

RYE RANCH®

Design Guidelines for Rye Ranch®

January 1, 2025

Note: These Design Guidelines are subject to change at any time by the Declarant and/or the Association in their sole and absolute discretion without any other approval required.

Introduction

Any notice or information required to be submitted to the Rye Ranch Master Property Owner's Association, Inc. (the "Association") under these Design Guidelines must be submitted in the manner adopted by the Association.

Background

Rye Ranch® is a master planned community located in Manatee County, Florida ("Rye Ranch"). Portions of Rye Ranch are subject to the terms and provisions of the Declaration of Easements, Covenants and Restrictions for Rye Ranch (the "Declaration") and the Governing Documents of the Association (including but not limited to the Association's Rules and Regulations, By-Laws, Articles of Incorporation, and Design Guidelines). All of Rye Ranch is subject to the Northlake Stewardship District (the "NLSD"), applicable ordinances and/or development approvals, the Southwest Florida Water Management District and various other governmental jurisdiction and governmental rules and regulations. The Declaration includes provisions governing the construction and/or installation of improvements and standards of maintenance, use and conduct for the preservation and benefit of Rye Ranch. Rye Ranch includes multiple areas of single-family residential development (hereinafter each called a "Development Area" and collectively the "Development Areas")

Application

The Declaration provides that no construction, alteration, modification, repair, replacement, addition and/or Improvement may be constructed and/or installed on any Lot and/or any Residential Dwelling Unit within the jurisdictional limits of the Association without the advance written approval of the Declarant (or its designee). The Declaration provides that standards may be adopted for the design, installation, construction and maintenance of any construction, alteration, modification, repair, replacement, addition and/or Improvement to any Lot and/or Residential Dwelling Unit.

The Declarant (or its designee) has the authority to amend and modify these Design Guidelines, has the authority to grant variances and/or waivers to these Design Guidelines and has the authority to impress alternate Design Guidelines on one or more Development Areas. Amendments shall not apply retroactively so as to require modification or removal of work once approved and completed or in progress. It is the responsibility of each lot Owner to ensure that they have the most current edition of the Design Guidelines and every amendment thereto. **Each Owner by acceptance of a deed within the Property (as defined in the Declaration) agrees, acknowledges and understands that any application may be rejected and/or disapproved, even if the application is consistent with these Design Guidelines.**

Unless alternate or modified Design Guidelines are adopted for the various Development Areas, these Design Guidelines will apply to each Development Area made subject to the Declaration.

Compliance with all terms and conditions of the Governing Documents of the Association is required.

Governmental Requirements

Ordinances, rules and regulations imposed by Manatee County, the Southwest Florida Water Management District, Army Corp of Engineers, Florida Department of Environmental Protection and/or the NLSD are applicable to Lots within Rye Ranch. It is the responsibility of each Owner to obtain all necessary governmental or regulatory permits and inspections. Compliance with these Design Guidelines is not a substitute for compliance with all applicable governmental or regulatory ordinances, rules and regulations. Please be advised that these Design Guidelines do not list or describe each requirement which may be applicable to a Lot within Rye Ranch. Each Owner is advised to review all encumbrances affecting the use and improvement of their Lot prior to submitting plans to the Association for approval. Furthermore, approval by the Association and/or Design Review Committee should not be construed by the Owner that any construction, alteration, modification, repair, replacement, addition and/or Improvement complies with the terms and provisions of all encumbrances which may affect the Owner's Lot.

Neither the Declarant nor the Association will have any responsibility for ensuring plans submitted to the Association comply with any applicable building codes, zoning regulation and other government or regulatory requirements. All construction, alterations, modifications, repairs, replacements, additions and/or Improvements must be constructed in accordance with all applicable jurisdictional codes and regulations, including, but not limited to Manatee County and the state of Florida. Any and all required governmental approvals and permits for construction and/or installation are the responsibility of the Owner and must be obtained prior to such construction and/or installation.

Interpretation

In the event of any conflict between these Design Guidelines and the Declaration, the Declaration shall control. Capitalized terms used in these Design Guidelines and not otherwise defined in this document shall have the same meaning as set forth in the Declaration.

Review Process

Objective

The objective of the review process is to promote aesthetic harmony within the single-family residential portions of Rye Ranch by providing for compatibility of specific designs with surrounding buildings, the environment and the topography. The review process strives to maintain objectivity and sensitivity to the individual aspects of design.

Review Process

Requests for approval of proposed construction, landscaping, or exterior modifications must conform to the Association and/or Design Review Committee's review process.

Responsibility for Compliance

An Owner is responsible for ensuring that all of the Owner's representatives, including the applicant's architect, engineer, contractors, subcontractors, and their agents and employees, are aware of these Design Guidelines, the Declaration, the Governing Documents and all requirements imposed by the Association and/or Design Review Committee as a condition of approval.

Inspection

Upon completion of the work, as described in an approved submittal, an authorized representative of the Association and/or Design Review Committee may inspect the work to verify conformance with the specific approved submittal. Any/all deficiencies identified by the authorized representative shall be immediately removed or repaired to conform to the approved submittal.

Aesthetic Appeal

The Association and/or Design Review Committee may disapprove the construction or design of the construction, alteration, modification, repair, replacement, addition and/or Improvement to a Lot and/or Residential Dwelling Unit on purely aesthetic grounds. Any prior decisions of the Association and/or Design Review committee regarding matters of design or aesthetics shall not be deemed to have set a precedent.

Design Guidelines

These Design Guidelines have been adopted by the Association.

Please note: These guidelines will not cover every situation. If you wish to make a permanent or significant visual modification to your property that is NOT explicitly covered in these Design Guidelines, you still must submit an application to the Association and/or Design Review Committee. Please follow the application procedures and note on your application that your request is a special circumstance.

Prohibited Elements

The following architectural elements are prohibited within the jurisdiction of the Association within Rye Ranch unless expressly approved in advance and in writing by the Association and/or Design Review Committee:

- Flat roofs
- Vinyl Siding
- Shed Roofs except as incidental to the main roof (unless approved as part of the original construction of the Residential Dwelling Unit)

- Stove pipe chimneys and unpainted metal chimney caps
- Random roof penetrations, vents or skylights facing the street
- White or bubble skylights
- Mirrored glass or any reflective film on windows
- Vivid, inappropriate colors
- Window Air Conditioning Units
- Prefabricated sheds or storage units
- Glass enclosed porches
- The use of “Florida Glass” screen, or a spray on vinyl laminate on a screen enclosure
- Above ground natural gas or propane storage tanks
- Exterior water softener or water treatment equipment that exceeds 18” above grade

This list is not intended to be exhaustive and if an element is not set forth above, it does not mean it is not prohibited.

Specific Design Guidelines

For easy reference, the following specific Design Guidelines are included separately at the end of these Design Guidelines and are part of these Design Guidelines:

- Fences
- Landscaping
- Patios & Lanais
- Swimming Pools

AS SET FORTH IN THE GOVERNING DOCUMENTS, THE ASSOCIATION MAY DENY OR REQUIRE CHANGES TO ANY APPLICATION REGARDLESS OF COMPLIANCE WITH THESE GUIDELINES, AND THE ASSOCIATION MAY REQUIRE ANY ADDITIONAL ITEMS OR INFORMATION IT DETERMINES, IN ITS SOLE DISCRETION, IS NECESSARY TO REVIEW ANY APPLICATION REGARDLESS IF SET FORTH IN THESE DESIGN GUIDELINES.

Antennas and Satellites Dishes

Exterior antennas are prohibited.

With the prior written approval of the Association and/or Design Review Committee, an Owner may install the following satellite dishes:

- (i) A dish antenna one meter or less in diameter that is designed to receive direct broadcast satellite service, including direct-to-home satellite service, or to receive or transmit fixed wireless signals via satellite, including a hub or relay antenna used to receive or transmit fixed wireless services that are not classified as telecommunications services.
- (ii) A dish antenna that is one meter or less in diameter and is designed to receive video programming services via broadband radio service (wireless cable), or to receive or transmit fixed wireless signals other than via satellite, including a hub or relay antenna used to receive or transmit fixed wireless services that are not classified as telecommunications services.

The satellite dish location must be the least visible location from any street which provides adequate reception of signal using the following options to assist in placement:

- Placed on a rear-yard facing wall, low portions of the rear-yard facing roof or the rear-yard facing roof eave line (this will typically qualify as the least visible location).
- Side of Residential Dwelling Unit adjacent to the area which already contains utility fixtures, such as electric meter, placed on the outside of the Residential Dwelling Unit, but at least thirty (30') feet back from the front corner of the Residential Dwelling Unit.

If the satellite dish is not mounted to the Residential Dwelling Unit and must be mounted on a mast located on the ground, the mast may not be more than six (6') feet tall and the top of the satellite dish may not extend above the top of the mast. All ground-mounted satellite dishes must be screened from view to any street, any other Lot or any other property by landscaping and/or fence. If the Association determines a less visible location is available which provides an acceptable signal quality, the Association may require the satellite dish to be relocated. The Association may also require the satellite dish to be painted to blend into the background of which it is mounted.

Cables should be securely and neatly attached to the building; cables may not travel across rooftops or walls; cables should be routed along the perimeter of walls or mounted underneath roof trim. Cables must be painted the same color as the material to which they are attached. All satellite dishes must be securely mounted where a safety concern for those outside of the Lot does not exist. When the satellite dish is no longer used and is removed, the bracket and cables must also be removed and the surface(s) repaired and painted to appear as if the receiver had never been present.

Applications should include a survey or plot plan to scale showing the proposed location of the of the satellite dish (including a picture of where it will be mounted on the Residential Dwelling Unit), how it will be mounted and pertinent information regarding the satellite dish itself, including the dimensions of the satellite dish and its purpose.

Clothes Lines

Permanent or semi-permanent clothes lines or similar apparatus for the exterior drying of clothes are not permitted. Removable clothes lines erected during daylight hours and only in the rear yard and screened from view behind a fence and/or landscaping are acceptable. No drying or hanging area for laundry shall be permitted to be visible from any streets, any other Lot or any other property.

Driveway Modifications

All driveway modifications must receive written approval from the Association and/or Design Review Committee prior to installation/construction. Each application should include a survey or plot plan to scale with the driveway modification identified with dimensions, any landscape changes (with all information required for a landscape alteration included) and a color brochure or physical sample of the driveway material (if other than concrete).

- Any modification to a driveway must not conflict with the drainage pattern of the Lot or otherwise have adverse drainage impacts on any other property. Curbs must transition cleanly into existing street curb and gutter so as not to impair existing drainage.
- Driveways cannot be painted nor stained (clear sealants for brick and concrete pavers is acceptable).
- A driveway permit from Manatee County must be obtained, if applicable. If a driveway permit is required, it must be provided with the application.
- If the modification of a driveway affects an existing tree, the tree must be replaced in accordance with the Design Guidelines.
- All irrigation must be reconfigured to maintain adequate coverage of the turf, trees and plants in the Lot (and right-of-way to the extent the Lot irrigation system irrigates any turf, trees or plants within the right-of-way), and any impacted landscaping, turf and grading must be reestablished to its prior condition following the driveway modification.
- The elevation of the driveway modification must not exceed the elevation of the existing driveway and where the driveway meets the road curb, the elevation of the driveway should be flush with a modest tolerance.
- Driveway modifications should utilize the same material as the existing driveway except concrete driveways may be fully replaced with brick or concrete pavers. Asphalt driveways are not permitted.

- Brick and concrete paver colors and design patterns must be approved by the Association and/or Design Review Committee.
- When requesting the widening of a driveway, the entire existing apron must be removed and replaced with the same material as the driveway. If the apron is rebuilt with brick or concrete paver and the sidewalk is concrete, the Owner may leave the sidewalk as concrete or remove the sidewalk, and replace it with brick or concrete pavers to match the driveway. If the sidewalk is already brick or concrete paver, it must remain brick or concrete paver. The sidewalk must be ADA compliant. In no case, should the driveway apron be widened by adding additional concrete or pavers to the existing apron creating a patchwork.
- The width of driveway may not exceed the width of the garage.

Exterior Equipment

All exterior equipment, including but not limited to all air conditioning equipment, water treatment systems (including all water softeners), pool and spa equipment and heaters, and other mechanical fixtures and equipment must first receive written approval from the Association and/or Design Review Committee prior to installation or relocation. Each application should include a survey or plot plan to scale with the location of the proposed equipment installation and the location of exterior equipment for the neighboring Lot with approximate dimensions of such equipment and distances from such equipment to the proposed location of the equipment subject to the application; the type of equipment, including its dimensions and a picture of such equipment; and the landscaping to be utilized to screen such equipment (such landscaping material must be approved landscaping material and it is subject to all of the application requirements for landscaping installation). All equipment must be screened by landscaping consistent the Landscaping Design Guideline and not be visible from any street, any other Lot or any other property. Exterior equipment for corner lots should be located on the side of the Residential Dwelling Unit opposite the side street side of the Residential Dwelling Unit. No wall-mounted air conditioning equipment (such as mini-splits for the garage) will be permitted unless first approved by the Association and/or Design Review Committee. **Window air conditioning units are strictly prohibited.**

Flags and Flagpoles

Consistent with Florida Statutes section 720.034, (i) an Owner may display in a respectful manner up to two (2) of the following portable, removable flags, not larger than 4 ½' x 6':

- The United States flag.
- The official flag of the State of Florida.
- A flag that represents the United States Army, Navy, Air Force, Marine Corps, Space Force, or Coast Guard.
- A POW-MIA flag.

- A first responder flag. A first responder flag may incorporate the design of any other flag permitted under this paragraph to form a combined flag. For purposes of this subsection, the term “first responder flag” means a flag that recognizes and honors the service of any of the following:
 - Law enforcement officers as defined in Florida Statutes s. 943.10(1).
 - Firefighters as defined in Florida Statutes s. 112.191(1).
 - Paramedics or emergency medical technicians as those terms are defined in Florida Statutes s. 112.1911(1).
 - Correctional officers as defined in Florida Statutes s. 943.10(2).
 - 911 public safety telecommunicators as defined in Florida Statutes s. 401.465(1).
 - Advanced practice registered nurses, licensed practical nurses, or registered nurses as those terms are defined in Florida Statutes s. 464.003.
 - Persons participating in a statewide urban search and rescue program developed by the Division of Emergency Management under Florida Statutes s. 252.35.
 - Federal law enforcement officers as defined in 18 U.S.C. s. 115(c)(1);

and (ii) an Owner may erect a freestanding flagpole no more than twenty (20) feet high on any portion of the his or her Lot as long as the flagpole does not obstruct sightlines at intersections and is not erected within or upon an easement. The Owner may further display in a respectful manner from that flagpole one official United States flag, not larger than 4 ½’ by 6’, and may additionally display one other flag permitted above. Such additional flag must be equal in size to or smaller than the United States flag. The flagpole and display are subject to all building codes, zoning setbacks, and other applicable governmental regulations, including, but not limited to, noise and lighting ordinances in the county or municipality in which the flagpole is erected and all setback and locational criteria contained in the governing documents.

Standard Conditions for all Flags and Flagpoles:

Flags:

- Ensure that location selected will allow the flag to be displayed without touching anything (bushes, trees, gutters, siding, doorknobs, etc.)
- The term “Decorative Flag” shall refer to all flags which are not U.S., other national, state or service flags. A Decorative flag may not be larger than 3’ by 5’. Decorative Flags which are offensive in nature are not permitted. Decorative flags may not be displayed on the same flagpole as a non-decorative flag. For example, a “Jump for Joy, Spring Is Here!” flag may not be mounted on a flagpole simultaneously with a U.S. Flag.
- Flags may not be mounted in a way which causes them to intentionally overlap.
- Each Lot may display up to three total flags visible from any street.

Methods of Display:

- Surface-Mounted Brackets with Flagpoles:
 - Must be mounted with a bracket which permits the flagpole to be removed easily.
 - Bracket color may be white, black, silver, gold, brass, natural wood color, or may be painted to match the surface upon which it is mounted.
 - May only be mounted on a vertical surface:
 - Parallel to and facing the street (front façade wall).
 - A minimum of three feet above the bottom of the front entry door.
 - Centered horizontally if mounted on a column.
 - On the fascia above the first floor (may be roof fascia or fascia between first and second floor porches), centered vertically, centered horizontally or spaced equidistant if there is more than one.
 - Must have a cap, such as a ball, flying eagle, etc. Cap may be the same color as the flagpole or may be brass, gold-colored or natural wood.
- Ground-Mounted Flagpole:
 - Flagpole may not be installed within or upon an easement.
 - Flagpoles must not obstruct sightlines at intersections.
 - The flagpole must be vertical. No guy wires or attachments of any type shall be used as additional support for the pole.
 - The height of the flagpole and any finial or decorative top must be a minimum of ten (10') feet and a maximum of twenty (20') feet above ground level. No more than one ground-mounted flagpole will be permitted on a Lot.
 - The flagpole may be telescopic, aluminum or stainless steel, with a milled finish.
 - Pole must be installed in a ground sleeve so the flagpole may be removed when a flag is not being displayed; base diameter may not exceed 6 inches.

Maintenance:

- Routine maintenance includes, but is not limited to:
 - Replace flag(s) when torn, damaged or faded.
 - Paint or replace stand or mounting bracket as needed.
 - Cleaning to remove dirt, algae/mildew, rust, etc. from base, mounting bracket and flagpole.
- Flagpoles must be removed when no flag is attached

Flagpoles may not be used for any purpose other than the display of approved flags.

The foregoing shall not require prior written Association and/or Design Review Committee approval provided the Owner and Lot are in compliance with the foregoing.

Garbage and Recycling Containers

Unless otherwise approved in writing by the Association and/or Design Review Committee, all garbage and recycling containers should be stored in the garage of the Residential Dwelling Unit.

With prior written approval by the Association and/or Design Review Committee, garbage and recycling containers may be stored outside of the garage of the Residential Dwelling Unit provided the garbage and recycling containers are stored in a manner set forth below. Each application should include a survey or plot plan to scale with the location where the garbage and recycling containers will be stored, associated landscape changes (such landscaping material must be approved landscaping material and it is subject to all of the application requirements for landscaping installation) and information for the fence panel (as applicable).

Except for a four (4') foot tall approved fence section that may form the base of the enclosure which faces the front street, the garbage and trash container storage area will be fully landscaped. The landscaping material must be approved landscaping material (and it is subject to all of the application requirements for landscaping installation) and fully screen the garbage and recycling containers upon planting. The front of the fence panel (if any) must also be landscaped with approved landscaping material. The fence panel should be level at the top and not follow the contour of the side yard.

- All garbage and recycling container storage areas must be setback from the front corner of the Residential Dwelling Unit at least ten (10') feet.
- Walkways to/from the garbage and recycling container storage area are not permitted.
- The drainage pattern of the lot may not be impeded by the container storage area
- The container storage area may not prevent accessibility through the side yard
- The size of the container storage area should be minimized to the extent possible while achieving full compliance with these Design Guidelines.
- The container storage area may not extend more than four (4') feet from the side of the Residential Dwelling Unit (to the outside of the landscaping)
- The container storage area should be located in an area to minimize direct visibility from the neighbor's front porch and any window or lanai
- All irrigation must be adjusted to maintain adequate coverage of landscaping/turf outside of the "pad" area
- The pad area surface must be constructed of rock, pavers and/or concrete
- The garbage and recycling containers may not be visible from any street, any other Lot or from any other property.
- The height of any container in the storage container area may not exceed forty-four (44") inches.

- For corner lots, storage container areas may not be located on the side street side of the Residential Dwelling Unit.
- NO MORE THAN TWO (2) TOTAL REASONABLY SIZED CONTAINERS MAY BE STORED OUTSIDE OF THE GARAGE IN AN APPROVED STORAGE AREA (A REASONABLY SIZED CONTAINER IS NO LARGER THAN THE STANDARD RECYCLING CONTAINER ISSUED BY MANATEE COUNTY).

Gutters and Downspouts

Gutter and downspout installation must receive prior written approval from the Association and/or Design Review Committee. Each application should include a survey or plot plan to scale showing the location of the gutters and downspouts, the style of the gutters/downspouts and the color of the gutters/downspouts.

- Gutter/downspout style: K-Style aluminum seamless (the Association may consider approval of alternative gutter styles such as galvalume half round gutters if proposed by the Owner)
- The color of the gutters must match the soffit/fascia.
- The color of the downspouts should match the exterior color of the home.
- Downspouts should not be located in the front of the Residential Dwelling

Lighting

Landscape Lighting

Landscaping lighting must receive written approval from the Association and/or Design Review Committee prior to installation. Each application should include a landscape lighting plan to show the location of the lights and system components as well as the plants, trees or objects to be illuminated, technical data sheets for each style of fixture including, but not limited to, fixture dimensions, materials, lamp light, and light output for each fixture and the color temperature of the lighting source.

General

- All fixtures, cables, transformers, power supplies, mounting brackets or stakes, and accessories must be contained within the Owner's Lot. No components may be installed upon or cross any other property.
- Accent lighting should be subtle.
- Ground-mounted fixtures must point inward toward the object to be illuminated and contain extension shields to minimize glare and light source visibility. The average foot candles at grade should not exceed 2.0.

- Lights shall not be permitted along the driveway (except for any sidewalk leading from the driveway to the front entry of the Residential Dwelling Unit) nor sidewalks located within the right-of-way.
- Lighting fixtures must have a black, dark green, dark brown, copper or bronze finish. Light fixtures may not exceed 24" in height from ground level.
- Light from landscape lighting shall not encroach into neighboring Lots
- Colored lamps, unshielded bulbs and exposed conduit are not permitted
- Exterior fixtures must be consistent with the existing architectural style, design and detail of the home.
- The light source is limited to a temperature between 2700° and 3500° Kelvin and should be improvement/area appropriate
- Where possible, fixtures such as wall mounted lanterns and coach lights should be used in place of landscape lighting.
- Lights or bulbs which are not producing light must be replaced within 14 days. If more than three (3) fixtures become simultaneously inoperable for any reason, the Association may require the system be removed and/or a new application and lighting plan be submitted.

Permitted Lighting

- Electric – architectural grade landscape lighting. All wires and cable connectors shall be concealed.
- Solar – Solar lights with integrated solar power panels shall be discrete and not noticeably visible from the street.

Light pollution from atmospheric spill, excessive lighting sources, or other errors in design, judgment or installation shall be subject to correction if deemed intrusive by the Association and/or Design Review Committee upon final installation.

Exterior Lights Attached to Residential Dwelling Unit

Exterior lighting must receive written approval from the Association and/or Design Review Committee prior to installation. Each application should include a sketch or photo of area indicating the location where lights will be added/replaced and a brochure or manufacturer's spec sheet showing light fixture, dimensions, materials and finishes.

Lighting should be designed to minimize glare, light trespassing, energy conservation and to maintain dark skies. Lighting should be integrally designed as part of the building and should reflect a balance for the light needs with the ambient light level and surrounding nighttime characteristics of the community. No flood lighting of buildings shall be permitted. Exterior lights should be used to accent entrances and special features. Exterior light fixtures which are visible

from the street (or side street) should be appropriate for the architectural style of the home. Generally, this will be a pendant carriage lamp mounted on the ceiling or a sconce mounted on the facade wall.

- Bulbs must be white or clear.
- Light emanating from an exterior light fixture shall not be directed into the street or adjacent properties.
- Exterior light fixtures shall have light sources diffused or shielded from view of the street or adjacent properties.

Holiday Decorations and Lighting

An Owner may display a reasonable number of holiday/religious observance specific decorations and lighting, beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining up for no more than seven (7) days thereafter to celebrate such publicly observed holiday or religious observance (except Christmas lights may remain up for up to fourteen (14) days following Christmas). No prior Association and/or Design Review Committee approval shall be required. However, an Owner must remove the decorations or lighting within forty-eight (48) hours after receiving written notice from the Association in the event the Association and/or Design Review Committee determines the decorations and/or lighting are (i) excessive in number, size or brightness; (ii) draw excessive traffic; (iii) unreasonably interfere with the use and enjoyment of the any other Lot or any other property; or (iv) cause a dangerous condition to exist.

Recreational and Play Equipment

Unless otherwise noted herein, all recreational and play equipment must receive written approval from the Association and/or Design Review Committee prior to installation and/or use.

Basketball Equipment

One permanent or portable basketball hoop is allowed per Lot subject to prior written approval by the Association and/or Design Review Committee. The proposed location, color and materials must be included in the application to the Association. Portable basketball hoops must be stored in the garage out of public view when not in use. To facilitate such storage, all hoops and poles must be such that they can be lowered when not in use (telescoping units, units that may be laid down on the ground, etc.). An applicant may request outdoor storage for a portable basketball hoop on or adjacent to the driveway, which may be granted by the Association at its discretion with certain conditions of approval, including, but not limited to the basketball hoop being lowered to its lowest height when not in use. Poles should be heavy aluminum or steel, and painted or powdered coated black or a dark earth tone. Backboards should be plexiglass or a similar clear material with limited logos. The net must be nylon and replaced when any part of the net becomes

torn or unravels; a net is required at all times. The pole, backboard, hoop and any other components must be maintained and kept in good repair at all times.

Other Recreational/Play Equipment

- Must first receive prior written approval from the Association and/or the Design Review Committee, including, but not limited to location, design, materials and colors.
- Recreational/play equipment shall be independently erected and not attached to any other structure (including the Residential Dwelling Unit), fence or wall otherwise existing on the Lot. The use of salvaged, damaged or other similar types of material is prohibited.
- All recreational/play equipment must be maintained in good repair. Recreational/play equipment which is not maintained must be removed entirely from the Lot.
- Recreational/play equipment (except as set forth in these Design Guidelines with regard to a basketball hoop) shall be confined to use in the rear yard of the home and must not exceed ten (10') feet in height measured from ground level. Any recreational/play equipment exceeding six (6') feet in height may require additional locational and screening conditions of approval.
- Landscaping and/or fencing to visually screen recreational/play equipment from any street, any other Lot or any other property will be required as a condition of approval.
- Athletic equipment less than 6' in height such as toy basketball hoops (less than 6' in height, predominantly plastic and with a rim that is smaller than a regular size basketball rim), batting apparatuses, soccer goals, fitness equipment, etc. are allowed in rear yards without Association and/or Design Review Committee approval if fully screened from any street, any other Lot and any other property.
- Portable recreational toys/equipment/athletic equipment are allowed to be utilized without Association and/or Design Review Committee approval in the front, side or rear yard provided the portable recreational toys/equipment/athletic equipment are stored daily when not in use and concealed from any streets, any other Lot or any other property; provided, however, when located in fenced rear yards (or rear yards fully screened by landscaping at least 48" in height) and such portable recreational toys/equipment/athletic equipment are less than 36" in height, the portable recreational toys/equipment/athletic equipment do not need to be stored daily so long as it is concealed from any streets, any other Lot or any other property.

Shutters

Decorative

Unless as otherwise set forth below, all shutters must receive written approval from the Association and/or Design Review Committee prior to installation. Each application should include pictures and sizes of windows, sizes of new shutters and the manufacturer's specification for each shutter, including, but not limited to size, color, material and style.

Materials: wood, solid PVC, composite, fiberglass or aluminum

Color: a complimentary dark color reviewed and approved as part of the application.

Shutter Style: Raised Panel (Classical, Colonial), Louver (Classical, Colonial, Coastal) and Board-n-Batten (Coastal)

Shutter Shape and Size

- Shutters shall be sized and proportioned to fit the window when in the closed position.
- The height of the shutter must be the distance from the vertical center of the trim at the top of the window to the top of the trim along the bottom of the window.
- The width of the shutter must be the distance from the horizontal center of the trim on the left and right sides of the window, divided by the number of shutters (one or two).
- Special attention is required when two windows are near each other – standard shutter dimensions might cause the shutters to overlap. Alternate designs (such as one large shutter for the entire window) may be necessary

Shutter Hardware

- Shutters are required to have hardware if though operable. Shutters dogs (also referred to as “hold-backs” or “tie-backs”) are required; hinges and latches may also be required.
- All visible mounting hardware, including but not limited to nail heads and heads must be painted to match the color of the shutter (excluding hinges, latches and shutter dogs).

Installation

Shutters should not be installed flat on the wall surface with the edge abutting the window frame. Correct placement is with the edge of the shutter centered on the vertical trim board and extending outward at a slight angle so it rests on the façade wall.

Hurricane Shutters

Except for those temporary hurricane shutters which were part of the original construction of the Residential Dwelling Unit, all other hurricane shutters (temporary or permanent) must receive written approval from the Association and/or Design Review Committee prior to installation.

Regardless of if the shutters were part of the original construction of the Residential Dwelling Unit, all tracks, mounting brackets and other attendant hardware must be discrete and while they may be permanently affixed to the Residential Dwelling Unit, all tracks, mounting brackets and other attendant hardware must be painted to match or blend with the color of the facade or other applicable component of the Residential Dwelling Unit.

Temporary hurricane shutters must be stored inside the Residential Dwelling Unit and only installed and removed in accordance with these Design Guidelines and/or other applicable rules and regulations of the Association. Approved permanent hurricane shutters may be attached to the Residential Dwelling Unit and remain in place provided all permanent shutters remain open except in accordance with these Design Guidelines and/or other applicable rules and regulations of the Association

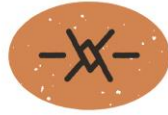
Temporary hurricane shutters may not be placed on any Residential Dwelling Unit until an official tropical storm or hurricane watch is issued. Similarly, permanent hurricane shutters may not be “closed” until an official tropical storm or hurricane watch is issued. Temporary hurricane shutters must be removed and stored within three (3) days following the termination of the applicable tropical storm or hurricane watch or warning. Likewise, permanent hurricane shutters must be re-opened within three (3) days following the termination of the applicable tropical storm or hurricane watch or warning.

Solar Panels

Solar panels must receive written approval from the Association and/or Design Review Committee prior to installation. Each application must include a property survey or plot plan to scale identifying the proposed locations for the solar panels, a scaled drawing with dimensions of the solar panels on the roof and the specifications of the solar panels (including a picture of the panels) and all attendant hardware.

- Solar panels should blend into, and be harmonious with, the Residential Dwelling Unit. Locate panels in the least conspicuous area that provides satisfactory operation. Solar panels and/or attendant hardware may not be installed on any portion of the roof facing a street unless the portion of the Residential Dwelling Unit facing such street is within 45 degrees of due south and it is not possible to install the solar panels on a portion of the non-street facing portion of the roof. Additional information will be required from the Owner to substantiate that the panels may not be located on a non-street facing portion of the roof.
- Solar panels mounted on racks are not permitted without explicit approval of the rack system; this does not prohibit the use of brackets which may be necessary as part of the installation. The bottom of solar panels should be within 4” of the roof surface. Brackets which provide more than 4” between the roof surface and the bottom of the panel must be identified on the application with technical specifications to support the requirement.
- Panels must be in a fixed position flat on the roof and otherwise parallel to the plane of the roof.
- Framing or trim – consistent with the architectural style of the structure – may be required in front of or surrounding the solar panels.
- Paint pipes, tubes, cables and wires to match the colors of the underlying surfaces at the time of installation.

- Solar panels should not extend above the ridgeline of the roof.



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Rye Ranch Master Property Owner's Association, Inc. (the "Association") Fence Design Guideline (the "Guideline" as used herein)

Fence

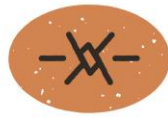
Note: This Guideline is subject to change at any time by the Declarant and/or the Association in their sole and absolute discretion without any other approval required.

In accordance with the Governing Documents, all fences and associated improvements must first receive written approval from the Association and/or Design Review Committee, as applicable, prior to the commencement of installation. As set forth in the Governing Documents, the Association may deny or require changes to any application regardless of compliance with this Guideline, and the Association may require any additional items or information it determines, in its sole discretion, is necessary to review any application.

Compliance with all terms and conditions of the Governing Documents of the Association is required. All improvements must be constructed and/or installed in accordance with all applicable jurisdictional codes and regulations, including, but not limited to Manatee County and the state of Florida.

General

- Fencing must achieve the balance of function (establishing a boundary) and maintaining or enhancing the appearance of the property. **DUE TO THE NUANCES ASSOCIATED WITH FENCING AND UNIQUE LOT SPECIFIC SITE CONDITIONS, APPLICANTS ARE STRONGLY ENCOURAGED TO ENGAGE THE ASSOCIATION PRIOR TO SUBMITTING AN APPLICATION IN ORDER TO ENABLE A MORE EFFICIENT REVIEW PROCESS. CERTAIN INFORMATION MAY INITIALLY BE REQUESTED BY THE ASSOCIATION TO HELP GUIDE THE OWNER IN PREPARATION OF A FENCE APPLICATION.**
- All fences are subject to easements of record. The Association will evaluate each easement on a case-by-case basis to determine if the fence may be allowed to encroach into the easement (if at all). In the event the Association allows the fence to encroach into the easement, the Owner shall be responsible for any and all cost to remove such fencing if required for any access for any purpose related to the easement.
- All fences must be installed to present the finished side of the fence facing out from the Lot.
- Fences shall not impede or change drainage patterns.
- Fences may not extend beyond Lot property boundaries.
- Fence posts shall be set in concrete for stability.
- Fences must begin at a structure and end at a structure (freestanding fence is not allowed)



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- All fences must be plumb.
- Fences should be set 2" +/- above grade to allow for surface drainage.
- Fences must tie into neighboring fences along common property lines; fences cannot be doubled up along adjoining property lines. New fence must align at the termination point of the existing neighboring fence and attach to the existing neighboring fence regardless of its setback.
- Generally, the bottom rail of fences should run with the contour of the land; however, fences may be required to be level and step with grade depending on site conditions.
- The Owner and the Owner's fence contractor are responsible for locating the Lot corners and easements prior to installation.
- Both sides of all fence and gates must be regularly maintained and in good order, maintenance and repair. All fencing and gates may not be leaning, sunk, broken, deteriorating, dirty or missing parts. All fencing and gates should be pressure washed and cleaned regularly.

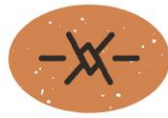
Fence Types and Materials

The following are the only allowable fence types and materials (the use of which varies by location and other site conditions, and must first be approved in writing by the Association):

- 6' tall white PVC tongue-and-groove ("T&G") semi-privacy fence consistent with **Exhibit A-1**.
 - Typically required for:
 - All side and rear yard fencing for Interior Lots and Corner Lots
 - All side yard fencing for Lots with the rear yard facing any street, landscape buffer, native area or other common area
- 4' tall white PVC picket fence consistent with **Exhibit A-2** (generally limited to the rear property line only and for specified lots).
 - Typically required for:
 - All rear yard fencing for Lots with the rear yard facing any street, landscape buffer, native area or other common area
- 4' tall black 3-rail aluminum double picket fence consistent with **Exhibit A-3** (generally limited to the rear property line only and for specified lots).
 - May be utilized in lieu of the 4' white PVC picket fence subject to any additional requirements set forth in this Guideline or otherwise determined by the Association

NO OTHER FENCE TYPES OR MATERIALS ARE ALLOWED

Fence Location



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- Generally, the fence may not extend forward toward the front property line beyond the rear corners of the Residential Dwelling Unit (on a case-by-case basis, the Association may allow the fence to extend forward from the rear corner of the Residential Dwelling Unit on relatively wider Lots, such as Lots on a cul-da-sac).
- For Interior Lots (Lots surrounded on three sides by other Lots), fencing must be installed on the Lot property line for the rear and side Lot property lines.
- For Corner Lots (Lots located on the corner of two streets), the side yard fence located in the side yard adjacent to the side street must be fifteen (15') feet inside the Lot property line.
- For Lots with the rear yard facing any street, side street, landscape buffer, native area or common area, the fence shall be setback three (3') feet from the rear property line. The side yard fencing location for such Lots shall typically be consistent with the above.

Fence Material and Height Transitions

- Where the fence transitions from 6' white PVC T&G semi-privacy fence on the side lot line to 4' white PVC picket fence on the rear property line (subject to any required setbacks), the fence should be installed as set forth on **Exhibit A-4**.
- The Association may require a transitional element (such as a brick or stucco pier) where the 6' white PVC T&G semi-privacy fence on the side lot line transitions to the 4' 3-rail aluminum double picket fence on the rear property line (subject to any required setbacks).

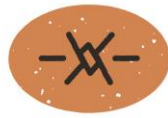
Gates

- Where possible, gates must connect to a section of fence or piers on at least one side
- Single gates should not be wider than 48" (60" wide gates may be approved on a case-by-case basis where there's sufficient area to accommodate)
- Gates must match the height, material, style and color of the adjoining fence

Landscaping Requirements

Landscaping is integral to this Guideline and enhancing the appearance of the property in conjunction with the fence.

- The outside of all rear yard fencing visible from any street, side street, landscape buffer, native area or common area (such as the portion of the fencing extending perpendicular from the side of the house to the side Lot line and the portion of the fence facing the side street for a corner lot) shall be landscaped except for any gate. All landscaping material must be consistent with the Rye Ranch Design Guidelines. The landscaping material selected must ultimately be maintained as a continuous hedge no taller than the bottom of the top rail of the fence. At planting, the landscaping material must be at least 24" tall and spaced no more than 36" on center. The Association may require the fence be



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setback from Lot property lines to accommodate the foregoing. In instances where an existing native area or landscape buffer provides sufficient screening, in the Association's sole discretion, the Association may determine not to require plantings outside of the fence adjacent to such area.

- For all fences located on a rear property line visible from any street, side street, landscape buffer, native area or common area, the fence shall be setback 3' from the rear property line and the outside of the fence shall be landscaped except for any gate. All landscaping material must be consistent with the Rye Ranch Design Guidelines. The landscaping material selected must ultimately be maintained as a continuous hedge no taller than the bottom of the top rail of the fence such that the top rail and top of the posts are visible. At planting, the landscaping material must be at least 24" tall and spaced no more than 36" on center. In instances where an existing native area or landscape buffer provides sufficient rear yard screening, in the Association's sole discretion, the Association may allow the rear yard fence to be placed on the rear property line without plantings outside of the fence.

NOTE: THE ASSOCIATION, IN ITS SOLE DISCRETION, MAY REQUIRE DEVIATIONS FROM THIS GUIDELINE BASED ON SITE CONDITIONS INCLUDING, BUT NOT LIMITED TO FENCE LOCATION, FENCE TYPE & MATERIAL, LANDSCAPE REQUIREMENTS, SETBACKS AND OTHER INSTALLATION REQUIREMENTS. OWNERS MAY BE REQUIRED TO PROVIDE INFORMATION REGARDING SITE CONDITIONS OF THEIR LOT AND THE AREA DIRECTLY SURROUNDING THEIR LOT, INCLUDING, BUT NOT LIMITED TO INFORMATION PERTAINING TO TOPOGRAPHY. OWNERS ARE ENCOURAGED TO WORK WITH PREFERRED FENCE CONTRACTORS.

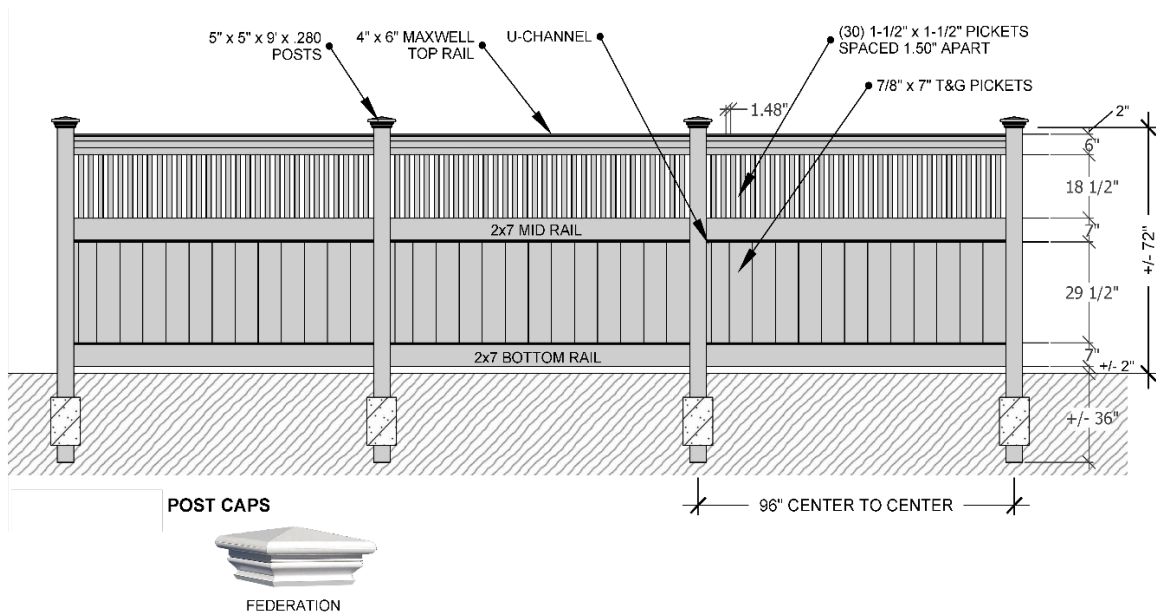
All applications for a fence must include at least the following:

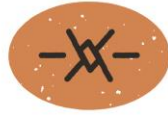
1. Required application and applicable fee
2. Surveyed site plan of the Lot to scale with the proposed location of the fence, including linear feet of fence, and gates as well as setbacks from all property lines as applicable. Notate the gates as swinging in or out. The foregoing information should be compiled in a professional manner and legible.
3. Pictures of the rear and side yards of the house looking toward the rear property line
4. Color brochure of the proposed fence including accurate description of the fence style, dimensions, caps on fence posts, etc.
5. Specifications and plans from the contractor, including fence layout, height of fence and linear feet of fence
6. Landscape plan including plant type, size, quantity, spacing between plants and location
7. Access form signed by neighbor (as applicable)



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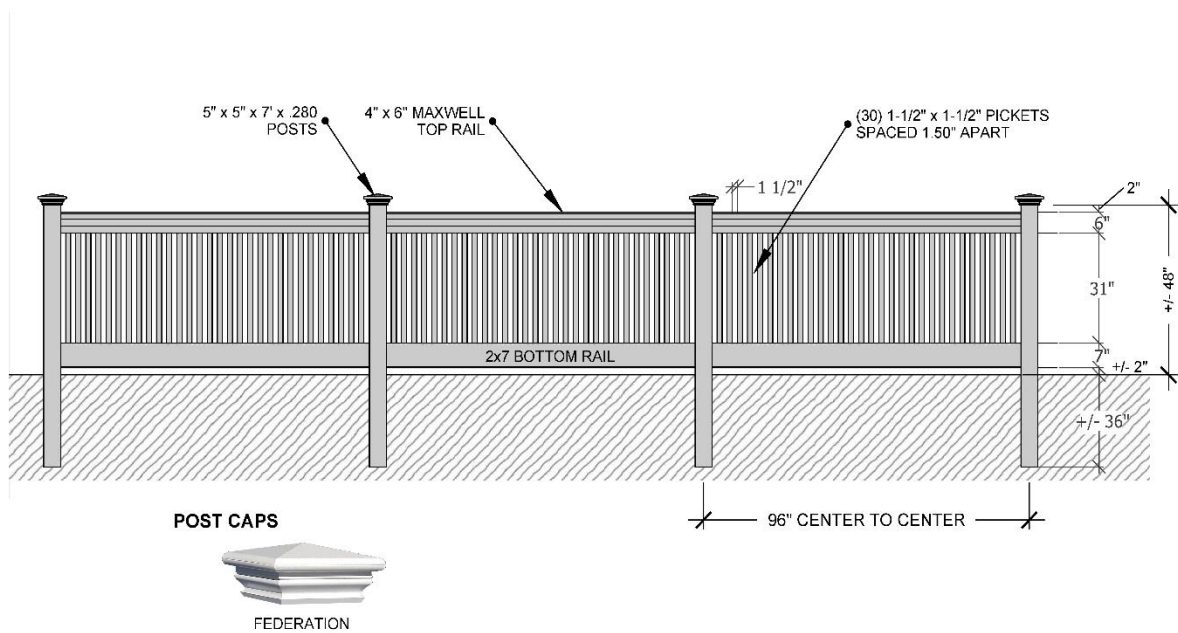
Exhibit A-1

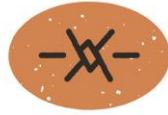




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Exhibit A-2



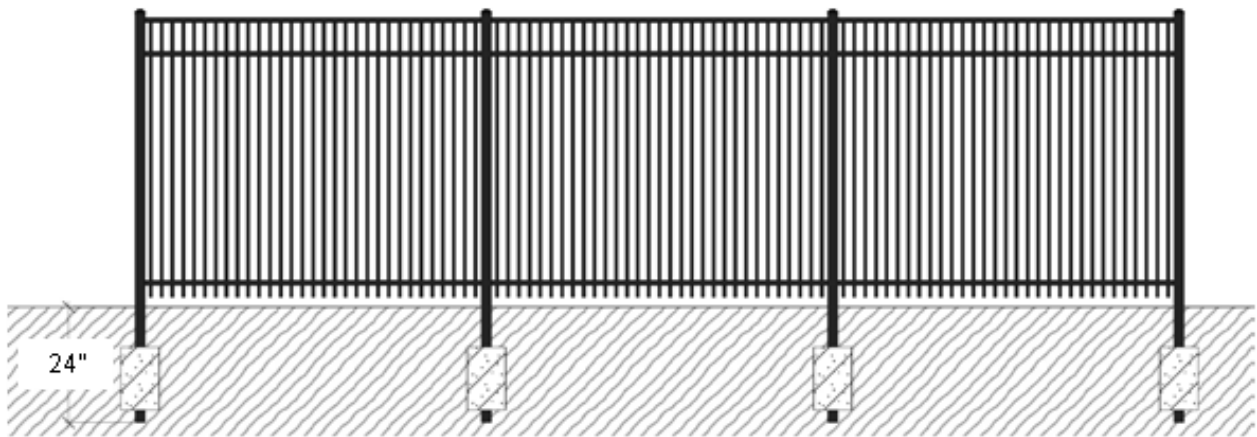


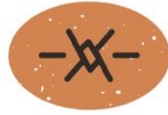
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Exhibit A-3

Fence is constructed from the following materials:

- Three, 1" x 1" horizontal channels
- 5/8" x 5/8" pickets spaced 1-5/8" apart
- 2" x 2" posts on 72" centers
- 30 lbs concrete around each post
- Standard post caps
- Mechanical assembly
- Powder coated finish

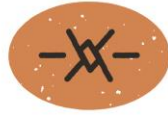




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Exhibit A-4





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Rye Ranch Master Property Owner's Association, Inc. (the "Association") Landscaping Design Guideline (the "Guideline" as used herein)

Landscaping

Approved Plant and Tree List attached hereto as an Exhibit

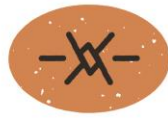
Note: This Guideline is subject to change at any time by the Declarant and/or the Association in their sole and absolute discretion without any other approval required.

In accordance with the Governing Documents, all landscaping alterations and associated improvements (including, but not limited to borders and edging) must first receive written approval from the Association and/or Design Review Committee, as applicable, prior to the commencement of construction. As set forth in the Governing Documents, the Association may deny or require changes to any application regardless of compliance with this Guideline, and the Association may require any additional items or information it determines, in its sole discretion, is necessary to review any application.

Compliance with all terms and conditions of the Governing Documents of the Association is required. All improvements must be constructed and/or installed in accordance with all applicable jurisdictional codes and regulations, including, but not limited to Manatee County and the state of Florida.

General

- Approval is not required to replace a dying, dead, or missing shrub with one of the same plant type, in the same location, and at least as large
- A three-dimensional appearance of planting is desired by augmenting trees and taller shrubs with low- spreading shrubs and/or ground cover.
- Plants in pots are not permitted in landscaping or on hardscape which is at ground level (such as a driveway or walkway) unless approved as part of a landscape design by the Association and/or Design Review Committee. Potted plants may be used on steps and porches as long as the plants are well-cared for.
- No artificial plant materials in the form of shrubs, vines, trees or ground covers shall be used.
- Artificial turf may be used in the rear yard of Residential Dwelling Units in areas that are visually screened with fence and not otherwise visible from any street, any other Lot or



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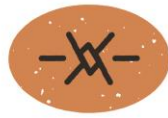
any other property. The removal of existing sod and placement of artificial turf should not alter the established drainage pattern of the yard.

- Certain stones may be permitted in areas where sunlight is limited and therefore making the maintenance of sod and plants difficult i.e. around mechanical equipment, between houses, etc.
- Bare ground is not permitted.
- Only Pine Straw Mulch is permitted
 - Mulch must be maintained around trees and plants within beds.
 - All canopy and ornamental trees should have a mulch ring that has a minimum radius of 2 feet measured from the tree trunk. If the tree is located in an area surrounded by turf, as trees mature, the mulch may extend to a maximum of 3 feet measured from the tree trunk.
 - Each shrub or vine should have a mulch bed with a minimum radius of 12 inches measured from the center of the plant. Mulch should not extend more than 9 inches beyond the edge of the plant. Shrubs or ground cover planted in masses should have a continuous mulch bed.
 - Mulch should be maintained at a depth of 3" to 6"
 - A large area of mulch only (no plants) is not acceptable. Mulch is not considered landscaping.
 - Mulch is permitted only around living plants; mulch is not permitted around street lights, stepping stones, mailbox posts, or structural columns.
- All tree and plant material should meet the grading standards of the Florida #1 grade or better.
- If a Street Tree needs to be removed due to disease or damage, it must be replaced with the same species of tree that is the same size as the tree replaced.

Applications

Unless otherwise set forth above, all landscape installations or changes must be approved in advance by the Association and/or Design Review Committee. A landscape plan must be submitted for all Lots and design of the landscaping will be considered as a part of the architectural design process. Landscape plans shall show the location of all proposed plant materials and trees, and include a plant legend comprised of the plant and/or tree species, quantities and sizes at the time of planting. Landscape designs must contain a sufficient variety of plant materials. The Approved Plant and Tree List is attached as an Exhibit hereto.

Borders/Edging

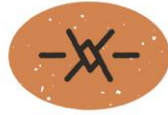


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- An application is required for the installation of all landscape borders, edging, curbing or similar structures to be located in front yards or areas visible to others. The use of landscape timbers and railroad ties is prohibited.
- Rocks edging for landscape beds are allowed with the following restrictions:
 - The maximum width of rock edging shall be no greater than 6" in width.
 - The type of rock shall be either granite or fieldstone or a type of rock naturally found in the State of Florida.
 - In no case, should there be rocks used as mulch inside a planting area that has a landscape border of another material.
 - If rocks are desired to be used in a small bed area to prevent erosion the total area should not exceed 8 square feet of contiguous area.
- Landscape borders are not permitted on trees planted between the curb and the sidewalk.
- Landscape edging shall not exceed 6" above ground level. The border/edges must follow the established landscape pattern. In no circumstance should a landscape border simply be a brick or piece of concrete set or placed in the edge of a landscape bed. Borders should form a contiguous and interlocking system that works to hold the mulch of the landscape bed in place. When possible, landscape edging should have a portion of the system buried as well as a portion of the system visible.
- Landscape borders shall be of one color and one style throughout the lot.

Maintenance

- Unless otherwise specified, the Owner is responsible for maintaining the lawn and plantings areas from the back of the curb to the property line and throughout the entirety of the Lot.
- Long-term growth and maintenance should be considered when developing the landscape design. Landscape materials shall present an attractive presence at the time of initial planting and, in order to preserve their health and appearance, all landscape areas shall be properly maintained. Proper maintenance includes, but is not limited to, watering, weeding, edging, fertilizing, pruning, insect control, and/or replacement of dead or diseased plant materials and maintenance of drainage patterns and facilities.
- Landscaping against structural walls shall be maintained so it does not block the window.
- A hedge, which is defined as three or more shrubs planted in a symmetrical design (either a straight line or an arc), must be maintained at a uniform height. If a hedge plant dies it must be replaced with the same type of plant and as close as possible to the same size as the remaining plants.



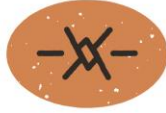
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Screening Exterior Equipment

- All exterior equipment, including but not limited to all air conditioning equipment, water treatment systems (including all water softeners), pool and spa equipment and heaters, and other mechanical fixtures and equipment. – must be screened so they are not visible from any street, any Lot or from any other property.
- Unless otherwise specified, plants must be at least 36” or 90% of the height of the equipment being screened – whichever is greater – measured from ground level immediately after being planted. Thereafter, after a reasonable growth period, plants must be maintained such that the exterior equipment is fully screened from view.
- Allow enough space between equipment and plants for proper air flow, maintenance and access for service technicians.
- Unless otherwise specified (such as for pool equipment) at planting, the plants should be planted such that there is nearly 100% horizontal screening (with vertical screening consistent with the above) with modest tolerance in between plants for some growth (4” inches or less). Mulch base of plants and ensure that irrigation will reach them.

All applications for landscape alternation must include at least the following:

1. Required application and applicable fee
2. Surveyed site plan of the Lot
3. Landscape plan, including the location of all proposed plant materials and trees, a plant legend comprised of the plant and/or tree species, quantities and sizes at the time of planting



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Approved Plant and Tree List Exhibit

[Two pages following this page]

APPROVED PLANT AND TREE LIST

<u>Canopy Trees (Front, Side or Rear Yard)</u>		<u>Zone</u>
Live Oak	<i>Quercus virginiana</i>	8-11
Florida Flame Red Maple	<i>Acer rubrum</i> 'Florida Flame'	4-10
Magnolia D.D. Blanchard	<i>Magnolia grandiflora</i> 'D.D. Blanchard'	7-9
Sycamore	<i>Platanus occidentalis</i>	4-9
Sweetgum	<i>Liquidambar styraciflua</i>	5-9
Southern Magnolia	<i>Magnolia grandiflora</i>	6-10
Summer Red Red Maple	<i>Acer rubrum</i> 'HOSR'	3-9

<u>Canopy Trees (Rear yard only)</u>	
Bald Cypress Autumn Gold	<i>Taxodium distichum</i> 'Softie'
Slash Pine 'Densa'	<i>Pinus elliotti</i> 'Densa'
Winged Elm	<i>Ulmus alata</i>
Sweetbay Magnolia	<i>Magnolia virginiana</i>

<u>Canopy Trees (Buffering)</u>	
Eastern Red Cedar	<i>Juniperus virginiana</i>
Slash Pine 'Densa'	<i>Pinus elliotti</i> 'Densa'
Southern Red cedar	<i>Juniperus virginiana</i> var. <i>silicicola</i>
Magnolia D.D. Blanchard	<i>Magnolia grandiflora</i> 'D.D. Blanchard'

<u>Understory + Palm Trees (Front, Side or Rear Yard)</u>	
*Tabebuia	<i>Tabebuia chrysotricha</i> (gold)
Sabal Palm	<i>Sabal palmetto</i>
*Orange Geiger	<i>Cordia sebestena</i>
*Nitida Palm	<i>Livistona nitida</i>
Little Gem Magnolia	<i>Magnolia Grandiflora</i> 'Little Gem'
Withlacoochee Viburnum	<i>Viburnum obovatum</i>
*Japanese Blueberry	<i>Elaeocarpus decipiens</i>
Silver Buttonwood	<i>Conocarpus erectus</i>
*Crape Myrtle	<i>Lagerstroemia indica</i> 'Natchez'
Dahoon Holly	<i>Ilex cossine</i> 'Nativa'
Yaupon Holly	<i>Ilex vomitoria</i>

<u>Understory + Palm Trees (Rear Yard Only)</u>	
Wax Myrtle	<i>Morella cerifera</i>

<u>Understory Trees (Buffering)</u>	
Wax Myrtle	<i>Morella cerifera</i>
Simpson's Stopper	<i>Myrcianthes fragrans</i>
Florida Privet	<i>Forestiera segregata</i>

<u>Shrubs + Grasses</u>		<u>Zone</u>
Dwarf Yaupon Holly	<i>Ilex vomitoria</i> 'Schillings'	7-10
Dwarf Firebush	<i>Hamelia patens</i> 'Compacta' or <i>Hamelia patens</i> 'Firefly'	9-11
Coontie	<i>Zamia floridana</i>	8b-11
Dwarf Walter's Viburnum	<i>Viburnum obovatum</i> 'Densa' 'Whorled Class'	7-10
*Sweet Viburnum	<i>Viburnum odoratissimum</i>	7-10a
*Thryallis	<i>Galphimia gracilis</i>	9-11
Dwarf Fakahatchee	<i>Tripsacum floridanum</i>	8-11
Sand Cordgrass	<i>Spartina Bakeri</i>	8b-11
Elliot's Lovegrass	<i>Eragrostis elliottii</i>	6-10
Pink Muhly Grass	<i>Muhlenbergia capillaris</i>	6-11
*Podocarpus	<i>Podocarpus macrophyllus</i>	7-11
*Cardboard Palm	<i>Zamia Furfuracea</i>	9-11
*Indian Hawthorn	<i>Rhaphiolepis indica</i>	8-10
Red Trip Coco Plum	<i>Chrysobalanus icaco</i> 'Red Tip'	9-12
Clusia 'Pitch Apple'	<i>Clusia rosea</i>	10-12
Simpson's Stopper	<i>Myrcianthes fragrans</i>	9-11
*Sandankwa Viburnum	<i>Viburnum suspensum</i>	8-10
*Firecracker Plant	<i>Russelia equisetiformis</i>	9-11
Withlacoochee Viburnum	<i>Viburnum obovatum</i> 'Withlacoochee'	7-10
Wild Coffee	<i>Psychotria nervosa</i>	9-11
Dwarf Wax Myrtle	<i>Morella cerifera</i> 'Don's Dwarf'	7-10
Purple Lovegrass	<i>Eragrostis spectabilis</i>	3-11

<u>Shrubs (Buffering Only)</u>	
Wax Myrtle	<i>Myrica cerifera</i>

<u>Accents</u>	
Silver Saw Palmetto	<i>Serenoa repens</i> 'Cinerea'
American Beautyberry	<i>Callicarpa Americana</i>
Macho Fern	<i>Nephrolepis biserrata</i>
Dwarf Palmetto	<i>Sabal Minor</i>

<u>Perennials</u>	
Blanket Flower (firewheel)	<i>Gaillardia pulchella</i>
Tickseed	<i>Coreopsis</i> spp
Pinecland Lantana	<i>Lantana depressa</i>
Black-eyed Susan	<i>Rudbeckia hirta</i>
Carolina Jessamine	<i>Gelsemium sempervirens</i>
Scarlet Sage	<i>Savila coccinea</i>
Dune Sunflower	<i>Helianthus debilis</i>
Blue Porterweed	<i>Stachytarpheta jamaicensis</i>
Beach Verbena	<i>Glandularia maritima</i>

	native
	non-native
	* utilize 25% or less

Note: the frequency of use and location of some species may be very limited. Consult with the Association as needed prior to creating a landscape plan. Inclusion of a particular species on this list does not portend approval. Unless otherwise noted in the Design Guidelines, all landscaping must receive prior written approval of the Association regardless of inclusion of

Groundcover

* Perennial Peanut	<i>Arachis glabrata</i> 'Ecoturf'	8-11
Mimosa	<i>Mimosa strigillosa</i>	8-11
Frofruit	<i>Phyla nodiflora</i>	7-11
Swamp Twinflower	<i>Dyschoriste humistrata</i>	8b-11

Mulch

Pine Straw



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Rye Ranch Master Property Owner's Association, Inc. (the "Association") Patio/Lanai Design Guideline (the "Guideline" as used herein)

Patios/Lanais

Note: This Guideline is subject to change at any time by the Declarant and/or the Association in their sole and absolute discretion without any other approval required.

In accordance with the Governing Documents, all patios, lanais and associated improvements (including, but not limited to screened enclosures and landscaping) must first receive written approval from the Association and/or Design Review Committee, as applicable, prior to the commencement of construction. As set forth in the Governing Documents, the Association may deny or require changes to any application regardless of compliance with this Guideline, and the Association may require any additional items or information it determines, in its sole discretion, is necessary to review any application.

Compliance with all terms and conditions of the Governing Documents of the Association is required. All improvements must be constructed in accordance with all applicable jurisdictional codes and regulations, including, but not limited to Manatee County and the state of Florida.

Patios and lanais may be only located in the rear yard of the Lot behind the Residential Dwelling Unit and must not extend into the side yard of the Lot. A durable material such as stone, brick, pavers, flagstone, concrete or similar material shall be utilized as the surface of the patio or lanai. The size of patios and lanais should be consistent with the size of the Residential Dwelling Unit and the Lot. Patios and lanais may not extend beyond the sides of the Residential Dwelling Unit nor into the rear and side yard setbacks. Patios and lanais must not alter nor conflict with the drainage pattern of the Lot. The size of patio or lanai must meet any impervious surface limitation requirements of Manatee County. The perimeter of the patio or lanai must be landscaped. All patios and lanais will be reviewed with respect to their visual impact on adjacent real property.

Patios and lanais may be screened. Screen frames should be bronze with charcoal-colored screens. All screen roofs must be Mansard style. Screened enclosures may not extend beyond the sides of the Residential Dwelling Unit, be more than a single-story in height nor may the roofline of the screened enclosure exceed the height of the Residential Dwelling Unit. The exterior of the screened enclosure must be landscaped.

The construction/installation of a patio or lanai may not alter the grade of the Lot without the prior specific review of the Association and/or DRC. Lot irrigation systems within the rear yard must be modified to ensure continuous coverage of all remaining and new landscaping/turf within the rear yard of the Lot and otherwise be consistent with community standards for irrigation. Aboveground extensions of any downspouts are not acceptable.



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If there is any damage to the Lot, any adjacent Lot or Lots, Common Areas or District real or personal property, including, but not limited to any sidewalks, landscaping, irrigation, fencing, concrete or asphalt walkways and/or roadways, the Owner is responsible to restore any of the foregoing to their original condition within his or her Lot, and the Owner is responsible for the cost to restore any of the foregoing to their original condition outside of his or her Lot.

All applications for a patio or lanai must include at least the following:

1. Required application and applicable fee
2. Surveyed site plan of the Lot with the location of the patio or lanai with dimensions
3. Rear and side elevations of the Residential Dwelling Unit with the screened enclosure and/or any roof extension, including the dimensions and type
4. Specifications and plans from the contractor for all improvements, including the patio or lanai surface and screened enclosure and/or roof extension
5. Landscape plan
6. Access form signed by neighbor (as applicable)



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Rye Ranch Master Property Owner's Association, Inc. (the "Association") Swimming Pool Design Guideline (the "Guideline" as used herein)

Swimming Pools

Note: This Guideline is subject to change at any time by the Declarant and/or the Association in their sole and absolute discretion without any other approval required.

In accordance with the Governing Documents, all swimming pools and associated improvements (including, but not limited to pool equipment, security fencing, screened enclosures and landscaping) must first receive written approval from the Association and/or Design Review Committee, as applicable, prior to the commencement of construction. As set forth in the Governing Documents, the Association may deny or require changes to any application regardless of compliance with this Guideline, and the Association may require any additional items or information it determines, in its sole discretion, is necessary to review any application.

Compliance with all terms and conditions of the Governing Documents of the Association is required. Swimming pools, including any associated screened enclosure and/or security fencing, must be constructed in accordance with all applicable jurisdictional codes and regulations, including, but not limited to Manatee County and the state of Florida.

Only in-ground swimming pools are permitted. Temporary or aboveground pools are not permitted. All swimming pools are required to have security fencing or screened enclosures installed in conjunction with the swimming pool (with such security fencing or screened enclosure also reviewed and approved in accordance with the Governing Documents and this Guideline). Pools must be located in the rear yard of the property and for corner lots, the screened enclosure or security fence may not be located any nearer to the side street lot line than the Residential Dwelling Unit.

Screened enclosures must have bronze-colored frames, a Mansard style roof and charcoal-colored screens. Screened enclosures may not extend beyond the sides of the Residential Dwelling Unit, be more than a single-story in height nor may the roofline of the screened enclosure exceed the height of the Residential Dwelling Unit. The screened enclosure and pool deck must not alter or conflict with the drainage pattern of the Lot. The exterior of the screened enclosure must be landscaped. All security fencing must be consistent with the Governing Documents and/or Design Guidelines, and all applicable jurisdictional codes and regulations. When security fencing is utilized in lieu of a screened enclosure, any security fencing which is not privacy fencing must also be landscaped on the Lot side of the fence.

All pool equipment must be fully screened by landscaping or enclosed by a structural screening element constructed of the same materials as the principal residence. The exterior of such



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structural screening element must also be landscaped. The size of the landscaping upon planting must be sufficient to fully screen the pool equipment from other Lots, Common Areas, District property, other property, the general public and the street. Pool equipment may not be placed at the rear corner of a Residential Dwelling Unit in such a way that would prevent the future installation of a fence that must abut the rear corner of the Residential Dwelling Unit.

The construction/installation of a swimming pool may not alter the grade of the Lot without the prior specific review of the Association and/or DRC. All exposed turndown foundations must have a finish texture and color matching the exterior of the Residential Dwelling Unit. Lot irrigation systems within the rear yard must be modified to ensure continuous coverage of all remaining and new landscaping/turf within the rear yard of the Lot and otherwise be consistent with community standards for irrigation. Aboveground extensions of any downspouts are not acceptable.

If there is any damage to the Lot, any adjacent Lot or Lots, Common Areas or District real or personal property, including, but not limited to any sidewalks, landscaping, irrigation, fencing, concrete or asphalt walkways and/or roadways, the Owner is responsible to restore any of the foregoing to their original condition within his or her Lot, and the Owner is responsible for the cost to restore any of the foregoing to their original condition outside of his or her Lot.

All applications for a swimming pool must include at least the following:

1. Required application and applicable fee
2. Surveyed site plan of the Lot with the location of the pool, pool deck, screened enclosure and/or security fencing, pool equipment and pad drawn on the surveyed site plan with dimensions
3. Rear and side elevations of the Residential Dwelling Unit with the screened enclosure and/or security fencing, including the dimensions and type
4. Specifications and plans from the pool contractor for the pool, pool equipment (including any applicable structural screening element), pool deck (including materials) and screened enclosure and/or security fencing
5. Landscape plan
6. Access form signed by neighbor (as applicable)