

SOMERSET PARK

ARCHITECTURAL CONTROL COMMITTEE STANDARDS

GENERAL:

- The plant materials chosen for the avenues and entrances are indicative of the community's commitment to establish the character of the landscape of (Somerset Park) abbreviated as "SSP" and to protect and enhance the environment.
- The planting on each lot must work within the overall community framework to achieve a continuity of landscape, rather than a hodgepodge of separate elements. The plantings must be able to stand up to the rigors of the Central Florida climate, with its winters, tropical summers, and hot sun while creating exterior living space and allowing for privacy. Tender plants such as Ixora, Croton, Hibiscus, Acalpha, etc., will not be allowed as accent plants, as they have a short-lived lifespan and will die in the colder months.
- SSP boundaries are soft and landscaping between neighboring lots must flow into each other without creating an abrupt edge.
- All Street trees must be provided by the minimum specific type per lot and size, specifically Caliper and Overall Height minimums per the attached Street Tree Exhibit – per approved Somerset Street Trees Plan approved by Orange County.
- The Architectural Control Committee ("ACC") has the right to review all proposed modifications to the exterior of the property. Applications must be submitted to the ACC and approved prior to the start of any work.

LANDSCAPE MATERIALS

- The landscape design of each residence must conform to the Orange County Guidelines of the Municode, conform to the "Florida Friendly Landscaping" guide, and must be approved by the ACC. In this Somerset Park community, each lot is required to have a minimum of Three Major Canopy type trees: two in the front yard and one in the rear yard. Examples of Major Canopy trees include: Oaks, Magnolias, and Elms – see the attached Exhibit by types.
- The ACC recommends the use of plant material on the "Somerset Park: Suggested Plant Materials List" - Exhibit attached. It prohibits the use of plant material not included on the list without the specific approval of the ACC.

PLANTING REQUIREMENTS

Per "The Somerset Park: Suggested Plant Materials List", a Plant Palette has been established for the lots within this SSP Community. These lists are to be used as guidelines in the plant material section and were derived from the plant's capacity to survive in the environment and compatibility with other plants in SSP. Each builder or homeowner will be required to install a minimum amount

of landscape planting. A minimum of \$5,000.00 must be spent on plant material, excluding sod and irrigation, for lots under 60 feet wide at the street. A minimum of \$7,000.00 must be spent on plant material, excluding sod and irrigation, for Lots 60 feet and greater at the street. The ACC may approve a lower budget due to the natural characteristics of the lot. A unit cost breakdown shall be submitted to the ACC prior to final landscape approval. Street trees are not to be included in this sum. All lots must have 100% timed and zoned irrigation coverage.

- Each lot shall plant a minimum of three (3) Canopy Type Trees (minimum 10' to 12' in height, and 3' to 10' canopy width/spread with a 3" minimum to 4-1/2" caliper), two (2) of which shall be planted in the front yard and the street tree selection needs to conform to type and spec. shown on the attached Somerset Park Street Tree Plan Planting Scheme Exhibit, as and above the required by Orange County Municode standards.
- The intent of landscape development of each street and each lot is to provide a sense of community identity. The planting scheme should attempt to have as mature an effect as possible at the time of installation.
- Plant composition should employ a compatible variety of plant types in order to build a pleasant transition from property to property.
- Sodded Grass specifications: In order that visual continuity between the lots is maintained, the grass shall be a 'Floritam' St. Augustine variety at a minimum. If with permission only, 'Empire' Zoysia sod is requested, at no point should the edge of property of this type of sod be used next to another adjacent property's lawn or parkway area, and it must be bordered by a shrub area so that this type does not run into the adjacent property lawn type as it will rapidly spread and take over the "Floritam" sod areas.
- Mulch: The Preferred Mulch type is natural Shredded Hardwood. All colors of Cypress Mulch, Rock Mulch, and all other Rubberized or other Colored Mulch is strictly prohibited. The only other two natural material mulches that may be used are: Pine Straw and Mini-Pine Bark Nuggets (3/4" to 1-1/2" size). Larger Pine Bark Nuggets tend to wash away, and may not be utilized for mulching of shrub beds. Medium brown river rock is also acceptable as a mulch.
- Edging of sod to shrub and ground cover beds: All planting beds shall have hand cut edges preferably, and **no prefabricated brick or colored or grey concrete pavers flat or turned on edge, or no manufactured edging will be allowed. Grey or Colored Concrete Poured or Extruded edging of any kind is specifically prohibited.** Metal edging may be optionally accepted only when submitted for review, and it is installed low to the ground and not visible from the street. Black or Dark Brown Recycled Plastic edging may be permitted only when submitted for review, so long as it is installed low and not readily visible from the street, as well.

ACCEPTABLE PLANT PALETTE:

- Acceptable Shade/Street Trees: per the attached Exhibits of: "Somerset Park: Suggested Plant Materials List", and Overall Street Tree Planting Scheme by lot and types plan.
- Acceptable Accent/Flowering Trees: per the attached Exhibits of: "Somerset Park: Suggested Plant Materials List", and Overall Street Tree Planting Scheme by lot and types plan.

- Acceptable Palms: per the attached Exhibits of: Somerset Park: Suggested Plant Materials List, and Overall Street Tree Planting Scheme by lot and types plan – Palm plantings should be limited to no more than three per lot, and Palms do not count as Canopy Tree types.
- Acceptable Shrubs, Grasses, Ground Covers, and Perennial Color: per the attached Exhibits of: Somerset Park: “Suggested Plant Materials List” and Florida Friendly Landscaping Guide.

UNACCEPTABLE TREES/SHRUBS (as they are identified as Florida invasive or undesirable types):

The following trees and shrubs are NOT acceptable, for landscaping within Somerset Park SSP property areas:

Brazilian Pepper (Schinus spp.), Punk Trees (Melaleuca spp.), Mimosa (Albizia spp.), Australian Pine (Casuarina spp.), Chinaberry (Melia azedarach), French Mulberry (Morus alba), Ear Tree (Enterolobium cyclocarpum), Cherry Laurel, Eucalyptus Species (Eucalyptus all species), ACCor Vitae (Thuja orientalis), or Melaleuca.

All landscape must be maintained horticulturally correct on a regular and seasonal basis. Pots, Benches, Statues, Fountains, and Gravel in front yard areas of what should be foundation planting shrub and ground cover areas all visible from the street will not be acceptable.

FENCING:

Fencing can be constructed either of Aluminum Picket type for View Fences similar to the community park, or of PVC for Privacy type fencing similar to the model homes near the front of the development. The Aluminum Picket-type View Fences should be BLACK in color only. All PVC type Privacy Fences must be WHITE in color only. No other types or colors will be allowed, and all fencing and yard gates must comply with Orange County Code, and must be submitted for ACC approval prior to any permit through Orange County.

SCREENING OF ON GRADE EQUIPMENT:

All Equipment types that land on the ground plane must be screened from site with either a vegetative 3-4 foot tall at planting minimum shrub hedge or a fence. This would include all mechanical equipment - this list not fully inclusive: AC units, Water Softeners, Pool Equipment, Solar related Equipment and Panels, Antennas or Satellite Dishes, Compost Bins, Trash Cans or Waste and Recycling Containers, Bike Racks, Boats, Personal Watercrafts, Storage Tanks, etc. All of these additions to any yard areas or the house unit must be approved by the ACC prior to installation.

RESTRICTIONS:

- Outside clotheslines are prohibited.
- Storage sheds are prohibited.
- Dog Runs and Animal Pens of any kind are not acceptable, unless properly applied for through ACC approval and these areas must be properly screened and shown on the application.
- Excessive landscape lighting on the property is prohibited. All exterior Landscape or Architectural Lighting must be submitted and approved by the ACC prior to installation.
- Permanent basketball goals, basketball standards, or backboards which are or would be visible from the street need to be submitted for ACC review. Portable basketball equipment may be used, but must be folded and stored and put away on a daily basis at night, and not visible from any street.
- Skateboard or Rollerblade ramps and soccer or hockey goals shall be stored and removed on a daily basis at night, or they must be contained in the rear yard and screened from the street – these are subject to ACC review and approval.
- Any exterior modifications to the property, not already outlined previously (including but not limited to pools/spas, pergola/trellises, fire pits, satellite dishes, outdoor kitchens, play sets, and cabanas) will require a review by the Somerset Park ACC.
- All proposed yard and home/dwelling modifications must comply with the Somerset Park ACC Guidelines, and meet Orange County Building Code.