

WORLD GOLF VILLAGE TURNBERRY COMMUNITY

Architectural Guidelines for New Homes in Turnberry



May 1, 2017

INTRODUCTION

The review and approval of all new construction in WGV is the primary responsibility of the Saint Johns Architectural Review Committee (SJARC). Applications for new construction must be made in duplicate to both SJARC and the Turnberry Architectural Review Board. All new construction must adhere to SJARC Standards and Guidelines and must additionally obtain approval and adhere to the Standards and Guidelines of the Turnberry Architectural Review Board.

1. Homes to be built need to adhere to the Architectural Standards and Guidelines contained on the Turnberry website (www.turnberrywgv.com). Important rules are contained in the document that each owner (new or existing) must comply with.
2. Homes to be built must adhere to the architectural style of the other homes in Turnberry. All dwellings shall be designed and located on the site by a registered architect or qualified residential designer. Particular attention should be given to designing a dwelling suitable to the site, including setbacks, tree locations, topography and adjacent residences.
3. Homes of similar elevations shall not be built directly adjacent to or across from each other. In order to avoid the appearance of duplication, any given elevation shall have at least three different elevations located across the street and two different elevations located on each side of the given elevation. *NOTE: for this guideline item "elevation" means style and design of the residence.*
4. Turnberry maintains standards for many items including setbacks, fences, swimming pools, gutters, satellite equipment, play equipment, generators, lot structures, etc. New homes to be built need to adhere to these Architectural Standards and Guidelines contained on the Turnberry website (www.turnberrywgv.com). All new owners must become familiar with these Standards and ensure plans take these into consideration.
5. Exterior walls shall be stucco, brick or dryvit stucco. Exterior walls of exposed concrete block, wood, Hardiboard or aluminum/vinyl siding are not allowed.
6. Gutters are required on all four sides of all newly constructed homes to provide proper side yard drainage with existing homes. Rain gutters must be white or match the soffit or trim coloring of the house. Downspouts must be white or match the color of the body of the house.
7. Exterior home colors will conform to "earth tones." The colors in an "earth tone" palette, as defined for this purpose, are muted and flat in emulation of the natural colors of the earth. Only pale to light medium shades of "earth tone" colors shall be used. New construction color palette must be approved by the Architectural Review Board.

8. Darker shades within the “earth tones” palette may be used only for accents, not for large expanses like walls and garage doors.
9. Stone products (native stone or simulated stone) may be used as a trim feature on exterior front. Proposed use must be approved to ensure harmony with the existing community.,
10. Minimum Living Area is 1,800 sq. ft. for a 1 or 2 story house. In the case of a two-story house, the ground floor HVAC area must be a minimum of 1,200 sq. ft. HVAC. All homes need to have a minimum of a two-car garage. The top row of the garage door must be a row of windows.
11. All windows facing the street must contain Muntins. Windows on the side and in the rear of the home can be without Muntins.
12. Total building coverage of the lot shall be a maximum of 50%. The maximum height of the residence is thirty-five (35) feet.
13. All roofs shall be shingled. Roofs shall have a minimum roof pitch of 7/12. Roofing and shingle material shall be an approved material and color. Architectural dimensional fiberglass shingles with a minimum life of 25 years shall be the minimum.
14. The new home must comply to the minimum set backs as established and contained in the community’s C&Rs and Architectural Standards and Guidelines documents.
15. The minimum finished floor elevation and all other elevations must comply with the Neighborhood Grading and Drainage Plan.
16. All homes shall have a driveway of stable and permanent construction. Concrete driveways are to be bordered with a 12” tooled, brushed edge. Important information on driveways, including use of non-cement driveways, custom materials, and patterns is in the Architectural Standards and Guidelines contained on the Turnberry website (www.turnberrywgv.com).
17. Lot clearing shall not be done or improvements constructed thereon until all plans (home, architectural style, well, irrigation and landscaping) are approved in writing.
18. Once the house is completed, the Turnberry Association through the Architectural Review Board (ARB) has the authority to approve and disapprove all changes in the exterior of any lot or house. This includes all structures built, landscaping, major tree removal, fencing, roof colors and materials, and exterior color schemes. Full ARB Guidelines are posted on the Turnberry website and it is the responsibility of the owners to be familiar with these guidelines.

19. All homes must comply with the Turnberry landscaping rules. All yards must have irrigation coverage of 100% of landscape area. All yards must be sodded with St. Augustine grass solid in areas other than plant/shrub beds. and approved hardscape. A landscaping plan indicating plant, tree, sod locations, plant types, quantities and sizes, hardscape location and materials drawn to scale on the site plan must be submitted and approved prior to the commencement of house construction. An copy of the approved WGV Plant Palette is included as part of these Guidelines.

20. Concrete sidewalks must be constructed and maintained according to and in the locations shown on the approved Site & Engineering Plans on file with St Johns County.

21. The standard Turnberry mailbox and post design must be installed.

22. No window or wall air conditioning units shall be permitted. All HVAC equipment, pool/spa equipment and irrigation well equipment must be enclosed with a 4-foot-tall opaque screen enclosure wall which matches the color and material of the house. Additionally:

- The enclosure must enclose from the front yard, side yard and lakefront yard and must be either “L” shaped or “C/U” shaped.
- In cases where the equipment is located in rear yards, and the rear yard is a “private” yard due to orientation onto Conservation Areas, the enclosure should enclose from side yard and from the porch/lanai areas in a “twin-wall” layout.

23. Construction is allowed during the following hours:

Time of Year	Monday - Friday	Saturday	Sunday & Holidays
Daylight Savings Time	7:00 a.m. to 7:00 p.m.	8:00 a.m. to 3:00 p.m.	None Allowed
Eastern Standard Time	7:00 a.m. to 6:00 p.m.	8:00 a.m. to 3:00 p.m.	None Allowed

Holidays include New Years Day, Easter Day, Memorial Day, July 4th, Labor Day, Thanksgiving Day, Christmas Day and other Federal nationally recognized holidays.

24. Construction bins for trash must be provided during the entire construction term of each house. Construction trash, lunch wrappers, etc. must be picked up and placed in the bins daily. Bins need to be emptied on a regular basis so that the site of the house under construction appears neat and clean. Construction bins, and all material related to construction must be placed on the lot itself and not in the street, common area, or neighboring lots.

25. Sidewalks must be kept clear of all vehicles, material and other construction equipment. Stockpiling of any construction materials, sand or rock in the streets is strictly prohibited even for short durations.

26. Silt plastic fencing must be placed along the top of the lake bank or rear Conservation Area Boundary behind each house and along each side during the entire construction to prevent trash, debris and/or silt or fill dirt from blowing or being placed outside the construction area.

27. It is the responsibility of the owner to ensure the home compiles with the Turnberry Architectural Standards and Guidelines. If there is any non-compliance issue, Turnberry has the right to demand the non-compliance issue be corrected at the owner's cost.

Saint Johns Architectural Review Committee (SJARC)

PARTIAL REQUIREMENTS

World Golf Village /Turnberry Community

***Applicants remain responsible for adherence to the complete Standards and Guidelines**

General

1. You are responsible for maintaining a clean and orderly construction site, as well as cleaning any debris, dirt, concrete or other construction spillage (as a result of your construction) from the neighborhood streets. Stockpiling of building material is never allowed in the streets.
2. You are responsible for coordinating your driveway location with the existing tree, streetlight, curb drain, utility cabinet locations and street signage.
3. You are responsible for the protection and/or replacement (in the event of damages) of all street and right of way enhancements which front your lot including irrigation, lawn, street trees, street lighting, sidewalks, curbs, curb inlets, signs, pavement and underground utilities/services.
4. You are responsible for ensuring no disruption to the street irrigation system as a result of your site access.
5. You are required to use the driveway location and curb cut as your primary site access during construction.
6. All lot sales, home sales and model home signs must adhere to the Standards and Guidelines. Individual contractor/trade signs are prohibited. Appendix 5.0 for further details.

Landscape

1. No site clearing shall occur prior to approval of site and landscape plans.
2. Homes in Turnberry must have a minimum 7 trees (2 hardwoods).
3. All hardwood canopy trees must be a minimum of 3 ½ - 4" caliper with a minimum height of fourteen (14') feet at time of planting.
4. All other ornamental, flowering and evergreen trees must be a minimum of 2 ½ to 3 ½" caliper with minimum height of ten (10') feet at time of planting.
5. Foundation shrubs should be planted in double staggered rows and wrap at least twelve (12') feet around building corners.
6. Irrigation can be provided with individual wells or use potable water. All wells must have a de-ionizing apparatus to eliminate rust staining, plus must be fully automatic with clock controls and moisture sensors.

Lot Layout Amenities, Equipment and Enclosures

1. Sitting of buildings and driveway must take into account adjacent development to ensure privacy between buildings and variety in garage and driveway alignments.
2. Driveway special paving materials (stone, brick, concrete unit pavers, colored & stamped concrete) must stop at the sidewalk. The driveway between sidewalk and curb must be concrete. Sidewalk concrete paving shall continue across driveways to create continuity of the sidewalk. In certain situations, with review and approval, special driveway paving materials can be installed between the sidewalk and curb, but in all cases, the concrete sidewalk shall continue, uninterrupted through the driveway in both material and pattern.
3. Equipment all equipment including AC units, pool and spa systems, irrigation wells and trash containers must be enclosed with an opaque screen wall to match color and materials of buildings.
The screen wall must be a minimum 4' 0" in height, enclose from both front & side yard, and be complimented with shrub plantings.
4. Pool screen enclosures must be black or dark bronze framed and use dark charcoal colored screening.
5. Mailboxes all mailboxes must adhere to the Standards and Guidelines.

Setbacks

1. Setbacks shall be measured either from the right of way line, rear property line, top of lake bank, a conservation or landscape easement or side property line, whichever is most restrictive.
2. Setbacks are measured from the exterior building wall, not from the overhanging eave.

Architectural

1. All metal eave drips and all roof penetrations must be painted the color of the roof.
2. All shutters must be a minimum $\frac{3}{4}$ width of window; preferably full width.
3. A row of window lights must be added to the top of all garage doors. Architectural detailing and hardware can suffice in lieu of windows with review and approval.
4. All four (4) elevations of a home must be architecturally treated and detailed to compliment the building style and character.
5. Exterior wall finishes may be stucco, dryvit stucco or brick. The use of aluminum or vinyl siding or other wall finishes is prohibited.
6. Architectural detail and accents using stone products (native stone or simulated stone) will be reviewed specific to their application, location and extent.

Lakefront

1. No docks, bulkheads, or other structures shall be constructed on lake embankments.
2. No gas or diesel driven boats shall be operated on any lake.
3. All lake front yards shall have either full sod or native grasses or a combination, installed down to the normal water line.

Site Hardscape and Amenities

1. All plans and proposals for play equipment, screen walls, built-in planters, site lighting, site walls, fences, driveways (including designs for circular drives), fixed lawn ornaments (including fountains) and other site amenities must be submitted for review and approval.

WGV PLANT PALETTE

PALMS AND TROPICAL SPECIES

In order to acknowledge the desires of homeowners who want to plant palms and other exotic species; their use, arrangement and location is regulated through review and approval prior to their installation. The use of many of the native and naturalized, low growing, shrub height palm species, particularly in association with pool and courtyard areas is also subject to review and approval.

SJARC Prohibited Palms

- | | | |
|--------------------------|-------------------------|---|
| <input type="checkbox"/> | Sabal Palm/Cabbage Palm | <i>Sabal Palmetto</i> |
| <input type="checkbox"/> | Queen Palm | <i>Arecastrum romanzoffianum</i> |
| <input type="checkbox"/> | Zaheedi Palms | <i>Phoenix dactylifera, va. Zaheedi</i> |
| <input type="checkbox"/> | Chinese Fan Palms | <i>Livistonia chinensis</i> |

SJARC Acceptable Palms

- | | | |
|--------------------------|--------------------------|------------------------------|
| <input type="checkbox"/> | Pindo Palm or Butia Palm | <i>Butia Capitata</i> |
| <input type="checkbox"/> | Sago Palm | <i>Cycas revolute</i> |
| <input type="checkbox"/> | Windmill Palm | <i>Trachycarpus fortunei</i> |
| <input type="checkbox"/> | Pygmy Date Palm | <i>Phoenix roebelenii</i> |

SJARC Regulated Palms (must obtain pre-approval for specific use and location)

- | | | |
|--------------------------|-------------------------------------|------------------------------------|
| <input type="checkbox"/> | Mexican Fan Palms | <i>Washingtonia robusta</i> |
| <input type="checkbox"/> | Canary Island Date Palm | <i>Phoenix canariensis</i> |
| <input type="checkbox"/> | Medjool Date Palm | <i>Phoenix dactylifera Medjool</i> |
| <input type="checkbox"/> | “Silver” Date Palm (Sylvester Palm) | <i>Phoenix sylvestris</i> |

WGV PLANT PALETTE

COMMON NAME TREES

BOTANICAL NAME

Bald Cypress	<i>Taxodium distichum</i>
Black Gum	<i>Nyssa sylvatica</i>
Lilac Chaste Tree	<i>Vitex agnus-castus</i>
Crape Myrtle	<i>Lagerstroemia indica</i>
Dahoon Holly	<i>Ilex cassine</i>
Drake Elm	<i>Ulmus parvifolia 'Drake'</i>
Golden Rain Tree	<i>Koultreuteria paniculata</i>
Hollies (E. Palatka/Savannah/Foster's)	<i>Ilex opaca / varieties</i>
Laurel Oak	<i>Quercus laurifolia</i>
Leyland Cyprus	<i>Cupressocyparis leylandii</i>
Live Oak	<i>Quercus virginiana</i>
Loblolly Bay	<i>Gordonia lasianthus</i>
Loblolly Pine	<i>Pinus taeda</i>
Loquat	<i>Eriobotrya japonica</i>
"Patio" Ligustrum	<i>Ligustrum (tree-form)</i>
Redbud	<i>Cercis <u>Canadensis</u></i>
Red Maple	<i>Acer rubrum</i>
River Birch	<i>Betula nigra</i>
Shumard Oak	<i>Quercus shumardii</i>
Slash Pine	<i>Pinus ellotii</i>
Southern Magnolia	<i>Magnolia grandiflora/varieties</i>
Sweet Gum	<i>Liquidambar styraciflua</i>
Weeping Willow	<i>Salix babylonica</i>
Yaupon Holly	<i>Ilex vomitoria</i>

WGV PLANT PALETTE

SHRUBS

Azalea	<i>Rhododendron sp.</i>
Camellia	<i>Camellia japonica</i>
Cape Jasmine	<i>Gardenia jasminoides</i>
Cassia	<i>Cassia species</i>
Cleyera	<i>Clerya japonica</i>
Coontie	<i>Zamia floridana</i>
Dwarf Yaupon Holly	<i>Ilex vomitoria 'Nana'</i>
Florida (Japanese) Anise	<i>Illicium anisatum</i>
Fragrant Tea Olive	<i>Osmanthus fragrans</i>
Glossy Abelia	<i>Abelia grandiflora</i>
Hollies	<i>Ilex varieties</i>
Indian Hawthorn	<i>Raphiolepis indica</i>
Japanese Boxwood	<i>Buxus microphylla</i>
Japanese Pittosporum	<i>Pittosporum tobira (green, not variegated)</i>
Lantana	<i>Lantana camera</i>
Ligustrum	<i>Ligustrum, Japonicum</i>
Loropetalum/Razzleberry	<i>Loropetalum varieties</i>
Pindo Palm	<i>Butia capitata</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Primrose Jasmine	<i>Jasminum mesnyi</i>
Privet	<i>Ligustrum sp.</i>
Sago Palms	<i>Cycas species</i>
Sandankwa Viburnum	<i>Viburnum suspensum</i>
Schip Laurel	<i>Prunus laurocerasus 'Schipkanesis'</i>
Southern Wax Myrtle	<i>Myrica cerifera</i>
Thryallis	<i>Thryallis glauca</i>
Yaupon Holly	<i>Ilex cornuta</i>

GROUND COVERS/VINES

Asiatic Jasmine	<i>Trachelospermum asiaticum</i>
Boston Fern	<i>Nephrolepis exaltata</i>
Cast Iron Plant	<i>Aspidistra elatior</i>
Confederate Jasmine	<i>Trachelospermum jasmoides</i>
Daylilly hybrids	<i>Hermerocalis hybrida</i>
Evergreen Giant Liriope	<i>Liriope muscari 'Evergreen Gant'</i>
Lily Turf / Border Grass	<i>Liriope muscari</i>
Mondo Grass	<i>Ophiopogon japonicus</i>
Dwarf Gardenia	

WGV PLANT PALETTE

LAWN/GRASS

St. Augustine Grass (Floritam)	<i>Stenotaphrum secundatum</i>
Zoysia (Empire)**	<i>Zoysia japonica</i>
Bermuda Grass**	<i>Cynodon dactylon</i>

NATIVE & ORNAMENTAL GRASSES

Bear Grass	<i>Yucca smalliana</i>
Cordgrass	<i>Spartina bakerii</i>
Elliott Lovegrass	<i>Eragrostis elliottii</i>
Fakahatchee Grass	<i>Tripsacum dactyloides</i>
Muhly Grass	<i>Muhlenbergia capillaris</i>
Seashore Dropseed	<i>Sporobolus virginicus</i>
Seashore Jointgrass	<i>Paspallum vaginatum</i>

* Note: Pampas Grass (*Cortaderia selloana*) is PROHIBITED.

Bamboo Plants (all varieties) are PROHIBITED

** Regulated grass depending on coverage and adjacent areas.

WGV PLANT PALETTE

PLANTS WITH TROPICAL CHARACTERISTICS

Ginger	<i>Alpinia purpurata</i>
Australian Tree Fern	<i>Alsophila australis</i>
Cassia	<i>Cassia alata or excelsa</i>
African Iris	<i>Moraea or Dietes iridioides</i>
Pineapple Guava	<i>Feijoa sellowiana</i>
Cape Jasmine	<i>Gardenia jasminoides</i>
White Ginger	<i>Hedychium coronarium</i>
Mallow Rose	<i>Hibiscus moscheutos</i>
Lantana	<i>Lantana camara (borderline, freeze prone)</i>
Cape Plumbago	<i>Plumbago auriculata</i>
Philodendron	<i>Philodendrum selloum (freeze prone)</i>
Jerusalem Thorn	<i>Parkinsonia aculeata</i>
Loquat	<i>Eriobotrya japonica</i>
Japanese Fatsia or Aralia	<i>Fatsia japonica</i>
Laurel – leaved Snailseed	<i>Cocculus laurifolius</i>
Trailing Lantana	<i>Lantana montevidensis (borderline, freeze prone)</i>
Crape Myrtle	<i>lagerstroemia indica (do not “hat rack”)</i>
Elderberry	<i>Sambucus mexicana var. bipinnata</i>
Star Jasmine	<i>Jasminum multiflorum</i>

Note: For a list of “deer tolerant” plants and/or for a list of the most desirable “Deer Food” plants, contact the SJARC or go the University of Florida IFAS extension website at www.edis.ifas.ufl.edu