping.

13. Satellite Dishes: One small and inconspicuous satellite dish antenna having a diameter of 18" or less, which is installed upon or adjacent to any home, and is not visible from adjacent properties or the street, and is integrated with the residential structure and surrounding landscape, does not require ARB approval. Such equipment shall be located only in side or rear yards that are not adjacent to a street and shall be placed as inconspicuous as possible. Other satellite dishes with a diameter of more than 18", and all other microwave dish antennae, satellite dish antennae, exterior radio antennae, or other electronic signal-receiving or transmitting equipment to be located on the exterior of the home must be reviewed and approved by the ARB.

14. Awnings and Overhangs: Awning or overhang color must be the same as or generally recognized as complementary to the exterior of the home. Metal awnings are prohibited.

15. Decks and Balconies: Decks and balconies must be constructed of concrete or other material similar to that of the home and, if painted, must be painted a color similar to or generally acceptable as complementary to the home. Decks and balconies must be installed as an integral part of the home or patio area. Any such decks or balconies must be located so as not to obstruct or diminish the view of or create an unreasonable level of noise for adjacent property owners. Construction shall not occur over easements unless specifically approved by the holder of the easement, and must comply with the applicable governmental requirements and ARB approval.

16. Birdbaths, Birdhouses, and Bird-feeders: ARB approval is not required for the rear yard installation of a birdhouse, or a bird-feeder that is less than one foot wide by one and a half feet tall, or a birdbath that is three feet tall or less, including any pedestal. Larger birdhouses and bird feeders are prohibited.

17. Dog House and Runs: Dog houses and dog runs are prohibited.

18. Fountains: Fountains may be located behind a privacy wall in the rear yard or at the front entry.

19. **Lawn Ornaments and Trellises:** Lawn ornaments or trellises must have ARB approval in the front and side yards. Any lawn ornament located in the rear yard must be screened from view from adjacent properties and open spaces.

20. **Clotheslines:** Outside clotheslines are prohibited for all purposes.

21. **Exterior Lighting:** ARB approval is required for exterior lighting. All exterior lighting shall be designed in accordance with all turtle ordinances and the following guidelines: Exterior lights shall be conservative in design and as small in size as is reasonably practical. Exterior lighting shall be directed toward the house and be of low wattage (limited to 2,000 lumens) to minimize glare sources to neighbors and other homeowners. Lighting for walkways generally must be directed toward the ground. Lighting fixtures shall be dark colored so as to be less obtrusive. Low voltage (12 volts) lighting is preferable to conventional house-voltage systems because of its safety advantages. Any use of high-wattage spotlights, flood lights, or ballasted fixtures (sodium, mercury, multi-vapor, fluorescent, metal halide, etc.) is prohibited. The ARB will take into consideration the visibility and style of the fixture and its location on the home. Colored lights are prohibited, except as temporary holiday decorations.

22. **Flagpoles:** Yard-mounted flagpoles are permitted subject to ARB approval. Owners may also attach a United States flag, reasonable in size, to their home or garage without ARB approval. In addition, owners may display one portable, removable official flag of the State of Florida in a respectful manner, and on Armed Forces Day, Memorial Day, Flag Day, Independence Day and Veterans Day, may display in a respectful manner portable, removable official flags, not larger than 4 1/2 feet by 6 feet, which represent the United States Army, Navy, Air Force, Marine Corps, or Coast Guard. Any other flags must be approved by the HOA.

23. **Garages:** Garages are required. Garages shall be compatible with and complementary to the main residence in architectural style, material, color, and location, including but not limited to the same roof tile and stucco walls/posts.

24. **Driveways/Walkways:** Driveways and walkways shall be constructed with brick, concrete pavers, shell, gavel or stone. No walkways may extend to the road adjacent to a home.

25. **Gazebos and Greenhouses:** Any gazebo or greenhouse must be designed and detailed by the house architect and submitted as an integral part of the architectural submittal. Approved gazebos or greenhouses must not obstruct any adjacent property owner's view.

26. **Hot Tubs and Saunas:** Any hot tub, Jacuzzi, or spa shall be an integral part of the deck or patio area and/or the rear yard landscaping. A hot tub, Jacuzzi, or spa shall be located in the rear or side yard, shall be installed in such a way that it is not immediately visible to adjacent property owners, and shall not create an unreasonable level of noise for adjacent property owners. All mechanical equipment necessary for the operation of any hot tub or sauna must be located in the rear or side yard and shall be screened from the street and neighboring homes by a fence, wall, or landscaping approved by the ARB. Owner shall locate any equipment in such a manner as to minimize noise to adjacent properties. Owners may be required to install safety features such as locks or covers and as may be required by applicable codes for these items when such are not in use. Final layout and location of any moveable hot tub or Sauna's must be submitted to ARB for review and approval and be shown on a site plan for review + approval.

27. **Mailboxes:** Common Area mailbox will be provided by the Homeowners Association.

28. **Paint:** Owners may repaint in accordance with the originally approved color scheme of any structure. Changes in colors requires ARB approval.

29. **Screen Enclosures:** All screen enclosures and patios must be approved by the ARB.

30. **Playhouses & Swings:** All playhouses and swing sets must be approved by the ARB.

31. **Pools:** All pools and spas must be approved by the ARB. Pools may be located in either the front or rear yard and must be an integral part of the home unless associated with a courtyard home in which case the pool is to be located in the courtyard and screened by walls. Landscaping shall be provided on the sides of the property to screen views from neighbor's. All mechanical equipment necessary for the operation of any pool must be located in the rear or side yard and shall be screened from the street and neighboring homes by a fence, wall, or landscaping, such screening to be in accordance with these Design and Construction Guidelines and approved by the ARB. Above-ground pools are prohibited.

Zero Edge Pools: Zero edge pools are required to adhere to the following criteria to receive approval:

- a. A rear yard grading plan is to be included in the pool plans.
- b. The elevation of the basin must be shown on the plans.
- c. Dry retention grades must remain as constructed in order to comply with water management permits. No alteration of the dry retention grade is allowed.

32. **Propane Tanks:** Propane tanks are to be installed underground. If the tank must be above ground it must be shielded from view and shall be subject to ARB approval.

33. **Recreational Equipment:** Recreational equipment shall not be installed in the front yard of homes or attached to homes or garages. Recreational equipment in side or rear yards must be reviewed and approved by the ARB. The review shall be based upon, but not limited to, the following considerations: proximity of equipment to property lines and proximity of equipment to neighbors' living areas, and common areas. A landscape buffer may be required.

34. **Signs:** All signage must be in accordance with Hill Tide Estates Signage Guidelines, including the size, materials, and location. One security sign may be permitted in the front yard located either adjacent to the driveway or in close proximity to the front entrance of the main dwelling. One builder sign and permit board shall be allowed however, no subcontractor or trade signs shall be permitted. The builder sign should be purchased as designated by the ARB. A builder sign shall be erected on the lot/parcel prior to the commencement of any work, including clearing or grading. Builder signs shall be securely erected and no signs or permits shall be placed in trees. The builder sign shall be removed immediately upon the issuance of a certificate of occupancy unless a longer period is granted in advance by the ARB.

35. **Statues:** Statues must be located in the rear yard or behind a privacy wall.

36. **Trash Containers:** Trash containers shall be stored in the garage or in side yards behind the front building line or shall be screened from the street by a fence, wall, or landscaping.

37. **Generators:** Temporary generators do not need ARB approval. Permanent generators must be approved by the ARB. All installations must be suitably screened and meet the Lee County and State requirements.

B. LANDSCAPING & SITE STANDARDS

Landscaping is an essential element of design at Hill Tide Estates. The landscape theme for Hill Tide Estates is a natural, less formal design focus. Due to its location, it is recommended that a salt tolerant more native palette be followed. The use of a registered Florida Landscape Architect is required when preparing the landscape plan. The landscaping must be commensurate with the value of the home and consistent with these Design and Construction Guidelines. Each lot is evaluated individually during design review to guarantee adequate plantings have been shown on the drawings to meet the requirements

1. **General Requirements:** For any change in landscaping or any remodeling or rebuilding which will destroy existing landscaping, the owner must submit new landscaping plans to the ARB. Landscape plans shall be submitted prior to construction commencing on a lot or parcel, or prior to an alteration of existing landscaping plans. Landscaping, including sod and irrigation, shall be completely installed upon completion of the structure and issuance of a certificate of occupancy; or within any extended period as may be provided in writing by the ARB. All areas not covered by structures, paving, walkways, or areas approved by the ARB to be left in their natural state shall be maintained as lawns or landscaped areas with underground sprinkler systems to the edge of any pavement, water's edge or adjacent property

Views from the roadways and walkways toward a landscaped area should complement the appearance of the existing natural vegetation. Ornamental plantings may be used close to the home. A minimum of 1 shade tree (14' minimum in height) or the equivalent with other tree types are required to be planted on each lot. All exotic invasive vegetation, as determined by Lee County and listed in Appendix "D" must be removed from the lot/parcel.

2. **Approved and Prohibited Landscape Materials:** A list of approved and prohibited landscape materials that may be used is attached as Appendix "F". This list may be updated and revised from time to time. Owners intending to use a material not included on such list must receive approval before using such material. No stone, gravel, or paving materials shall be used as, or substituted for, lawns or mulch unless approved by the ARB. Citrus trees may be planted only in rear or side yard areas and can not substitute for the shade tree requirement.

3. **Plant Quality Standards:** Acceptable plant quality standards shall apply to landscape plants used in conformance with this Section. All trees and shrubs shall be Florida No. 2 or better as defined in "Grades and Standards for Nursery Plants," Part I and Part II, State of Florida, Department of Agriculture, in the most current edition. Sod shall be free of weeds, diseases, fungus, and vermin.

4. **Irrigation Design:** Separately metered irrigation water (from Resource Conservation Systems, Inc.) is provided to each lot to promote conservation of potable water consumption. No private wells are permitted and no lake water withdrawals for irrigation purposes are allowed. All irrigation systems must be of an underground automatic type with time clocks and other equipment screened from view.

a. Pop-up spray or drip irrigation systems are required, and when exposed pipe extensions are required, they must be painted dark green or other dark color.

b. Proper zoning of irrigation systems is required to comply with Xeriscape principles. A rain shut-off switch is required to prevent irrigation when rainfall is sufficient for landscape watering. A proper timer is required that works with South Florida Water Management District water conservation rules. A seven day timer must be used to identify the days of the week in order to comply.

5. **Drainage:** Drainage must conform to the master drainage system for Hill Tide Estates and all Lee County requirements. All drainage and grading must be indicated on the Site Plan. There shall be no interference with the established drainage pattern over any property except as approved in writing by the ARB. Landscape plans shall conform to the established drainage pattern and shall cause water to drain away from the foundation of structures. Water may flow over walkways, sidewalks, or driveways into the street.

6. **Berms:** Subject to ARB approval, owners may create berms, slopes, and swales for the purpose of defining space and screening undesirable views, garages, noise, and high winds. Grassed slopes or berms are suggested not to exceed two feet in height in order to permit greater ease of mowing and general maintenance.

7. **Retaining Walls:** Retaining walls shall be properly designed to meet building code requirements. All retaining walls shall incorporate weep holes into the wall design to permit water trapped behind them to be released. Timbers for walls or other landscape use should be treated to resist decay. Walls shall not be located so as to alter the existing drainage patterns.

V

CONSTRUCTION GUIDELINES

A. INSPECTIONS

Two site inspections are required, one to review the home stake out and lot preparation and a final inspection upon completion. The owner shall schedule and coordinate a review of all construction activities with the ARB to verify compliance with the Approved plans and specifications. The ARB may also perform additional periodic informal inspections to ensure that work is being performed in conformance with approved plans.

All inspections are observations only and will not relieve the obligation to obtain inspection approvals from Lee County and other organizations having jurisdiction.

B. SITE MAINTENANCE

1. **Site Maintenance:** All sites must be maintained in a clean and orderly manner at all times. If the construction site is not maintained as required, the ARB will request a vendor to complete the work and will charge the owner.
2. **Dumpsters:** A single dumpster or containment area is required for each site under construction and must be placed in the most inconspicuous setting, while remaining functional. Dumpsters must be emptied regularly or as soon as they are full. Dumpsters that are overflowing or filled and left for any length of time will be emptied by the ARB and charged to the owner. If an owner desires to place a dumpster somewhere other than the construction site for which it is being used, the owner must have documented permission from the property owner and the ARB.
3. **Debris:** Owners are responsible for ensuring that construction material and debris does not blow off of the job site and shall be responsible for picking up trash on a daily basis. Care should be taken when loading trucks and hauling trash to prevent spillage while in transit. Owners will be held responsible for debris falling from construction vehicles.
4. **Storage of Materials:** Construction materials shall be stored within the lot boundaries and must be in an inconspicuous location to provide for a neat and orderly streetscape. Temporary storage containers or trailers, approved by the ARB, may be used to store materials. Storage structures may not be used as living or office quarters. The use of adjoining properties for access or storage of materials without written permission of the owner and the ARB is prohibited.
5. **Construction Office Trailers:** Office trailers may be permitted if properly maintained . Written permission from the ARB is required.
6. **Overnight Parking of Vehicles:** No overnight parking of street legal vehicles is permitted without the written permission of the ARB. Parking of construction equipment (lifts, mixers etc) is permitted provided that they are screened and parked in an orderly fashion.
7. **Burning:** Burning is not permitted on construction sites under any circumstances.
8. **Restrooms:** Each construction site, shall have a job toilet located inside the lot.
9. **Street Maintenance:** Streets must be swept on an as needed basis but, at a minimum, every Friday so as to ensure cleanliness for residents and guests. Owner shall ensure that portion of the property abutting the street shall but stoned a minimum of 20’.
10. **Construction Fencing:** Construction fencing is required. Fence shall be 6’ tall with green screening on sides and rear of homesite. Fence shall be 6’ with a gate on the front of the homesite.
11. **Violations:** Job sites not in compliance with the Declaration, these Design and Construction Guidelines, or approved plans, will be issued a Notice of Violation and a punchlist of items needed to bring the construction site into compliance. Further construction is prohibited until such punchlist items have been corrected.

12. Protection of Vegetation: Prior to any construction or clearing activities, the owner shall protect existing vegetation by barricading those areas with woven fabric or silt barricades. Existing vegetation to be saved on a lot (for instance, a cluster of shrubs and trees) must have a barricade encompassing the cluster out to the drip edge of the tree. In addition the following activities are prohibited:

- a. dumping backfill into an area containing protected vegetation area
- b. excavating soil from a protected area
- c. falling trees into a protected area
- d. parking in or driving through protected areas
- e. stacking or storing supplies or equipment in protected areas
- f. changing site grading to cause drainage into a protected area
- g. locating temporary construction buildings in a protected area
- h. disposing of toxic materials into a protected area

C. CONSTRUCTION DAMAGES

Any damage to vegetation, Common Area facilities caused by the owner, its builder, sub-contractors, agents or employees must be corrected immediately to the satisfaction of the ARB or the ARB may repair such damage and assess the costs of repair to the owner.

D. CONDUCT

The owner must ensure that all contractors and subcontractors control the conduct of their employees while working in Hill Tide Estates. Loud music, profanity and other behavior which is a nuisance will not be tolerated. There shall be no alcohol consumed on the premises. Employees, agents and suppliers shall comply with all traffic and parking rules within Hill Tide Estates. Employees, agents or others violating these policies may be removed from Hill Tide Estates and may be denied access at the construction entrance.

E. WORK HOURS

1. Normal Work Hours: Normal work hours for construction related work and maintenance are Monday-Friday from 7 a.m. - 7 p.m. and Saturdays from 7 a.m. - 4 p.m. Construction related work may not be conducted on Sundays except for emergency repairs.

2. After Hours Work: All after hours work must be approved by the ARB. All requests for after hours work need to be requested before 4:00 p.m. Monday-Friday. Working beyond normal work days and hours should be the exception and not the rule. Maintenance and cleaning work may be extended beyond those times permitted for construction related work, and shall be approved on a case by case basis. All work performed outside of normal working hours, must comply with the following.

- a. Entry shall be at the main gate only.
- b. Work performed on Sunday and after normal work hours shall be of a type that does not produce excessive noise. Excessive noise for this purpose shall be noise that is above the existing noise levels when work is not present.
- c. All vehicles must be parked on the construction site and not in the street.
- d. Radios are not permitted.

Please note that upon any legitimate complaint from the residents, the proposed work request will be terminated for that day and the contractors will be requested to leave.

3. Subcontractors: Subcontractors may not schedule requests through the ARB and instead must schedule through the builder.

F. CONSTRUCTION PARKING

1. Street Parking: Parking of vehicles on the street requires cones or barricades to warn oncoming traffic. Parking may only occur on one side of a given street so as not to block off a street.

2. Offstreet Parking: Workers shall not park on common areas (other than streets) or on property owned by another resident whether the lot is vacant or not.

G. POST CONSTRUCTION

When construction or remodeling of a home is completed and the landscaping has been installed, the owner must request a final field review by the ARB to ensure conformance with the approved final plans. A copy of the county Certificate of Occupancy must be provided.

All debris must be removed from the site and surrounding areas, and the temporary power pole (if applicable) must also be removed. Any stains or damage to the adjacent road must be removed by the owner.

APPENDIX "A"

REVIEW APPLICATION

Date: _____ Phone: _____
Owner: _____ Office Phone: _____
Address: _____ Review Fee: \$5,000 check made payable to
Hill Tide Estates Owners' Association, Inc.

A review is hereby requested to make the following modification, alteration or addition as described on attached pages.

Construction, installation, alterations and colors shall be in strict accordance with the approved drawings and notes on the drawings. Approval of this request is contingent upon your acceptance of total responsibility for repair of any and all fences, walls, electrical and electronic lines or equipment and any external portion of your home damaged in the process or as a result of said alteration or maintenance and completion of the alteration or maintenance and all repair work, which may be necessary within the completion date shown below. Commencement of the alteration or maintenance work constitutes acceptance of these conditions.

Builder: _____ Phone: _____
Address: _____ License #: _____
Proposed Start Date: _____ Completion Date: _____

TWO (2) SETS OF PLANS WHICH INCLUDE THOSE ITEMS LISTED ON THE ATTACHED CHECKLIST WHICH ARE APPLICABLE TO THE CONSTRUCTION/REMODELING BEING DONE ARE REQUIRED

Include such details as the dimensions, materials, color, design, location and other pertinent date. Where appropriate plans should be signed and sealed by a state-registered architect, landscape architect or engineer, as applicable. Allow thirty (30) days for a written response. Please send all requests to:

Hill Tide Estates Owners' Association, Inc.
12801 Commonwealth Drive Unit 12Fort Myers, FL 33913
Ph: 239-738-7900 Fax: 239-738-7995

I HAVE READ THE ABOVE AND UNDERSTAND MY RESPONSIBILITIES:

Owner: _____ Builder: _____
Date: _____ Date: _____

REVIEW APPLICATION COLORS AND MATERIAL

(COLOR SAMPLES MUST ACCOMPANY)

SURFACE

(Name, No., Mfg.)

MATERIAL

COLOR

Roof _____

Fascia _____

Soffit _____

Walls _____

Columns _____

Fence/Walls _____

Doors (Front/Garage) _____

Driveway _____

Shutters/Awnings _____

Glass _____

Patio/Insect Screen _____

Railings _____

Satellite Dish _____

Children's Play Equipment _____

REVIEW APPLICATION CHECKLIST

IMPROVEMENTS

Survey/Site Plan _____	_____	_____
Building _____	_____	_____
Landscaping _____	_____	_____
Grading/Drainage (Marked on Site Plan) _____	_____	_____
Fence _____	_____	_____
Wall _____	_____	_____
Swimming Pool _____	_____	_____
Screen Enclosure _____	_____	_____
Mailbox _____	_____	_____
Other _____	_____	_____
_____	_____	_____

LANDSCAPING

Plan _____	_____	_____
Street Tree _____	_____	_____
Number of Tree _____	_____	_____
Irrigation _____	_____	_____
Pool-Spa-A/C Screening _____	_____	_____
Lighting _____	_____	_____
Fence _____	_____	_____
Other _____	_____	_____

APPENDIX "B"

CONSTRUCTION APPLICATION

Hill Tide Estates Owners' Association, Inc.
12801 Commonwealth Drive Unit 12
Fort Myers, FL 33913

OWNER _____

Construction
Address _____
Block _____ Lot _____

GENERAL INFORMATION

Builder _____
License No. _____
Address _____
City _____
Telephone _____
Contact _____

DEPOSITS: NEW CONSTRUCTION _____

Construction Deposit (\$5,000) \$ _____

TOTAL\$ _____

Mailbox furnished at no charge by
Hill Tide Estates Owners' Association, Inc. _____

AGREEMENT:

I, _____ as Builder for the above described construction project, acknowledge and agree that the above described deposit is being held by Hill Tide Estates Owners' Association, Inc. in order to insure that the improvements will be constructed in accordance with plans and specifications which have been approved.

I further acknowledge and agree that:

- 1. I have read and understand the Covenants and Restrictions applicable to the property and the Design Review and Construction Guidelines and will follow and obey the said Covenants, Restrictions and Guidelines.
2. I am responsible for completing the project as described by the drawings and specifications approved and any proposed changes will be submitted for approval prior to implementation.
3. I will maintain a clean construction site at all times and install a job sign, commercial dumpster and job toilet in conformance with the Guidelines.
4. I am responsible for the conduct of all workers performing services on this project at all times while they are in Hill Tide Estates.
5. I will notify the office of Hill Tide Estates Owners' Association, Inc. for field inspections.
6. As the Deposit will be held in a non-interest bearing account, I understand that it shall be returned after completion of the Final Review by Hill Tide Estates Owners' Association, Inc. with no interest added.
7. Any fees paid out of Hill Tide Estates Owners' Association, Inc. for repair of damaged areas, the correction of changes not approved by Hill Tide Estates Owners' Association, Inc. or work contracted to improve the appearance of untidy sites may be deducted from the Deposit.

THIS APPLICATION, Deposit and Agreement made this _____ day of _____, 20 _____

By _____

WITNESSES:

BUILDER'S SIGNATURE

Application approved this _____ day of _____, 20 _____ by _____

By: _____

HILL TIDE ESTATES OWNERS' ASSOCIATION, INC.

**CONSTRUCTION DEPOSIT RECEIPT
FOR BUILDING/LANDSCAPING**

I, _____ of _____

_____ affirm that the construction deposit in the amount of \$5,000.00 was paid solely by _____,

_____ the construction company contracted to construct the on Lot _____ at Hill Tide Estates and has not been paid or passed through to the owners of the lot.

I agree that such deposit, or any part thereof, may be used by Hill Tide Estates Owners' Association, Inc. in satisfaction of violations of the Construction Standards by _____

_____ as set out in the Design Review Guidelines. Upon completion of any and all construction covered by this deposit, Hill Tide Estates Owners' Association, Inc. agrees to refund to the contractor the deposit less any amounts utilized for satisfaction of said violations.

As the deposit will be held in a non-interest bearing account, I understand that it shall be returned after completion of the Final Inspection with no interest added.

Deposit received this _____ day of _____, 20 _____.

Builder's Signature

Received this _____ day of _____, 20 _____.

Hill Tide Estates Owners' Association, Inc.

Hill Tide Estates Native Plant List

Plant Lists for Hill Tide Estates

Plants listed below are grouped according to the desired overall design objectives established for Hill Tide Estates. Plants listed in Item 3 below are not allowed within Hill Tide Estates. Designs will be reviewed and approved by the ARB based upon the use of Xeriscape principles and acceptable horticultural practices. Those plants with an asterisk (*) are native to Florida.

1. Approved and Recommended

<u>Latin Name</u>	<u>Common Name</u>
A. Palms	
Acoelorrhaphe wrightii	Paurotis Palm
Phoenix dactylifera	Zahidi Date Palm
Phoenix reclinata	Senegal Date Palm
Roystonea elata	Royal Palm
Sabal Palmetto	Sabal Palm
Cocos nucifera	Coconut Palm
B. Canopy Trees	
Bucida buceras "Shady Lady"	Shady Lady Black Olive
Quercus Virginiana	Southern Laurel Oak
Swietenia mahagoni	Mahogany
C. Small/Flowering Trees	
Bauhinia blakeana	Hong Kong Orchid
Cassia surrattensis	Bush Cassia
Clusia rosea	Pitch Apple
Ilex attenuate	East Palaatka Holly
Ilex cassine	Dahoon Holly
Ligustrum japonicum "Recurvifolia"	Tree Ligustrum
Ligustrum lucidum	Glossy Privet
Magnolia grandiflora	Southern Magnolia
Magnolia virginiana	Sweetbay
Myrica cerifra	Wax myrtle
Psidium littorale	Strawberry Guava
Psidium spp.	Guava
D. Shrubs and Ground Covers	
Helianthus debilis	Beach Sunflower
Nephrolepis exaltata	Boston Fern
Chrysobalanus icaco	Coco Plum
Conocarpus erectus	Green Buttonwood
Conocarpus erectus sericeus	Silver Buttonwood
Ixora "Nora Grant"	Nora rant Ixora
Lantana depressa	Lantana

Liriope "Evergreen Giant"
Myrica cerifera
Myrsine floribunda
Myrsine guianesis
Raphiolepis indica "Dwarf"
Schefflera arbricola
Spartina bakeri
Tripsacum dactyloides
Viburnum ordoratissiumum
Capparis cynophallophora
Eugenia axillaris

Evergreen Giant Liriope
Wax Myrtle
Rapanea
Myrsine
Dwarf Indian Hawthorn
Dwarf Schefflera
Cordgrass
Fakahatchee Grass
Coontie
Jamaica Caper
White Stopper

2. Other Native and Optional Vegetation

A. Palms

Carpentaria acuminata
Chamaerops humilis
Phoenix roebelenii
Raphis excelsa
Ravenea rivularis
Rhapidophyllum hysrix
Serenoa repens
Thrinax morrisii
Thrinax radiate
Wodyetia bifurcata

Carpentaria Palm
European Fan Palm
Pygmy Date Palm
Lady Palm
Majesty Palm
Needle Palm
Saw Palmetto
Key Thatch Palm
Thatch Palm
Foxtail Palm

B. Shade Trees

Acer rubrum
Chrysolphyllum oliviforme
Coccoloba diversifolia
Koelreuteria elegans
Tabebuia species

Red Maple
Satin Leaf
Pigeon Plum
Golden Shower Tree
Tabebuia

C. Small/Flowering Trees

Cassia sp.
Cordia sebestena
Lagerstroemia indica
Persea borbonia
Piscidia piscipula
Clusia rosea

Cassia
Geiger Tree
Crepe Myrtle
Red Bay
Jamaica Dogwood
Pitch Apple

D. Shrubs and Ground Cover

Bougainvillea spp.
Carissa Macrocarpa
Crinum americanum
Cycas revoluta
Galphimia gracilis
Hamelia patens

Dwarf Bougainvillea
Natal Plum
String Lily
King Sago
Thryallis
Firebush

Hibiscus rosa sinensis
Hymenocallis latifolia
Ilex vomitoria Nana Schellings
Jasmine multiflower
Juniperus c. parsonii
Pittosporum tobira
Pittosporum t. variegata
Philodendron "Xanadu"
Podocarpus spp.
Psychotria nervosa
Viburnum 'Awaduki
Viburnum obovatum
Viburnum suspensum
Yucca aloifolia
Zamia furfuracea

Hibiscus
Spider Lily
Dwarf Holly
Downy Jasmine
Parsons Juniper
Green Pittosporum
Variegated Pittosporum
Xanadu Philodendron
Podocarpus
Wild Coffee
Awabuky Viburnum
Walters Viburnum
Sandankwa Viburnum
Spanish Bayonet
Cardboard Plant

E. Special or Accent Trees

Bursera simaruba
Coccoloba uvifera
Piscidia piscipula
Taxodium spp.

Gumbo Limbo
Sea Grape
Jamaican Dogwood
Bald Cypress

F. Turf

Zoysia
No Bahia is allowed as a lawn grass.

3. Vegetation Not Permitted The following plants are listed on the Lee County List of Invasive Exotic Plants and are not permitted and must be removed:

Acacia auriculiformis
Casuarina species
Melaleuca species
Rhodomyrtus tomentosus
Schinus terebinthifolius

Earleaf Acacia
Australian Pine
Punk Tree, Cajeput Tree, Paperbark Tree
Downy Rosemyrtle
Brazilian Pepper, Florida Holly

4. Other Plants Not Allowed in Hill Tide Estates The following plants are also not permitted and must be removed.

Araucaria heterophylla
Ficus species (except "Green Island")
Cupaniopsis anacardiopsis

Norfolk Island Pine
Ficus Trees and Shrubs
Carrotwood

APPENDIX "E"

Illustrations