

Noble at eTown

Architectural Control Standards

Revised November 14, 2023

The following Architectural Control Standards and plan approval procedure for Noble at eTown were created to ensure all homes in the community meet a uniform set of standards. All exterior modifications to be built, including, but not limited to, residential dwellings, pools, enclosures, fences, landscaping or any other improvements visible from any road or lot must first receive written approval from the Architectural Control Committee ('ACC') prior to commencement of modifications.

Each Architectural Submittal Package must contain the required information and delivered to the offices of ACC. Upon receipt of all required information, the ACC will approve, disapprove or request modifications with ten working days. Approval or denial of any application will be based on the sole opinion of the ACC. Any appeal of an ACC decision must be made to the HOA board of directors.

Noble Design Standards

The following Design Standards may be changed or modified at the sole discretion of the HOA Board of Directors. The HOA Board of Directors retain the right to waive or modify any of the following provisions if in its sole discretion determines such change is not a detriment to the community as a whole.

Building Setbacks

Front	20 feet
Side - all lots	5 feet
Rear - primary structure	10 feet

Lot Coverage – 40' Lots: Maximum per PUD 65%
50' Lots: Maximum per PUD 60%

Exterior Color Scheme

A color palette with proposed exterior colors, including body and trim colors and roof shingle color, shall be submitted to the ACC for approval prior to the commencement of construction. Adjacent houses or houses directly or diagonally across from each other shall not have similar exterior colors schemes. In general terms, acceptable color schemes should complement the architectural style of the home. No loud or bright colors will be permitted.

Building Height Restriction

No part of the structural roof of the house shall be higher than thirty-five (35) feet above finished grade without specific approval.

Pool Setbacks

Pool setbacks (with or without a screen enclosure) and setbacks for pool equipment and air conditioning units shall be in accordance with the approved eTown zoning or Duval County standards.

Exterior Wall Materials

Horizontal lap siding, shingles, and vertical siding (board and baton) may be used on all elevations. Front elevations may consist of a combination of shingles, plank lap siding or similar material and/or brick or stone. Exterior stone must be grouted. Material selection must be in theme with the homes architecture.

Roofs

Roof shingles of at least 30 year Architectural Grade Asphalt shingles are required. Flat roofing is not acceptable except in only minor areas with specific approval. All connecting roofs, i.e. garage to main structure or freestanding garage, etc. shall have a roof with material similar to that of the main structure. Roof slopes of less than 7/12 may be submitted for review and approval on 2 story front elevation structures and structures with architectural themes that require lower pitch elements.

Windows and Doors

Windows may be wood, aluminum, or vinyl material. No sliding glass doors may front on the main street or a side street.

Fireplace Chimneys

Fireplace chimneys should be stucco or corniced with horizontal siding. Spark arrestor should not be visible.

Covered Porches and Screened Enclosures

Metal roofs or patio covers over screened enclosures are not allowed. Covered porches under truss support may be screened. Screened enclosures over pools or over patios are allowed but cannot have metal roofs. Screened enclosures and screened porches should be dark bronze in color.

Swimming Pools

All pools shall be required to be enclosed by a screen enclosure or approved pool fence meeting the applicable safety codes of the Duval County.

Fences

General Standards

The standard approved fence type for Homeowner installation is black aluminum picket fence, four (4) feet in height or privacy fencing as noted below. In all cases, a fence may be no farther forward than the midpoint on the side of a home.

Fencing along the street side of a corner lot must be located inside the ten-foot (10) side setback line and return to the rear corner of the home. If the fence is on a side street, a hedge consisting of three-gallon plants shall be planted on the outside of the fence for least 50% of the length of the side yard fence exposed to the street.

Fences shall not be installed within the limits of any “Unobstructed Access Easement” as reflected on the community’s recorded plats. These easements will provide access necessary for the periodic maintenance of the stormwater ponds. Fences may be installed within the limits of any “Drainage Easement” as reflected on the plats. However should future maintenance of the drainage facilities within this easement be required by the HOA or another entity, the HOA or the other entity will not be responsible for the repair or replacement of the fence within the easement.

Privacy fencing (side or rear) *is not* allowed on any lot that backs to a pond, lake or conservation area, nor on any side lot that adjoins a street. Privacy fencing *is* allowed on the side yards and rear yards of all other homes except for those locations noted below.

Specific Lot Privacy Fencing Limitations

<u>Lot Numbers</u>	<u>Limitations on Privacy Fencing</u>
1	No privacy fencing.
6	No privacy fencing on North side.
7	No privacy fencing on South side.
40	No privacy fencing.
70	Privacy fencing allowed on East side only.
71	Privacy fencing allowed on North side only.
145	No privacy fencing on North side.
172	No privacy fencing.

All privacy fencing must be standard 6' tan fencing. All requests to locate fencing on a lot must be submitted to the HOA. Location of the fencing on a lot must be approved in writing by the HOA Architectural Review Board. Side yard privacy fencing may not be extended any farther forward than the rear corners of a home.

Driveways

Driveways may be constructed of concrete (broom finish) or concrete pavers. When pavers are used, the pavers must extend to the curb (no concrete sidewalk when pavers are installed). Driveways may be widened with concrete pavers a maximum of 24" with approval by the ACC.

Landscaping

All disturbed areas on the lot must be irrigated and landscaped with either trees, plants, or sod and submitted for ACC approval. All landscaped beds should be mulched with pine straw, pine bark, or cypress mulch. The use of river rocks or beach pebbles in a size larger than one inch in a natural color is the only rock permitted in lieu of wood mulch and must be approved by the ACC.

Satellite Dishes

Satellite dishes may be installed only in the rear of the home and below the roof eave. Any satellite dish installation requires the approval of the ACC. Additional landscaping may be required by the ACC to properly screen the dish from view of the adjacent house.

Permanent Eave/

Landscape lighting is permissible in the existing landscape beds of a home. Landscape lighting in landscape beds that is hardwired requires ACC approval to ensure clearing of utility easements on a survey and installed lighting does not hinder adjacent properties.

Permanent installed landscape lighting along the roofline and eaves/edging on a home is permissible. White lights are to be programmed for the majority of the year. Holiday and celebration programs can be used during the Holiday Decorative Lights dates established in the Declaration and for a single evening of a Holiday outside of the permitted timeframes listed. Excessive blinking or strobe effect is prohibited in the standard use of these exterior lights. ACC approval is required prior to the installation of any permanent home lighting.

Electric Meter Box and Conduit

Electric meter box and conduit should be painted to match the color of the exterior wall of the house.

Irrigation

All landscape beds and sod should be irrigated with a fully automatic irrigation system. Reuse irrigation water shall be the sole source of irrigation water. Reuse water will be supplied by JEA. Individual wells are prohibited.

Outside Mechanical Equipment

Outside mechanical equipment including LP tanks, pool pumps and heaters shall be properly screened from view from the street or adjacent lots landscape material.

Incidental Damage During Construction

Any damage to the landscaping of adjacent lots, damage to utility boxes including phone or cable, or damage to the roadway asphalt, curb, street lights or street signs caused by a contractor, its subcontractors or vendors shall be the financial responsibility of the homeowner to repair or replace.

Garbage and Trash Containers

No lot shall be used or maintained as a dumping ground for rubbish, trash or other waste. Garbage and trash containers may not be left outside of a home except on the day of trash pickup day.

Incidental Damage During Construction

Any damage to the landscaping of adjacent lots, damage to utility boxes including phone or cable, or damage to the roadway asphalt, curb, street lights or street signs caused by a contractor, its subcontractors or vendors shall be the financial responsibility of the homeowner to repair or replace.