



LA COLLINA

Architectural Design Guidelines

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INTRODUCTION

DESIGN GUIDELINES OVERVIEW

All Homes proposed for construction in La Collina are subject the Declaration of Covenants, Conditions, and Restrictions for LA COLLINA (“Declaration”), and the articles of incorporation and bylaws for the La Collina Homeowners Association, Inc. (“Association”), and subject to the review and approval of the Architectural Review Committee (ARC). The ARC will review and approve all aspects of new construction (and later modifications) of the homes including landscaping, patios and decks, swimming pools, shutters, awnings, fences, accessory buildings, play structures, painting or other alterations of a dwelling including doors, windows and roof, and other exterior construction or outdoor ornamentation.

Design guidelines are established to ensure and implement consistent and high-quality design standards. They will serve as a framework for design concepts, and provide performance and quality standards that will guide the design and construction of houses in La Collina.

No exterior home improvement may be started without the ARC’s final approval of the building plans and specifications. The plans and specifications must meet the minimum Architectural Review Submittal Requirements outlined on page 5.4


The Declarant under the Declaration reserves the right to revise and update the design criteria as well as the performance and quality standards at any time in order to respond to future community requirements as well as to new product development and innovations within the home building industry.

ARCHITECTURAL REVIEW COMMITTEE

The Architectural Review Committee (ARC) shall consist of the Declarant until all new homes within the project have been completed or the Declarant elects to assign its ARC responsibilities to the Association or others.


FUNCTIONS OF THE COMMITTEE

1. The ARC will evaluate each of the housing units or improvements/modifications proposed for construction to assure conformity with the design criteria, performance and quality standards set forth in the Architectural Guidelines as well as compatibility with the adjoining sites and common spaces.

 2. If conflicts arise between the submitted application and the Architectural Guidelines, the ARC shall have the sole discretion to interpret the standards and render a decision.

3. The ARC has the right to grant variances from the Architectural Guidelines in accordance with the Declaration.

4. The ARC has the right to monitor and oversee the design and construction process in order to ensure conformance with the approved plans and the standards set forth in the Architectural Guidelines.

 5. The ARC shall review and respond to each submittal within thirty (30) days. All approvals will be in writing.

SECTION ONE: REVIEW PROCESS

ARCHITECTURAL REVIEW SUBMITTAL REQUIREMENTS

A complete design submittal to the Architectural Review Committee shall include the following:

1. Two copies of a scalable survey of the lot at a minimum scale of 1" = 20' (a digital copy emailed to the manager will count as two copies). Base data pertaining to lot lines, topography, easements, existing significant vegetation etc., including all existing trees over 4 inches in diameter are to be shown on the survey.
2. Two copies (a digital copy emailed to the manager will count as two copies) of a Final Site Plan indicating exact locations of structures, driveways, swimming pools, walls, mailboxes, air-conditioning units, walks, patios, decks and existing trees to remain or to be removed. Site Plans will include lot dimensions, location of lot corners, proposed grades, etc.
3. Building plans, sections and all elevations at a scale not less than 1/8"=1'.
4. Exterior building materials and color scheme including any exterior stone, brick or siding type and color; roof type and color; front door, trim color and accent colors.
5. Two copies of a landscape plan (a digital copy emailed to the manager will count as two copies) showing landscape concept, decks, patios, walkway and lighting. Irrigation System plans are required on all lots in La Collina. Landscape plan must show all new planting and any existing trees. The quantities and sizes of plant materials must be noted. Common names of all plant material must be indicated on the plans.
6. An initial submission shall be reviewed by the ARC at no cost a, however, should an initial design be rejected by the ARC because of failure to meet the Guidelines' minimum standards and a subsequent review is required, the ARC reserves the right to charge a \$200.00 Architectural Review Fee payable to La Collina Homeowners Association, Inc. for the subsequent submission and an additional \$200.00 fee for each subsequent submission thereafter.

The appropriate page(s) of the "Architectural Review Committee Submittal Form" must accompany all submissions. (Sample form found in **EXHIBIT A**). The committee reserves the right to take as many as thirty (30) days to approve or disapprove any submissions.

MODIFICATIONS



The ARC shall have exclusive jurisdiction over modifications, additions, or alterations made on or to existing structures in accordance with the Architectural Guidelines. All modification requests must be submitted using the "Architectural Review Committee Submittal Form" found in EXHIBIT A.

ORDINANCE AND STANDARD COMPLIANCE

Architectural Review Committee approval does not substitute for, or ensure, compliance with the requirements of all public agencies having jurisdiction over the project, including but not limited to Hillsborough County. Each builder and homeowner must comply with all zoning regulations, agreements and ordinances established by Hillsborough County and applicable governmental agencies at the time of purchase and development.



Any charges required to comply with applicable municipal codes that are subsequent to the ARC's final approval must be resubmitted to the ARC for its approval. The committee may request a meeting to discuss modifications of the drawings of the specifications.


In addition, the ARC's approval does not take away the homeowner's responsibility of meeting all Architectural Design Guidelines.

SECTION TWO: DESIGN CRITERIA

SITE STANDARDS

The Developer has provided a neighborhood-grading plan in addition to other planning and implementation guidelines and procedures, in an effort to minimize alteration to the land and impact to the ecosystems. Care shall be taken to minimize alteration to the land and impact to the ecosystems. Care shall be taken to preserve vegetation, topography and the natural grades and drainage systems. This philosophy must be followed at all level of development.

 All lot grading and top of foundation elevations must be planned and constructed in accordance with the La Collina master grading plan and the Hillsborough County lot grading ordinance.  Any deviations from the master grading plans, for any lot, must be approved in writing, in advance.

 Prior to commencing clearing and construction, a silt fence must be installed on any lot that abuts a park, or any lake, wetland, conservation area or common area.

TREE PRESERVATION



No trees may be removed without the express written approval of the ARC. Locations, sizes, and species of all existing trees must be shown on lot surveys and building site plans submitted for design review. Hillsborough County's tree preservation ordinance must also be followed.


WINDOW & DOOR EMBELLISHMENTS

One inch (1") raised and four inch (4") wide band or vinyl shutters must decorate all front windows and doorways. Stucco band thickness is measured from the underlying structural wall. The band will appear to be approximately one-half inch (1/2") thick relative to the cementitious coating.

Side and rear windows must be framed with either vinyl shutters or a four inch (4") scored band.


DRIVEWAYS

 Driveway materials to be manufactured concrete pavers continuous from garage to street with no break for the sidewalk. Concrete, asphalt, gravel, tile or any other driveway materials than approved pavers are prohibited. 


 MONOTONY CONTROLS The monotony controls exist to prevent duplicate houses from being built in close proximity to each other. They are not designed to preclude all similarities between Properties. Housing units shall be sited and oriented to best take advantage of views and open space. View of orientation towards other units shall be avoided wherever possible.

In order to encourage diversity and add visual interest to the streetscape, houses shall be required to have sufficient differences in both front elevation and color schemes. Same house elevations and base house colors shall be separated on the same side of the street by a minimum of two (2) homes and cannot be identical to the home directly across the street. Approval color variations shall be within a family or range of aesthetically complementary and compatible colors. The ARC shall also evaluate the proposed building trim colors and their relationship to the main field color.

GUTTERS AND DOWNSPOUTS

 Gutters and downspouts must match the soffit and fascia.

SIDE ELEVATIONS

The side elevations of houses on corner lots and lots adjoining parks, common areas, right-of-ways and open space will have additional landscaping as an ARC requirement. **GARAGE AND PARKING** 

GARAGE AND PARKING

Exterior parking pads constructed of any material, whether in front yards, side yards or rear yards are strictly prohibited throughout La Collina.

Garage doors may be equipped with automatic garage door openers. All garage doors may be required to be paneled and/or provide window relief. No boats, trailers, or recreational vehicles of any kind are allowed to be stored outside the residence. Flares at curb are suggested for ease of driver when entering driveway. Edge of driveway pavement shall be no closer than five (5) feet to property line. Driveway width shall be no more than width of garage door plus two (2) feet or twenty-one (21) feet whichever is less. Driveway width shall be measured on house side of sidewalk. Flares at curb shall be kept to a minimum and at no time closer than five (5) feet to the property line.

Homes constructed with three-car garages shall have driveway widths no more than the width of the garage doors plus two (2) feet (one foot maximum on each side) as measured at the house. The intent of this provision is to provide a “tapered” edge leading to the three-car garage to minimize driveway pavement adjacent to the sidewalk.

DECK/PATIO INSTALLATION SPECIFICATIONS

All proposed deck/patio installation must be submitted to and approved by the ARC prior to installation. (Sample form found in **EXHIBIT A**).

The following information must be included with each submittal:

1. Two copies of a final survey with the house footprint (electronic copy emailed to manager counts as two copies) indicating the exact location, size and distance from side and rear property lines of the proposed deck/patio.
2. The complete dimensioned construction details of the deck/patio including: size, type and dimensions of lumber and other materials, finish, style, height from ground to base-board, and vertical elevation details of all railings, seats, privacy walls and stairs.




MATERIAL REQUIREMENTS: Approved deck materials are pressure-treated pine and Ultraviolet Resistant PVC. Deck skirting must be of 1” thick lattice or Ultra-violet Resistant PVC lattice. Patios must be of concrete, brick or unilock brick materials.

COLOR REQUIREMENTS: Wooden decks must be left natural or stained in clear or wood tone colors only. Painted decks must match the color of the house’s siding or be painted white. Submit a color sample for PVC decks. All wooden deck screening and privacy screens must be finished to match the deck. Deck screening of PVC material should match the PVC deck or be white if screening a wooden deck. Patio concrete or brick material colors should complement the house’s siding color. No deck/patio construction can extend into a screen planting easement or required side setback. No deck shall be constructed within five (5) feet of a rear lot line. Decks more than 18” above grade must have lattice screening under the deck. Requirements of Hillsborough County or State of Florida regulatory agencies may be more restrictive than above. The more restrictive condition shall be enforced.

ACCESSORY BUILDINGS

Greenhouses, playhouses and other freestanding structures must be approved in writing by the ARC prior to construction. No storage sheds are permitted.

The following items must be supplied for submittal to the ARC:

1. Two copies  a final survey indicating the location of the house with the proposed accessory building in relationship to the existing house and all adjacent property lines. The survey must be drawn to scale and be fully dimensioned.
2. A color photo, brochure or scaled drawing showing what the new facility will look like.
3. A description of the exterior of the building specifying roofing, siding and trim materials and colors.
4. Two copies of a landscaping plan indicating the specific landscape screening including plant materials and sizes.

SCREENING AND BUFFERING

Water softeners, sprinkler controls, trash containers and other similar utilitarian devices must be fully screened from view and not visible from roadways, adjoining property and common areas. Screening or buffering may be accomplished through the use of walls and/or landscape materials providing 100% opacity. If fencing is used, it must be tan PVC.

Air conditioning units may be required to be shielded and hidden so that they are not readily visible from the common areas or adjacent parcels. No window or through-wall air conditioning units shall be installed in any residential unit except as approved by the ARC.



LANDSCAPE







Landscape Architecture of each home site is extremely important for the maintenance of a visually attractive community and investment protection of the homeowners. To ensure the overall beauty of the community, the ARC has the authority to approve or disapprove landscape plans for the home sites.

A landscape plan must be prepared at the minimum scale of 1"=20'. The plan will be based upon the final site plan and architectural elevations of the residence and shall be submitted to the ARC with Final Plans.

The ARC reserves the right to review all landscape plans, unit prices and quantities to verify compliance with the intent of this provision.

A minimum of fifty percent of all trees and shrubs must be native to Central Florida. Trees shall be nursery grown and not field collected. Winter-dug, balled and burlap wrapped trees or containerized trees will be acceptable. No grow bag or bare root trees will be accepted. All trees and shrubs must be Florida grade No. 1 and be selected from those shown on **EXHIBIT B.**

 **IRRIGATION**  Except as otherwise provided below, all residential home site lots shall install and maintain an underground, fully automatic, 100% overlap coverage irrigation system. An irrigation plan must be submitted to the ARC for review and approval. The irrigation plans shall be designed and installed according to the "Florida Irrigation Society" standards. The Forty Foot and Fifty Foot Lots will contain the Association's master irrigation system.





 **LANDSCAPING MAINTENANCE**  It shall be the responsibility of the homeowner to properly maintain all trees including street trees, groundcovers, turf and irrigation. In the event that any tree, shrub, groundcover or turf area exhibits signs of decline or pest infestation, the homeowner shall take immediate action to remedy the problem. If the trees, plant materials, or turf dies, then the homeowner may propose a substitute to the ARC for the material being replaced. The irrigation system shall be monitored to apply the correct amount of water for trees, shrubs groundcovers and turf areas. The irrigation system will be run and water applied according to local governing requirements. No over spray of walks, streets or adjacent properties allowed.

Any Landscape and Fence Buffer Easement is for installation and maintenance of landscaping (including trees), boundary fence, utility, and irrigation facilities. Each Owner of a Lot subject to a Landscape and Fence Buffer Easement shall have primary responsibility, at such Owner's expense, to maintain the landscaping and trees, and fence installed in the Landscape and Fence Buffer Easement, which maintenance shall include watering all landscaping and trees therein. The Owner of a Lot subject to a Landscape and Fence Buffer Easement may install a fence, subject to compliance with the Declaration and these Architectural Guidelines. Any trees located in the Landscape and Fence Buffer Easement that die or become substantially damaged shall be replaced by the Owner at Owner's expense.

RECREATIONAL ITEMS

Play equipment shall be allowed but is restricted to rear yards. All play equipment must be submitted and **be** approved by the ARC prior to installation. The play area must be screened from adjacent property or from street by an approved fence or landscaping to a height of six feet above finished grade. Play sets and equipment must fit within a 12-foot by 12-foot area located on the Final Site Plan and screening must be indicated on the Landscape Plan.

BASKETBALL STANDARD INSTALLATION SPECIFICATIONS

-  All proposed basketball standard installation must be submitted to and approved by the ARC prior to installation (See submittal form in **EXHIBIT A**).
-  The only type of basketball standard approval for La Collina includes a backboard made of clear acrylic in a rectangular or fan shape. Backboards may not contain team or advertising logos, bright colors or any type of advertising, other than the manufacturer's company identification logo. Only black metal poles are allowed and must be installed in a location based on the following: 1) at a minimum of 10 feet from the lot side of the public sidewalk and along the outside edge of your driveway or 2) rear yard installations may be approved on a case-by basis. Note: Clear backboards and black poles tend to blend into their surroundings and are less noticeable, providing a neat, uniform appearance throughout the entire community.
-  Information Needed with Submittal: 1.  Two copies (electronic copy emailed to manager will count as two copies) of a final survey must be submitted with your house footprint indication the exact location of the proposed basketball standard on your lot. Also identify any nearby flowers or bushes on neighboring lots which could be impacted by your installation and identify how you will protect them.
 2. Submit the complete details of your proposed basketball standard including photographs or catalog cut sheets of the exact make and model you propose to install. Please use submittal form found in EXHIBIT A.

MAILBOXES AND HOUSE NUMBERS

Only one style, shape, and color of mailbox is permitted in La Collina. A drawing detailing the required mailbox is located in **EXHIBIT C**, along with a recommended vendor. If the homeowner desires to purchase the mailbox from a different vendor, the specifications of the mailbox in the exhibit must be followed exactly.

All mail delivered from the USPS is delivered to the Mailbox kiosk station even if you elect **on installing a mailbox**.


The address number will be placed on the mailboxes as show in EXHIBIT C. Also, a house number will be located on each home as directed by Hillsborough County. All numbers in address number shall be identical font. **All mail delivered from the USPS is delivered to the Mailbox kiosk station even if you elect on installing a mailbox.**

The Association does not and will not solicit vendors to paint address numbers on the sidewalk.

ANTENNAS AND SATELLITE DISHES

All exterior antennas and all satellite dishes I excess of one meter in diameter are prohibited in La Collina. For satellite dishes, less than one meter in diameter, prior to installation, homeowners shall submit detailed plans to the ARC for all propped installations, properly scaled and dimensioned, for review and approval. Satellite dishes and antennas shall not be placed on the front of the home nor should they be able to be seen from the street.

SIDEWALKS

Entry walks to home must commence at the driveway and terminate at the front door/porch and not terminate at a public sidewalk. It shall be the responsibility of the homeowner to properly maintain sidewalks located within the property lines.  Any exterior house lighting for aesthetic purposes shall be kept close to the exterior wall of the house. Lighting fixtures shall be carefully oriented to avoid directing light towards adjacent property and the street. No light trespass will be permitted onto adjacent properties. No color light sources shall be allowed unless seasonal or temporary in nature.


LIGHTING

Any exterior house lighting for aesthetic purposes shall be kept close to the exterior wall of the house. Lighting fixtures shall be carefully oriented to avoid directing light towards adjacent property and street. No light trespass will be permitted onto adjacent properties or common areas. No color light sources shall be permitted unless seasonal or temporary in nature. Landscape lighting installed at a low maintenance villa will be done so at the owner's own risk. Landscapers will not be responsible for cutting wires that are not completely buried or damaging lighting that is not well incorporated in the landscape.

FLAGS

Freestanding flagpoles are not permitted. Only the American Flag may be displayed on poles mounted on the fronts of houses. Flags may not exceed 3 feet by 5 feet in size.


GARBAGE CONTAINERS


 Storage of all garbage containers shall be in the garage or shall be fully screened from view, and are only permitted in the front yard on collection day. Garage containers shall be compliant with county regulations.


CLOTHESLINES

The installation of clothesline and clothes poles for outdoor drying of clothes within any lot is prohibited.

SIGNS

 No sign shall be placed on any Lot or other portion of the subject property, and no signs shall be placed in or upon any UNIT which are visible from the exterior of the UNIT, without the prior written consent of the ARC. In particular, No for rent, or open house signs, balloons or the like are permitted. In the event any sign is installed on any LOT or on the exterior of any UNIT which violates this Paragraph, the ARC shall have the right to remove such sign without notice to the OWNER, and the removal shall not be deemed a trespass and the ARC shall not be liable to the OWNER for the removal or for any damage or loss to the sign.

 Exceptions: **Exceptions to the above rule will include "For sale signs", Security signs, and Running for office signs.**

1.  For sale signs may be mounted with a white 4X4 post. They may not include information box or extra headers or footers.
2. Security signs or surveillance signs may be displayed but must not be larger than 5X7. These types of signs must be located in a flowerbed by the front door or to the side of the garage.
3. All political signs are prohibited except for five days prior to the said election and must be removed two days after.


SOLICITING

The distribution of any and all handbills, flyers or doorknob hangers, for the purpose of soliciting business or any other agenda is strictly prohibited at La Collina.

GARAGE SALES

Independent garage sales and the like are not permitted in the La Collina Subdivision. The HOA Board may on occasion decide to procure a date for a community wide Garage or Yard sale. This will be at the sole discretion of the HOA Board.


PLAY STRUCTURES AND SWINGSETS


 All play structures and swing sets must be placed in the rear yard and out of the view from the street for all standard rectangle shaped lots. Structures should be less than 10' in height and should not create a nuisance to adjoining neighbors.

Structures must be properly maintained and in good appearance at all times.

Play structures must be screened from the roadway view with approved natural Hedging or approved fence material.

POOLS, SPAS AND ENCLOSURES

Pools and spas shall be located with respect to the main structure and relationship to the sun in both summer and winter. Features such as existing trees, noise from pool equipment and views from adjacent properties can seriously impact the usage and enjoyment of pools and spas and shall be carefully considered before final placement is selected. Swimming pools shall not be above ground. Swimming pools shall be designed to connect visually from the street in the front of the residence 

 Pools shall be enclosed by a screened enclosure with uniform color and material that will be determined by the ARC. Mill-finish aluminum is not permitted. The pool may be fenced with PVC or aluminum fencing and must meet local ordinances. No aluminum roofing or sheet metal panels will be permitted.

Landscaping must be incorporated to help modulate and soften the overall appearance of the screened enclosure.

All pool and spa equipment may be required to be screened to that it is not visible from any street, common area (lake) or adjacent property. Screening or buffering may be accomplished by the use of walls and/or landscape materials providing 100% opacity.


Pool enclosures cannot exceed one story without prior ARC approval.


TENNIS COURTS


Tennis courts are not allowed.

WALLS AND FENCING

Retaining walls will be faced with the same material as the structure it is in contact with or shall be made of compatible materials if it is a freestanding retaining wall.

 All proposed fence installations must be submitted to and approved by the ARC prior to installation. Sample forms found in EXHIBIT A).

 No fences or walls will be permitted in the front yard.

 Few general guidelines will apply to all fences:

1. Fencing will be under scrutiny of the ARC to comply with design compatibility and shall be in keeping with the architectural style and materials used in the neighborhood.
2. Fence locations shall be submitted along with the Site Plan.
3. Side walls attached to the house and integrated into the landscape plan will be subject to ARC approval.
4. Side yard fences will not be permitted within ten (10) feet of the front of the house and must be at least 5 (five) feet from the side lot lines for corner lots where fence runs along the street. The ten (10) feet shall be measured from the front horizontal boundary of the structure, not including the garage.
5. Forty-eight inch (48") or sixty inch (60") high 3-rail black powder coated aluminum fencing or seventy-two inch (72") high almond PVC fencing will be the only fencing permitted as rear yard fencing.
6. Fences cannot be placed on landscape easements except as expressly permitted in the Declaration with regard to any Landscape and Fence Buffer Easement. Fences may extend into utility easements at the owner's risk.

DRAINAGE

No addition, modification, or improvement on any lot shall affect any drainage either on said lot, neighboring lot or common area. If an addition, modification, or improvement does have an unexpected impact or change in the way surrounding lands drain, the person or member making said improvement will be solely responsible for all costs to correct and to bring back lands to initial drainage capacity.



ARCHITECTURAL REVIEW COMMITTEE SUBMITTAL FORM

LA COLLINA HOMEOWNERS ASSOCIATION, INC.

Directions: 1. Fill in requested information 2. Sign forms or email to cindy.howard@merituscorp.com
3. Mail with proper postage to: LaCollina H.O.A. Inc 2005 Pan Am Circle #120,Tampa, FL 33607

Homeowner Name(s): _____

Address/Lot: _____

Phone/Home: _____ Work: _____

If you have any questions about this form, or what is required for your project, please contact the Agent for the Association.

A. Brief Description: In the space below or on an attached page, give a description of the alteration, improvement, addition, or other change you would like to make to the exterior of your home (to avoid delays be as clear as possible). Please include such details as the dimension, materials, color, design, location and other pertinent data.

B. Please attach to this document the following items:

Survey/Lot plan showing the location of the improvement Landscaping modifications should indicate location and type of plants. Plans elevation or detailed sketch Paint color chip for changes of exterior colors. Copy of building permit. Association approval shall be in place prior to permitting process

Other: _____

I have read and agree to abide by the Covenants and Restrictions of the Association. I understand and, in return for approval, I agree to be responsible for the following: For all losses caused to others, including common areas, as a result of this undertaking, whether caused by me or others. To comply with all state and local building codes. For any encroachment(s) To comply with conditions of acceptance, if any, and To complete the project according to approved plans. If modification is not completed as approved, said approval can be revoked and the modification shall be removed at the owner's expense. Applicant further acknowledges that drainage swales have been designed and established between homes (side yard) to carry storm water off the lot and to maintain positive drainage away from the home. The Association or Developer shall not be responsible for any effect proposed landscaping installation may have on this drainage. The applicant shall be responsible.

Access for all approved work shall be from the owner's property and not from common areas or neighbor's property.

I also understand that the ARC does not review and assumes no responsibility for the structural adequacy, capacity, or safety features of the proposed construction, alteration, or addition; for soil erosion of uncompactable or unstable soil conditions, for mechanical, electrical or any other technical design requirements for the proposed construction, alteration or addition; or for the performance, workmanship or quality of work of any contractor or of the completed alteration or description. I agree to abide by the decision of the ARC or the Board of Directors. If the modification is not approved or does not comply, I may be subject to court action by the Association. In such event, I shall be responsible for all reasonable attorneys' fee.

_____ Homeowner's Signature
Date of Request

DO NOT WRITE BELOW THIS LINE

_____ Approved by ARC _____ Approved subject to the following conditions:
_____ Pending, insufficient information. Resubmit requested information. Be sure to include
the following: _____ Denial – not approved for the
following reasons:

By: _____
Signature of ARC Member or Agent Date

EXHIBIT B

LA COLLINA PLANT MATERIAL PALETTE

CANOPY TREES

<u>Botanical Name</u>	<u>Common Name</u>
Acer rubrum	Red Maple
Betula nigra	River Birch
Juniperus silicicola	Southern Red Cedar
Liquidambar styraciflua	Sweet Gum Magnolia
Grandiflora	Southern Magnolia
Plantanus occidentalis	Sycamore
Quercus laurifolia	Laurel Oak
Quercus shumardii	Shumard's Red Oak
Quercus virginiana	Live Oak
Salix babylonica	Babylon Weeping Willow
Taxodium distichum	Bald Cypress
Ulmus alata	Winged Elm
Ulmas parvifolia "Drake"	Drake Elm

UNDERSTORY TREES

<u>Botanical Name</u>	<u>Common Name</u>
Cupressocyparis leylandii	Leyland Cypress
Eriobotrya japonica	Japanese Loquat
Gordonia lasianthus	Loblolly Bay
Ilex cassine	Dahoon Holly
Ilex x attenuate E. Palatka	East Palatka Holly
Ilex x attenuate "Savannah"	Savannah Holly
Lagerstroemia indica	Crape Myrtle
Ligustrum japonicum	Wax Privet
Ligustrum lucidum	Glossy Privet
Myrica cerifera	Wax Myrtle
Parkinsonia aculeate	Jerusalem Thorn
Photinia x fraserii	Photinia Tree
Standard Prunus angustifolia	Chicksaw Plum
Pyrus calleryan "Bradfordii"	Brandford Pear
Cercis Canadensis	Ester Redbud

LA COLLINA PLANT MATERIAL PALETTE CONTINUED**PALM TREE ACCENTS**

Note: It is the intent of the ARC to limit the planting of palm trees within La Collina. A maximum of three (3) palms, each measuring 14” minimum DBH and eight feet clear trunk height will count towards one (1) canopy tree. It is recommended that palms only be used as accents to supplement the plantings of trees and to give appropriate scale to vertical structures.

<u>Botanical Name</u>	<u>Common Name</u>
Acoelorrhaphe wrightii	Paurotis Palm
Butia capitata	Pindo Palm
Chamerops humilis	European Fan
Livistona chinensis	Chinese Fan Palm
Phoenix canariensis	Canary Island Date
Phoenix dactylifera	Medjool Date Palm
Phoenix reclinata	Senegal Date Palm
Phoenix roebelinii	Pygmy Date Palm
Phoenix sylvestris	India Date
Palm Sabal Palmetto	Cabbage Palm
Syagrus romanzoffianum	Queen Palm
Washington robusta	Washingtonia Palm

PROHIBITED PLANT MATERIAL

<u>Botanical Name</u>	<u>Common Name</u>
Casuarina equisetifolia	Australian Pine
Melaleuca leucadendron	Punk Tree
Schinus terebinthifolius	Brazilian Pepper
Melida azedarach	Chinaberry
Dalbergia sissoo	Rosewood

Other prohibited species: Any exotic flowering tree or exotic palm that is not cold tolerant. Such species may be allowed if it is placed in a portable container to be transported indoors by the homeowner during inclement weather.

**LA COLLINA PLANT MATERIAL PALETTE****SHRUBS AND GROUNDCOVERS**

<u>Botanical Name</u>	<u>Common Name</u>
Alpinia species	Ginger
Arisida crenata	Cash Iron Plant
Coralberry Aspidistra elatior	Aaron White Azalea
Azalea "Aaron White"	Due de Rohan Azalea
Azalea "Due De Rohan"	Formosa Azalea
Azalea "Formosa"	Gerbing Azalea
Azalea "G.G. Gerbing"	George L. Tabor Azalea
Azalea "George L. Tabor"	Red Ruffle Azalea
Azalea "Red Ruffle"	Southern Charm Azalea
Azalea "Southern Charm"	Bougainvillea
Bougainvillea species	Stiff Bottlebrush
Callistemon rigidus	Common Camellia
Camellia japonica	Sasanqua Camellia
Camellia sasanqua	Papas Grass
Cortaderia selloana	Sting Lily
Crinum americanum	Giant Crinum Lily
Crinum asiaticum	Italian Cypress
Cupressus sempervierns	King Sago
Cycas revolute	Holly Fern
Cyrtomium falcatum	Yellow Iris
Dietes bicolor	White African Iris
Dietes vegeta	Silverthorn
Elaeagnus pungens	Surinam Cherry
Eugenia uniflora	Blue Daze
Evolvulus glomerata	Pineapple Guava
Feijoa sellowiana	Thryallis
Galphemia gracilis	Grafted Gardenia
Gardenia jasminoides	Dwarf Gardenia
Gardenia radicans	Yellow Jessamine
Gelsemium sempervierens	Algerian Ivy
Hedera Colchica	English Ivy
Hedera helix	Dune Sunflower
Helianthus debilis	Daylily
Hemerocallis speceies	Hibiscus
Hibiscus species	Spider Lily
Hymenocallis latifolia	Foster's Holly
Ilex x attenuate "Foseri"	Dwarf Holly
Ilex cornuta "Bufordii"	Globe Holly
Ilex cornuta "Rotunda"	Japanese Holly
Ilex crenata	Stevens Holly
Ilex "Nellie R. Stevens"	Yaupon Holly "
Ilex vomitoria	Schellings Holly
Schellings Dwarf	Anise
Illicium floridanum	

Illicium parviflorum
Ipomoea pes-Capra
Jasminum mesnyi
Jasminum nitidum
Jasminum volubile

LA COLLINA PLANT MATERIAL PALETTE

Yellow Anise
Railroad Vince
Primrose Jasmine
Downy Jasmine
Shining Jasmine

SHRUBS AND GROUNDCOVERS CONTINUED

<u>Botanical Name</u>	<u>Common Name</u>
Juniperus species	Wax Jasmine
Lantana species	Junipers
Leucophyllum frutescens	Lantana
Ligustrum japonicum	Wax Privet
Ligustrum lucidum	Glossy Privet
Ligustrum sinense	Chinese Privet
Liriope muscari varieties	Liriope
Lobelia cardinalis	Cardinal Flower
Muhlenbergia capillaries	Hairgrass
Musa species	Banana
Myrcianthes fragrans	Simpson's Stopper
Myrica cerifera	Wax Myrtle
Nephrolepis species	Swordfern
Nerium oleander	Oleander
Ophiopogon japonicus	Mondo Grass
Osmantus fragrans	Tea Olive
Osmunda regalis	Royal Fern
Pennisetum setaceum	Fountain Grass
Pentas lanceolata	Egyptian Star
Philodendron selloum	Split-Leaf
Selloum Photinia x fraseri	Copper-Tip Photinia
Pittosporum tobira	Pittosporum
Plubago auriculata	Leadwort
Podocarpus macrophyllus	Yew Podocarpus
Polypodium scolopendria	Wart Fern
Portulaca grandiflora	Rose Moss
Purslane	Purslane
Pyracantha coccinea	Ppyracantha
Pyrostegia ensusta	Flame Vine
Rhaphiolepis umbellate	Yedda Hawthorn
Rumohra adiantiformis	Leatherleaf Fern
Sagittaria lancifolia	Arrowhead
Serenoa repens	Saw Palmetto
Spartina speceies	Cordgrass
Strelitzia nicholai	White Bird
Strelitzia reginae	Bird of Paradise

Trachlopermum asiaticum
Trachlopermum jasminoides
Tripsacum dactyloides
Tripsacum floridanum
Tulbhagia violacea

LA COLLINA PLANT MATERIAL PALETTE

Minima Jasmine
Confederate Jasmine
Sesame Grass
Florida Grama Grass
Society Garlic
SHRUBS AND GROUNDCOVERS CONTINUED

Botanical Name

Vibrunum obovatum
Viburnum odoratissimum
Viburnum suspensum
Zamia furfuracea
Zamia pumil

Common Name

Walters Viburnum
Sweet Viburnum
Sandankwa
Cardboard Plant
Coontie

Note: The ARC will mmake no written or implied guarantees regarding use of the above Plant Palette materials for specific sites within La Collina.



EXHIBIT D

FENCE SPECIFICATIONS

72" High PVC Privacy Fence on lots 1 – 30

48" high black Avalon 2 rail fence on pond and water conservation lots 31-50 and 86-111



Lakeland almond PVC Privacy



Hollingsworth Almond PVC Privacy



Avalon 3 rail Black Powder Coated Aluminum