



HEARTWOOD AT RICHMOND HILL

RESIDENTIAL GUIDELINES



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WELCOME TO HEARTWOOD

WHERE LOCATION IS EVERYTHING,
AND YOUR LIFESTYLE IS
EVERY THING.

Heartwood is a vision of those who dared to see the forest through the trees. A place with a purpose—to engage people and the landscape together in an inspired way of living that enhances the lifestyle that organically exists. Heartwood emerged naturally from the old soul that is Richmond Hill, Georgia.

Imagined as a new part of a historic town, located just south of Savannah, Georgia, Heartwood at Richmond Hill is nestled in the heart of the Lowcountry. Inspired by the beauty and durability of the forests, this is a place with deep roots and a lot of character. The seeds were planted long ago.

CORNERSTONES

LOWCOUNTRY. Enhancing and sustaining the existing culture of the Lowcountry and its innate, unparalleled beauty.

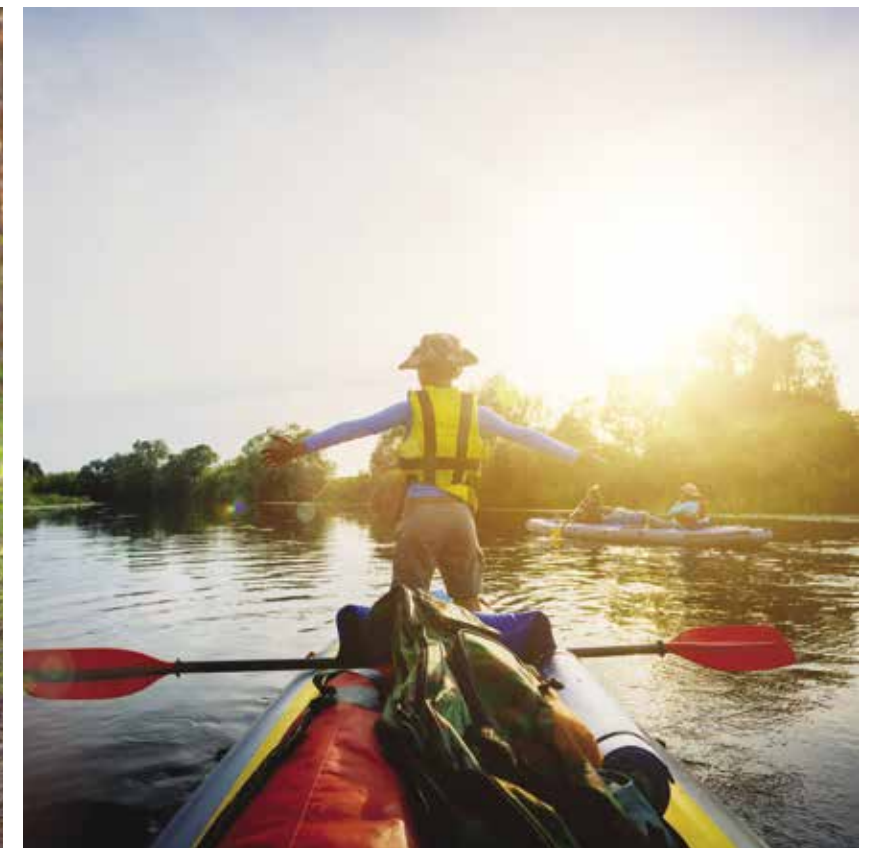
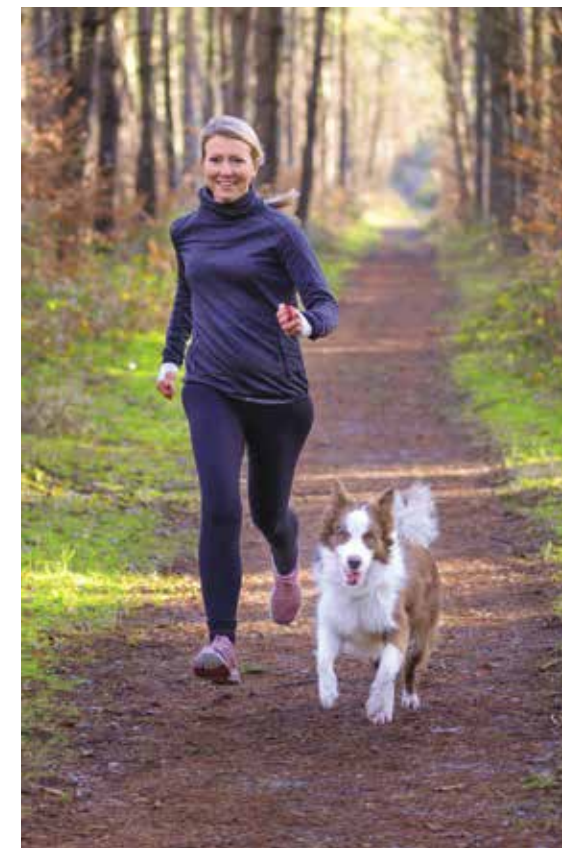
ROOTS & SOUL. Embracing and celebrating our region's deep roots and history. We trust the less-traveled path guided by old soul wisdom, we promise to never lose sight of purposeful planning.

KIDS & DOGS. Being a kid is not defined by age here. This place is a playground and your best friend is welcome everywhere.

STEWARDSHIP. A collaboration with leaders and stakeholders to steward and perpetuate authentic beauty, natural resources, civic infrastructure, and small town character.

LEARNING LANDSCAPE. Creating opportunities for learning and promoting a knowledge-driven town that connects with innovation and discovery.

BE HEALTH™. By intentional design, we're integrating built, natural, operational, and virtual environments to support the goal of ultimate community health.



HOW TO USE THESE RESIDENTIAL GUIDELINES

The Heartwood Residential Guidelines have been carefully created to produce a high-quality community with a cohesive attitude. Prior to designing product for Heartwood or submitting previous residential product offerings, the following guidelines should be thoroughly studied and understood. The design guidelines are broken into 3 distinct sections: Submittal Process, Architecture, and Landscape; careful planning of Heartwood homes will follow all 3 sections. The guidelines shall be enforced in a consistent manner to ensure equality for all builders and homes. However, the Design Review Committee (DRC) does reserve the right to make concessions on a case-by-case basis. Any concessions made are lot-specific and shall not be applied to other designs, lots, or phases both past and future.

The overall goal is to create a beautiful community with intrinsic value for both home builders and residents.

STEP ONE: REVIEW REQUIREMENTS AND SUBMITTAL PROCESS

On the following page, review the submittal process for new homes in Heartwood. It is broken into 3 separate phases to create an efficient review process. Builders will be given access to a portal where all communication will take place.

STEP TWO: ARCHITECTURAL GUIDELINES

Once the footprint and type of home have been identified, conceptual floor plans and elevations can be generated by following the Architectural Design Standards. Builders & owners should clearly understand the Architectural Design Standards and what will be required in the field to properly execute the plans.

STEP THREE: LANDSCAPE GUIDELINES

A minimum standard for landscaping is defined in the Landscape Guidelines and those minimum requirements should be in place before turning homes over to their owners. The spaces in between homes are just as important, if not more important, than the homes themselves.

Additionally, a wide range of plant species have been selected on the vegetation palette section to create a cohesive landscape and to prevent the introduction of invasive or visually inappropriate species.

BUILDER PLAN REVIEW & SUBMITTAL PROCESS

All builders at Heartwood should familiarize themselves with the DRC review process. All residential product to be built in the community will be subject to the same review process and design standards in order to create a cohesive sense of place and a fair market. Initial submittals will focus on the products, plans, and elevations that are not lot-specific for general review. Approved plans and elevations may be then submitted for lot-specific review. This submittal will be made through Heartwood's proprietary online portal. The builder will receive training on process for efficient DRC approvals.

1

SUBMITTAL 1

Conceptual product review and master model plan approval.

This submittal will be the initial review of a Builder's intended product at Heartwood. High-level commentary focus on floor plans, elevations, typical landscape conditions, materials, and proposed paint schemes.

2

SUBMITTAL 2

After the conceptual review in submittal one, **Builders should submit final construction drawings and overall masterplan to the DRC for full review.** Any comments made in the concept review should be incorporated in the CD sets. This review is to focus on the product offering itself and the DRC recognizes that residential product offerings will be offered a multitude of times throughout the build out of Heartwood. With this in mind, submittal two is not lot-specific.

3

SUBMITTAL 3

With an approved residential product, **Builders can make a lot-specific submittal.** This should include floor plans, elevations, landscape plan, site plan illustrating setbacks, fences, monotony code review, and focus lot specific requirements.



HEARTWOOD ARCHITECTURAL GUIDELINES

The architectural pattern and associated guidelines have been designed to create a lasting sense of community through quality construction. The following sections will outline inspiration, guidelines, and requirements for all Heartwood homes. These sections include the preferred architectural details and design standards regarding porches, openings (doors, windows, shutters, etc.), trim and detailing, eaves/roofing, garages, and rear porches/ screened patios.

DESIGN STANDARDS

ROOFS

While not always the most important aspect to home buyers, roofs have a profound impact on the a home’s appearance and the overall visual quality of our community at Heartwood. As such, the following guidelines of Massing, Pitches, and Materials have been outlined:

MASSING:

Predominately hipped, gabled, and shed roof forms shall be used at Heartwood. European style roof forms such as gambrels, half-hips, radius / curved rakes, and flat roofs should be avoided due to their conflict with traditional architectural styles.

PITCHES:

The Lowcountry region has a mix of low and steep pitched roofs that can be combined to create a diverse streetscape.

The minimum pitches on the main body of the home are as follows:

- Front Facing Gables: 6:12
- Side Facing Gables: 5:12
- Hipped/Shed: 5:12

The minimum pitches on the secondary elements of the home are as follows:

- Front Facing Gables: 3:12*
- Side Facing Gables: 3:12*
- Hipped/Shed: 2:12*

*Low pitches may be subject to DRC Approval

MATERIALS:

- Due to the scale of roofs on our homes, use of high-quality roofing materials that will last many seasons are encouraged.
- Cement tile (Flat or Barreled), Standing Seam or 5V Metal (Pre-finished in traditional colors), or architectural shingles (Fungus resistant, 25-year min). Flat / 3-tab shingles, gravel, or any-type of plastic roofing shall not be used.
- Copper is not allowed to be used on roofs.
- Light colored shingles are not permitted. Only darker color options are permitted such as black or weathered wood.
- All patio and Lanai roofing materials must match the main structure or should be metal roofing appropriate to the style of the home.
- Pre-fabricated patio enclosures with pan-type roofing shall not be used. Shingles shall not be used on pitches less than 4:12.

DESIGN STANDARDS

EAVE STYLES + DETAILS

How roofs terminate is very important to the overall look and feel of the elevations. They should be executed as follows:

EXPOSED RAFTERS:

Rafter trails are encourage to be exposed when appropriate and may be either plumb or square cut. Min. 1x4 fascia is required.

SLOPING BOX EAVES:

Enclosed eaves which have a sloping underside/soffit are encouraged. The slope should be continuous and not switch to a flat soffit when meeting the exterior wall.

FLAT SOFFITS + EAVES RETURNS:

When using a 'flat soffit'/underside of eave, a gable return is recommended. "Pork chop" eaves in which a flat soffit transitions to a raking eave are not encouraged.

The pitch of roofing within eave return shall not exceed 3:12 and should match the roofing material of the home or be metal.

SOFFITS:

Shall be cementitious or vinyl material.

Vented soffit boards and acceptable and "puck" style vents are encouraged when appropriate.

ACCENT FEATURES

CUPOLAS:

- May be used when appropriate to the style of the homes
- They shall be subordinate to the scale of the roof massing on which they are located
- They shall be hip, square, or hexagonal with roofing per previous sections.

DORMERS:

- Shall be gable, shed, or hipped in form and are encouraged throughout Heartwood, but will be subject to review.
- Dormers should be subordinate to the home in scale and create a complementary relationship with roofing per previous sections.

CHIMNEYS:

- Shall match the foundation and/or masonry material of the home when located on an interior wall.
- When located on an exterior wall, the chimney shall be continuous from grade to its terminus.
- Chimneys shall be clad in only brick.

DESIGN STANDARDS

DECORATIVE ELEMENTS

SHUTTERS:

- Recommended to be proportionate to 1/2 the width of the window.
- Shutters shall be a long-lasting composite material to avoid warping and decay in wood.
- Visible, operable hardware is encouraged even if the shutter is not operable.

BRACKETS + MODILLIONS:

- These items shall be sized and mounted in order to appear to visually support the elements above.
- The horizontal member should extend past the fascia board when adjacent to the roof (e.g. a 12" roof overhand would require a 14" deep bracket/modillion).
- Elements should be painted or stained to match the overall color scheme and may be constructed of wood or composite/PVC.

PORCHES

SCALE + DIMENSIONS:

- Porches must be used on 60% of homes, and when used shall cover a min. of 50% of the front elevation (excluding the portion front-facing garages).
- Porches in Heartwood are intended to be functional, and thus must be a minimum of 8' deep.
- Bump-outs in the exterior elevation should not reduce the depth to less than 25% of the porch.

COLUMNS + BEAMS:

- The structure supporting porch roofs should be light in scale and must visually support elements above.
- The face of columns shall align with the face of beam above.
- Cantilevered beams or other non-traditional support structures are not allowed.

FOUNDATION / STEPS:

- Foundations are intended to be "two-board" raised construction.
- Porches should have a min. of (2) two steps up or 12" from grade and no more than 5 steps or 36" unless approved by the DRC.

DESIGN STANDARDS

EXTERIOR WALLS

CONSTRUCTION:

- All exterior walls shall be constructed in accordance with the Georgia Residential Building Code and any AHJ.
- Walls should be constructed of concrete masonry-units (CMU), wood, or steel stud framing.
- All exterior cladding material shall be of a high quality to create a lasting facade and maintain its integrity through many seasons without burdening homeowners.

MATERIAL USAGE:

- Heartwood homes should use a diverse set of exterior materials that is in alignment with the aforementioned architectural styles to create a dynamic streetscape.
- However, there can be too much of a good thing. Each elevation will be limited to a max. of 2 different cementitious materials to avoid creating too “busy” of an elevation. A max. of 3 materials may be used if 1 of the materials is brick.

APPROVED MATERIALS:

- All exterior walls shall be clad in the following approved materials and finished accordingly. Exposed concrete and block walls are not permitted. Metal finishes are generally not allowed unless they complement the design/style of the home and are approved by the DRC. Permitted materials are:
 - Horizontal Lap Siding (max 6” exposure - smooth finish recommended; wood grain allowed)
 - Board + Batten (battens shall align with openings/trim and occur at logical places)
 - Shingle Style (flat or offset pattern)
 - Brick (shall be modular size and include soldier/rowlocks per these guidelines)
 - Stucco (shall be 3-coat portland cement stucco on metal lath. EIFS or sim. is not permitted)
 - Wood (Must be primed/painted or stained per color palette guidelines). Homeowners shall be responsible for maintenance of wood including, but not limited to, re-staining/painting periodically and/or replacing significantly warped or rotted material.

DESIGN STANDARDS

EXTERIOR WALLS

FINISH:

- To ensure a lasting facade that is stylistically appropriate, all exterior materials shall be finished per the following:
- All cementitious siding shall be primed (or pre-primed) and painted.
- If brick is to be painted, it must be primed with a masonry paint primer of matching color prior to painting.
- Vinyl siding is not permitted (except in soffits).
- Vertical siding (T11 or sim) is not permitted.
- Cultured stone is not permitted.

OPENINGS

Openings play an important role in the overall proportion, massing, and expression of homes at Heartwood. To ensure a positive impression, the following guidelines regarding openings have been established.

FRONT DOORS:

- Entry doors should complement the overall style and design of the home.
- Doors shall be stained wood or painted (fiberglass/composite or insulated metal).
- Muntins/lites in the glass inserts shall match the proportion of the windows for unified look. Vertical proportions are encouraged over horizontal proportions.
- An interesting color that shows some personality is encouraged at front doors. Screen doors are optional.

DESIGN STANDARDS

OPENINGS

WINDOWS:

- All homes at Heartwood shall have insulated glass windows complying with applicable building and energy codes.
- Windows should be vertical in proportion and avoid wide/short windows that look “fat”.
- Window sashes shall be standard colors including white, sand/tan, or dark-bronze/black and made of anodized alum. cladding, vinyl cladding, vinyl, painted wood, or composite PVC. (Cast alum. is not permitted).
- Window muntins/lites endemic to the Historic, Lowcountry vernaculars are required on all homes. Muntins/lites should create vertically-oriented panes within the sashes. Simulated-Divided lites (SDL) are highly encouraged, but Grill-Between-Glass (GBG) muntins are acceptable.

GARAGE DOORS:

- While single garage doors are highly encouraged, standard double garage doors are acceptable if provided with decorative panel pattern.
- Garage door construction shall be fiberglass, insulated metal, or metal pan.

GARAGE DOOR ACCENTING (FRONT-LOADED LOTS):

- At least one of the below garage accents must be included on front-load elevations to create relief around the doors. These include:
- Carriage-style sconce lights above or to either side of garage door
- Door Hardware (Carriage style handles and hinges)
- Trellis/Bracketed Roof feature encouraged above garage doors (This adds depth to facade especially if door and 2nd story facade are in the same plane. Trellis/Bracketed roof feature to span min. 1' past garage door edge on either side.)
- Glass Inserts (adds higher end look over solid metal door)

DESIGN STANDARDS

EXTERIOR TRIM

Trim plays an important role in illustrating high-quality construction and lends to creating an authentic feeling community. All homes shall utilize the following:

WINDOW TRIM:

- Shall be a min. trim size: 5/4x4. All windows shall have sill ('picture framing' not allowed). Window trim to be consistent on all elevations.

DOOR TRIM:

- Shall be a min. trim size: 5/4x4.
- Garage Door Trim: Shall be a min. trim size: 5/4x6 vertical trim, 5/4x8 horizontal trim.

FREIZE BOARDS:

- All elevations using cementitious siding should include a freize board to transition from exterior cladding to eaves/roofing.
- Freize boards to be min. 5/4x4.

FASCIA:

- Shall be min. 6" and max 8" unless using exposed rafter tails (4" fascia acceptable over exposed rafter tails).

DESIGN STANDARDS

COLOR PALETTE

ROOFS:

- Standing Seam/Shingle roof should be neutral in color in only black or weathered wood.
- Gutters and downspouts should also be neutral in color either corresponding with trim color or roof color (Black/Dark Bronze gutters may be used as a contrasting color to light/white trim colors).

EXTERIOR WALLS & PORCHES:

- Exterior porches should be thought of as trim elements painted in light neutral finishes (white, cream, light grey).

WINDOWS & DOORS:

- Window casing should be either white, grey, bronze, black.
- Window trim should be light in color (white, cream, light grey).
- Doors can be an accent color.

EXTERIOR WALLS & TRIM:

- Exterior walls should be neutral and nature inspired (no bright colored pastels) Greys, whites, creams, softer shades of green are all examples of acceptable exterior wall colors.
- Exterior wall trim should be light in color (white, cream, light grey) and should match color on windows and door trim.

GARAGES & CARPORTS:

- Garages and carports with trim details should be in white, cream, light grey.
- Wood garage doors are acceptable as long as they are stained and maintained to withstand Georgia weather.

DESIGN STANDARDS

SCREENED PORCHES + SCREENED ENCLOSURES

Screened enclosures can provide a comfortable way to enjoy the outdoors, but these areas must be carefully planned as to not detract from the home and show never negatively impact the public sight-lines at Heartwood. All screened-in porches and enclosures must be submitted to DRC for approval prior to commencement of construction.

- Screened enclosures are limited to the rear yard of the home and will be reviewed on a case-by-case basis by the DRC.
- The structure should match or complement the home in both color and material.
- Screened enclosures over pools are permitted to have screen roof panels, and in this case should be constructed of dark metal framing and screens (white, stainless steel or other bright colors are not allowed).
- All screened-in porches must be built in the same style as the home with materials that match the structure. Metal kick plates are not permitted, kick plates must be hardy board painted same color as exterior of home OR screens may go all the way to base of porch/pad.
- All screened-in-porches and screened enclosures must be submitted to the DRC for approval prior to the commencement of construction.
- The applicant should include relevant plans and elevations drawn to scale which depict materials, roof slopes, foundations, drainage (gutters/downspouts), and attachment details (when connected to home).
- All structures must be built to last and comply with any applicable local building codes.
- Post-construction screened porches will be reviewed on a case-by-case basis. While these will be limited to the rear of the home, they may be acceptable on the front of the home only if it is appropriate to the style of the elevation and is built of the utmost quality.

BUILDER + HOMEOWNER GUIDELINES

ANCILLARY STRUCTURES

Ancillary structures such as detached buildings and outdoor structures can contribute positively to the aesthetics of our community and increase the livability of our homes.

- Detached structures, such as garages, workshops, play structures, storage components, trellis/gazebos, pavilions, cabanas, etc. must be submitted to the DRC for review prior to the commencement of construction.
- These elements will be reviewed on a case-by-case basis and will only be allowed when they contribute positively to the neighborhood.
- Applicants are encouraged to submit plans and elevations drawn to scale which illustrate the scope of the project.
- Please note, the DRC is not responsible for any zoning or building code related review and these restrictions such as local building code, setbacks, easements, height requirements, etc. are the homeowner's and their contractors responsibility.
- All structures should be properly permitted through the local authority having jurisdiction (AHJ). Failure to meet these requirements can result in the removal and abatement of these elements at the homeowner's expense.
- These structures are encouraged to be in the rear yard and out of public view. When within the view of the public way, they should be placed as unobtrusively as possible and properly screened with landscaping.
- Structures must match the home in style, paint color, and material. Structures should never impede views to landscape areas such as ponds and open space and they should not negatively affect neighboring lots (including sight lines, shadows cast, etc).



HEARTWOOD LANDSCAPE GUIDELINES

Landscaping is the final step of the home building process and forms the glue that binds our community together. The quality of space between the building is just as important as the buildings themselves... if not even more. The use and preservation of native landscape materials is strongly encouraged throughout Heartwood. Planting strategies should strive to provide a significant impact, both visually and ecologically.

LANDSCAPE GUIDELINES

LANDSCAPE REQUIREMENTS

- Prior to occupancy of the home, the lot should be landscaped.
- County landscape and tree ordinances shall inform the requirements by which all landscaping shall abide.
- Nothing less than or reduced from the County requirements will be acceptable.
- Driveways and sidewalks shall be constructed of concrete or paver material based on approved palette. These materials must be submitted and are subject to review and approval by the DRC.
- Should any plant material become unsightly or die after installation, they shall be replaced with approved plants pending approval by the DRC.
- Where required, the area between the back of curb and the sidewalk and the area between the sidewalk and the property line should be sodded and irrigated by the owner of the adjacent property.
- All lawns must be sodded, not sprigged or seeded.
- All facades facing a public thoroughfare or public space must have a continuous foundation planting except where precluded by building access or parking areas. This face must be screened at least 50% by a 4-foot deep shrub and/or groundcover bed, at minimum.

HOMEOWNER MODIFICATIONS

- Any modification of builder-installed landscaping must be submitted to DRC.

GROUND COVER

- Mulch and pine straw shall be used as groundcover at all landscape beds and around all tree and shrub plantings outside of landscape beds.
- Groundcover shall be pine bark or pine straw.
- Groundcover should be consistent throughout the lot and shall not be mixed.
- Landscape beds should be kept weed-free through the use of groundcover elements. Landscape beds shall be maintained to keep a minimum depth of 3" and shall be replenished at regular and reasonable intervals or due to erosion or degradation.
- Other types of mulches will only be allowed within the residential private zone outside of the public view.

LANDSCAPE GUIDELINES

IRRIGATION

- The entire lot shall be watered using an automatic irrigation system controlled using a time clock and come equipped with rain sensors.
- Heartwood shall not contain or permit wells.
- Irrigation systems shall be adjusted seasonally to correspond with Bryan County requirements. They should be efficiently laid out to avoid over-spray and over-water/ponding.
- Owner's should take caution not to over-irrigate.

PLANT MATERIAL

- All grass/sod shall be Zoysia turf grass.
- Shrubs and hedges shall be a minimum 3 gallon and a minimum height of two feet (2') immediately after planting. Plantings intended to provide screening should be of a size and placement to fill in within the first growing season.
- Artificial vegetation is not allowed at Heartwood.

FOUNDATION PLANTING

- Foundation shrubs and plants are required along front elevation.
- Required along rear elevations that face main thoroughfares.

EDGING + BORDERS

- Edging and borders help mitigate mulch from washing out of planting beds.
- Homeowners may install edging with DRC approval per the following:
- Proposed locations for edging installation must be illustrated using a plot diagram accompanied by pictures of the desired edging.
- The color palette of the associated home should inform the design and color of the proposed border and shall not be taller than 3" above grade.
- The only locations edging may occur are along plant beds situated near the front, side, or back of the house. Edging around mulch beds for trees located between the sidewalk and street is prohibited.
- Prohibited edging types: wood, sculptured concrete, plastic

LANDSCAPE GUIDELINES

TREE REMOVAL

- No trees may be removed without the written approval of the DRC.

RAIN BARRELS

- Rain barrels designed for the purpose of capturing rain from the gutter systems may be screened with plants in an existing landscape bed on the side or rear of the house.
- Barrels should not exceed three (3') feet in height and should be a muted color so as to not stand out.

VEGETABLE GARDENS

- Vegetable Gardens may only occur in the area between the rear line of the house and the rear property line and must measure less than 300 sq.ft.
- They shall not occur in the front yard and must be regularly maintained (or removed).

GARDEN HOSES

- Hoses and associated attachments should be kept out of public view in a neat manner such as coiled behind landscaping or in a decorative container matching the style of the home and Heartwood community.

WALKWAYS, DRIVEWAYS, BRICK PAVERS

- The following are approved hardscape materials:
 - Concrete is the only approved hardscape material for front of home. Brick or concrete pavers are permitted in backyard but are subject to DRC review.
 - Asphalt and gravel are not allowed as primary hardscape materials
 - Driveways are not permitted to be wider than a typical 2-car driveway. When a 3- car garage is not avoidable, the width of driveway may curb out to accommodate the 3rd garage with DRC approval.

LANDSCAPE GUIDELINES

LIGHTING

- Lighting in Heartwood is an accent to our homes and landscape.
- It should not contain high levels of light or overly cool/cold color temperatures.
- Lighting should be of a pedestrian scale and of just enough intensity to provide safety and soft accents. All landscape lighting is subject DRC approval.
- Landscape lighting shall only be installed in landscape beds or along private sidewalks.
- Lighting elements are not allowed along the public way (sidewalks + streets) or driveways.
- Lights shall be black, dark bronze, earth toned, or a natural metal material.
- Each lighting element should be no less than 36" O.C. and should not exceed 18" in height in order to maintain a minimal visual impact during daytime and to limit intensity.
- Light fixtures, while not required, are encouraged to be dark sky compliant. At minimum, the lighting source must be shielded from direct view. Lighting should be carefully aimed and be an appropriate distance from its subject so as to not over-light areas. Tree-mounted lighting is not allowed. Hardware (outside of the fixture itself) shall be placed below grade or hidden from public view.
- Under no circumstance may a light shine into other properties or into public spaces such as streets or sidewalks.
- Rope / String lighting may only be used in the front yard/within public view during the winter holiday season. String lights may be used in limited amounts in private spaces within the rear yard so long as the light does not cast into neighboring homes/yards.

LANDSCAPE GUIDELINES

MAINTENANCE

Landscaping is a living environment that requires care and attention to maintain a beautiful state.

In order to create a lasting streetscape and quality community, builders and homeowners are expected to provide a reasonable amount of maintenance and care in perpetuity. This is for the greater good of the community in order to maintain a beautiful community and avoid negative impacts to home values or home sales.

The expectations are as follows:

- Turf grass shall be regularly mowed so that grasses do not exceed 3" in height.
- Lawns are expected to be fertilized, reseeded, aerated, and treated as required to avoid dead-spots and weed growth.
- No weeds or unsightly growth shall remain on lot within Heartwood. This vegetation is expected to be removed within a reasonable time frame and must be removed before being able to go to seed, replicate, or spread.
- Refuse piles and dead landscape shall be promptly removed.
- Turf Grass and hard edges must be regularly edged to prevent overgrowth. Creeping and vine-like plants must be regularly monitored to ensure they are not unsightly or overgrown.
- Homes sites which border ponds/lakes must maintain the sod/turf grass as close to waters edge as reasonable and should be held to the same standard as the rest of the yard. Homeowners are also required to remove any debris accumulating at the water's edge.

- Should renovations or improvements be made to the home and/or its landscape, the homeowner (and their contractors) must ensure the site is cleaned and clear of rubbish at the end of each working day. Careful attention should be paid to provide adequate receptacles for disposal to ensure no unsightly job sites.
- Debris cannot remain outside of a receptacle for more than 24 hours and should never impede a sidewalk, street, or other public right of way.
- The exterior of the home and extents of the lot should be regularly inspected and repaired to mitigate normal wear and tear over time. This includes, but is not limited to, landscaping, trim, gutters and downspouts, fences, porches/decks, paved areas such as driveways and sidewalks, and patios.
- Homeowners who fail to meet a reasonable level of maintenance as outlined in this section maybe subject to judgments by the DRC of HOA.
- This may include the DRC, HOA, and/or their contractors to enter the lot to perform the necessary maintenance and this act must be allowed by the homeowner and shall not be deemed as trespassing. Should this happen, the cost of any time and materials spent bringing the home and/or lot up to Heartwood standards shall be at the owner's expense.

LANDSCAPE GUIDELINES

OUTDOOR ENTERTAINMENT AREAS

Outdoor entertainments areas are highly sought-after additions to homes in Heartwood and are generally encouraged where appropriate.

This includes:

- Fireplaces/fire pits, kitchens, grilling stations, pools, etc.
- All outdoor entertainment areas are unique and thus will be individually reviewed by the DRC on a case-by-case basis.
- For review, the DRC request applicants submit a detailed narrative of the project including materials, fuel sources, equipment specifications along with site plans, elevations, 3D perspectives, and/or precedent photos.
- Outdoor entertainment areas are limited to the backyard of the home.
- These areas should be a minimum of ten feet (10') away from any structure (or greater if required by local AHJ or due to unique site conditions which would necessitate additional distance for safety) and should never be placed on top of combustible materials such as wood (including decks/porches).
- Any permanently-installed outdoor entertainment elements such as the ones listed here must be a part of a greater plan that integrates with the landscape, is appropriate to the home's design, and complements the overall vision for Heartwood.
- Any portable or temporary elements should never be used outside the backyard and should not be visible from the public way. These types of elements should be neatly stored away when not in use (if can be safely done).
- Open, non-enclosed fires (e.g. a campfire) are strictly forbidden.
- All fireplaces/fire pits and cooking stations (grills, smokers, etc.) must be built to local building codes and of non-combustible materials such as stone, brick, or steel.
- We are a tight-knit community and homeowners are required to ensure fires burn safely and are of an appropriate scale so as not to disturb neighbors.
- Failure to meet these requirements can result in the removal and abatement of these elements at the homeowner's expense.

LANDSCAPE GUIDELINES

APPROVED STYLES, MATERIALS, COLORS, + HEIGHTS FOR ALL FENCING

PRIVACY FENCE SPECIFICATIONS: 6’ Vertical “Shadow Box” style

- Material: Treated Lumber (no prefabricated fence panels will be permitted)
- Color: Sherwin Williams SW3566 Douglas Fir Oil based semi-transparent stain (same color as Outfitters)

ALUMINUM FENCE SPECIFICATIONS: 4’ “Bellhaven” style https://easternornamentalfence.com/fence_styles/three-rail-picket-fence/

- Material: Powder coated aluminum
- Color: Black

FENCE SPECIFICATIONS BY LOCATION:

FRONT

- ALL fences seen parallel with the front facade of a home shall be the 6’ privacy fence.
- A standard 4’ wide single gate is permitted along the side without the AC unit

SIDE

- ALL side yard fences shall be 6’ Privacy.
- Gates are prohibited on the shared side.

BACK

- Fences along back lot lines shall follow illustrations for allowable style (Privacy or Aluminum) depending on the location (see illustration).
- Double gates along the back are permitted depending on lot location.
- Standard 4’ wide single gates are permitted on back fences along ponds (see illustration). DRC may adjust according to plans.

INTERIOR LOTS:

- All interior lots with 10’ separation shall “connect” their fence at the halfway point of the property of the neighboring home with the closest halfway point to the road/front of home. DRC may adjust according to plans.

HOMES ALONG THOROUGHFARES:

- Must plant 4’ hedge at time of fence installation along thoroughfare side
- Shall not be permitted to have access gates along roadside of home
- Must be a minimum of 10’ from sidewalk

LANDSCAPE GUIDELINES

APPROVED STYLES, MATERIALS, COLORS, + HEIGHTS FOR ALL FENCING

PREFERRED FENCE CONTRACTOR:

Coastal Construction and Fencing

Brian Jenkins 912-655-6044



Privacy Fence Style

Note: Wooden fence is correct style. Stain color shown in swatch.

Sherwin Williams SW3566 Douglas Fir Oil based
semi-transparent stain (same color as Outfitters)



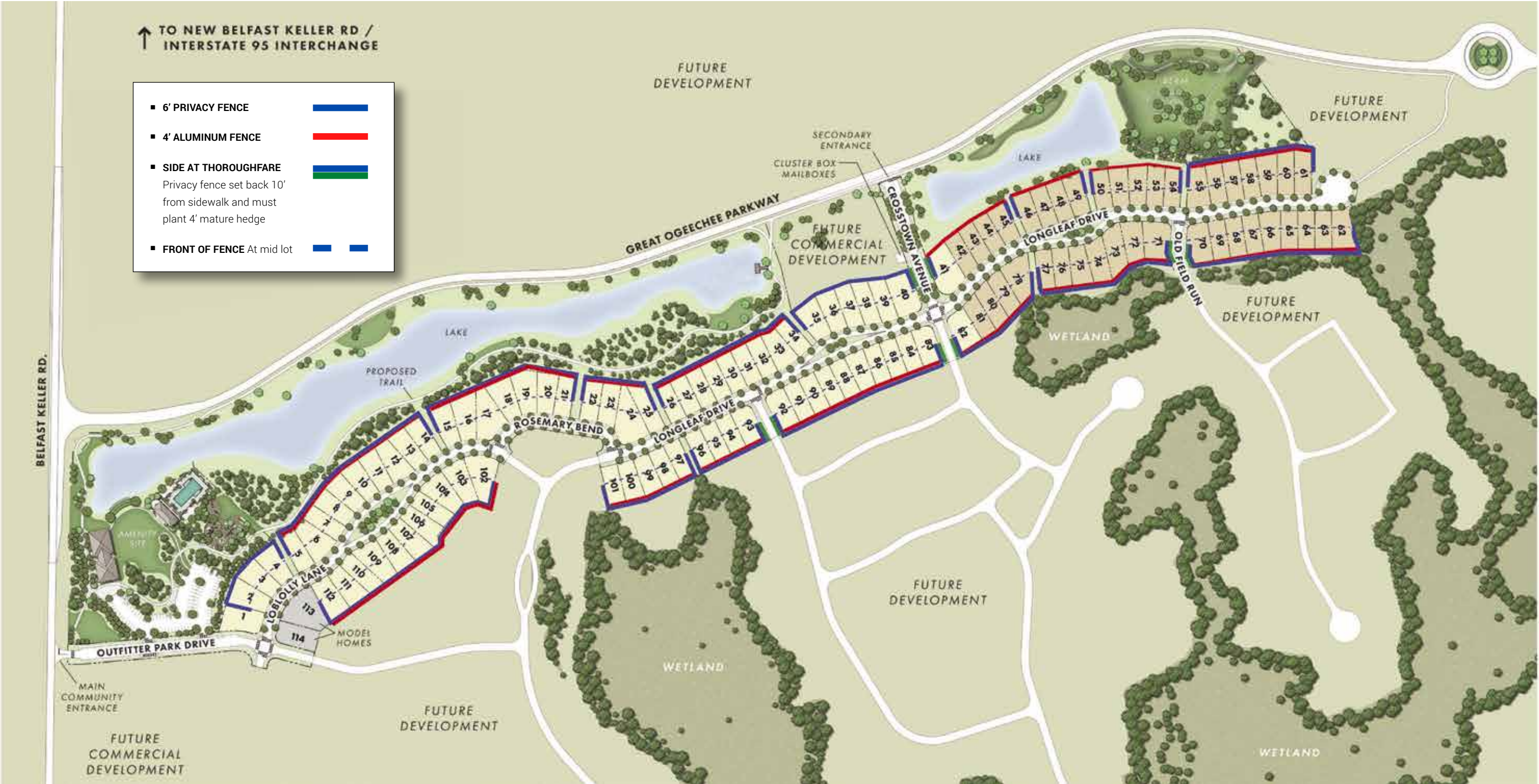
Aluminum Fence Style

LANDSCAPE GUIDELINES

FENCING

- Fences along common areas will be evaluated on a case-by-case basis.
- Privacy fences shall intersect the side of the house no closer to the street front than the mid-point of the main body of the house.
- No front yard fences.
- Fences parallel to driveways shall be offset from edge of driveway a minimum of 5' to allow car doors to swing open.
- Fences along rear lot lines must provide a gate for access to drainage easements if applicable.
- Finished side of fence shall face outward/public side.
- No gates across driveways or over a public sidewalks.
- Post not to extend over 6" above height of fence.
- Tops of ALL fences should follow grade and be installed no more than 2" above grade
- Posts for fences and gates should have pyramidal shaped tops or simple caps.
- Invisible fencing is allowed everywhere for pets.
- Permanent signs of fence installer or other signs not allowed.
- No more than one fence along a lot line.

LANDSCAPE GUIDELINES LOBLOLLY DIAGRAM



VEGETATION PALETTE EXAMPLES

CANOPY TREES - DECIDUOUS

Ash, Pop - Fraxinus caroliniana
Blackgum or Swamp Tupelo - Nyssa biflora
Oak, Laurel - Quercus laurifolia
Oak, Shumard - Quercus shumardii
Plum, Flatwoods - Prunus umbellata
Red Maple - Acer rubrum
Sweetgum - Liquidambar styraciflua
Tulip Tree - Liriodendron tulipifera
Sugarberry - Celtis laevigata
Winged Elm - Ulmus alata

CANOPY TREES - EVERGREEN

American Holly - Ilex opaca
Loblolly-Bay - Gordonia lasianthus
Oak, Southern Live - Quercus virginiana
Oak, Sand Live - Quercus geminata
Oak, Water - Quercus nigra
Pine, Longleaf - Pinus palustris
Pine, Slash - Pinus elliottii
Southern Magnolia - Magnolia grandiflora
Southern Red Cedar - Juniperus silicicola

ACCENT TREES - DECIDUOUS

Chaste Tree - Vitex agnus-castus
Crape Myrtle - Lagerstoemia indica sp.
Dogwood - Cornus florida
Eastern Redbud - Cercis canadensis
Fringetree - Chionanthus virginicus
May Hawthorn - Crataegus aestivalis
Oak, Turkey - Quercus laevis
Plum, Flatwoods - Prunus umbellata

ACCENT TREES - EVERGREEN

Dahoon Holly - Ilex cassine
Cabbage palm - Sabal palmetto
Hickory, Pignut - Carya glabra
Holly, East Palatka - Ilex x attenuata
Holly, Yaupon - Ilex comitoria
Loblolly-Bay - Gordonia lasianthus
Needle Palm - Rhapsidophyllum hystrix
Orange, Grapefruit, Lemon - Citrus spp.
Red Bay - Persea borbonia
Sweetbay Magnolia - Magnolia virginiana
Wax Myrtle - Myrica cerifera

VINES - DECIDUOUS

Wisteria, American - Wisteria frutescens

VINES - EVERGREEN

Allamanda - Allamanda sp.
Banks Rose - Rosa Banksiae
Confederate Jasmine - Trachelospermum jasminoides
Creeping Fig - Ficus pumila
Honeysuckle, Coral or Trumpet - Lonicera sempervirens
Jessamine, Carolina or Yellow - Gelsemium
sempervirens
Mandevilla or Pink Allamanda - Mandevilla spp.
Passion Flower, Blue - Passiflora caerulea
Passion Flower, Maypop - Passiflora incarnata
Trumpet Creeper - Campsis radicans

PALM/PALM-LIKE

Coontie - Zamia pumila
Dwarf Palmetto - Sabal minor
Saw Palmetto - Serenoa repens

LARGER SHRUB/HEDGE - EVERGREEN

Anise - Illicium floridanum
Anise, Yellow - Illicium parviflorum
Azalea Hybrids - Rhododendron spp.
Camellia - Camellia japonica
CAmelia, Sasanqua - Camellia sasanqua
Cleyera - Cleyera japonica
Firebush - Hamelia patens
Gallberry - Ilex glabra
Glossy Abelia - Abelia x grandiflora
Podocarpus - Podocarpus macrophyllus
Simpson's Stopper - Myrcianthes fragrans
Viburnum, Sweet - Viburnum odoratissimum
Wax Myrtle - Myrica cerifera
Wild Olive, Florida Privet - Forestiera segregata

VEGETATION PALETTE EXAMPLES

MEDIUM SHRUB/HEDGE - EVERGREEN

- Boxthorn - *Severinia buxifolia*
- Burford Holly - *Ilex cornuta* ‘Burfordii’
- Cape Jasmine - *Gardenia jasminoides*
- Dwarf Burford Holly - *Ilex cornuta* ‘Nana Burfordii’
- Indian Hawthorn - *Raphiolepis indica*
- Plumbago/Leadwort - *Plumbago auriculata*
- Southern Indica Azalea sp. - *Rhododendron indicum*
- Thryallis - *Galphimia glauca*
- Viburnum, Sandankwa - *Viburnum suspensum*
- Viburnum, Walter’s - *Viburnum obovatum*

MEDIUM SHRUB - DECIDUOUS

- American Beautyberry - *Callicarpa americana*
- Azalea, Florida Flame - *Rhododendron austrinum*
- Azalea, Wild, Pinxter or Piedmont - *Rhododendron canescens*
- Holly, Japanese - *Ilex crenata*
- Hydrangea, Oakleaf - *Hydrangea quercifolia*
- Eastern Sweetshrub - *Calycanthus floridus*
- Virginia Sweetspire - *Itea virginica*
- Sage, Wild or Button - *Lantana involucrata*

SMALL SHRUB - EVERGREEN

- Dwarf Indian Hawthorn - *Raphiolepis indica*
- Holly, Stokes Dwarf - *Ilex comitoria* ‘Stokes Dwarf’
- Holly, Yaupon - *Ilex comitoria*
- Japanese Boxwood - *Buxus microphylla* ‘Japonica’
- Kurume Azalea - *Rhododendron Kurume* Hybrids

ACCENT SHRUB

- Adam’s Needle - *Yucca filamentosa*
- Bird’s Nest Fern - *Asplenium nidus*
- Butterfly Bush - *Buddleia* spp.
- Buttonbush - *Cephalanthus occidentalis*
- Cherokee Bean - *Erythrina herbacea*
- Coontie - *Zamia pumila*
- Crinum Lily - *Crinum americanum*
- Garberia - *Garberia heterophylla*
- Hibiscus, Scarlet Rosemallow - *Hibiscus coccineus*
- Lady Palm – *Rhapis excelsa*

ORNAMENTAL GRASS

- Fakahatchee Grass - *Tripsacum dactyloides*
- Florida Gamagrass - *Tripsacum floridanum*
- Lopsided Indiangrass - *Sorghastrum secundum*
- Love Grass - *Eragrostis elliottii*
- Muhly Grass - *Muhlenbergia capillaris*
- Panic Grass - *Panicum virgatum*
- Purple Love Grass - *Eragrostis spectabilis*
- Saltmeadow Cordgrass - *Spartina patens*
- Sand Cordgrass - *Spartina bakeri*
- White-bracted Sedge - *Dichromena* spp.

TURF

- Bahia - *Paspalum notatum*
- Centipede - *Eremochloa ophiuroides*
- Seashore Paspalum - *Paspalum vaginatum*
- Zoysia - *Zoysia Japonica*
- Groundcover
- African Iris - *Dietes Iridoides*
- Daylily Hybrids - *Hemerocallis* hybrids
- Dwarf Asian Jasmine - *Trachelospermum asiaticum*
- ‘Minima’
- Fern, Cinnamon - *Osmunda cinnamomea*
- Fern, Holly - *Cyrtomium falcatum*
- Fern, Southern Shield - *Thelypteris kunthii*
- Fern, Swamp - *Blechnum serrulatum*
- Fern, Autumn - *Dryopteris erythrosora*
- Gopher Apple - *Licania michauxii*
- Latana, Trailing - *Latana montevidensis*
- Lily of the Nile - *Agapanthus africanus*
- Lily Turf species - *Liriope* sp.
- Mondo Grass - *Ophiopogon japonicus*
- Sensitive Plant - *Mimosa strigillosa*
- Shiny Blueberry - *Vaccinium myrsinites*
- Shore Juniper - *Juniperus conferta*

ANNUALS/PERENNIALS

- Black-eyed Susan - *Rudbeckia hirta*
- Blanket Flower - *Gaillardia pulchella*
- Blazing Star - *Liatris* sp.
- Blue Porterweed - *Stachytarpheta jamaicensis*
- Butterfly Weed - *Asclepias tuberosa*
- Cardinal Flower - *Lobelia cardinalis*
- Elliott’s Aster - *Aster elliottii*
- Soft Greeneyes - *Berlandiera pumila*
- Joe Pye Weed - *Eupatorium fistulosum*
- Purple Coneflower - *Echinacea purpurea*
- Queen Anne’s Lace - *Daucus carota*
- Rain Lily - *Zephyranthes atamasco*
- Sage, Blood or Scarlet - *Salvia coccinea*
- Ohio Spiderwort - *Tradescantia ohiensis*
- Stokes’ Aster - *Stokesia laevis*
- Sunflower, Beach - *Helianthus debilies*
- Sunflower, Swamp - *Helianthus angustifolius*
- Swamp Milkweed - *Asclepias incarnata*
- Tickseed Coreopsis - *Coreopsis leavenworthii*
- Twinflower - *Dyschoriste oblongifolia*
- Spider Lily - *Hymenocallis latifolia*