

# DESIGN CRITERIA MANUAL



# CANOPY

Date: 12/23/13



**NEAL** COMMUNITIES

SOUTHWEST FLORIDA'S MOST EXPERIENCED BUILDER

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# CANOPY

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Dear Canopy Homeowner,

Neal Communities commitment to excellence in land development and home building has earned the Company a reputation as Southwest Florida's premier residential builder. With over 42 years of building experience, and 70 successful communities, the Neal team's expertise in designing exceptional communities ensures that they will continue well into the future.

Neal Communities takes the responsibility of creating lasting communities seriously, designing each with a distinct quality and character. This takes a commitment that goes beyond the construction of the homes. We pay attention to the details of community design, environmental impact, natural habitat, and local surroundings.

We build communities that respect the land and the environment.

We take pride in every community we create, and our homeowners take pride in living here. Therefore, we have established these guidelines to maintain the exceptional quality and character of Canopy for years to come.

Sincerely,

Patrick K. Neal  
Neal Communities

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Homeowner Name

By signing below, I affirm that I have received the Canopy Residential Community Design Guidelines.

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Homeowner Signature



# CANOPY

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## **INTRODUCTION**

The Community's Covenants, Conditions, and Restrictions (CCR's) do not list all specific design criteria necessary for plan approval. The purpose of these Design Guidelines is to define the criteria that will guide architectural development of the homes in Canopy. They are intended to enable the Developer to achieve the development goals of having compatible, consistent, and complementary development throughout the subdivision. Like any community, Canopy will grow gradually. These Guidelines are intended to provide the foundation upon which Canopy will emerge.

The Design Guidelines have been prepared to assure long-term community quality. They are not intended to limit development choices or design alternatives, but rather to encourage creativity and innovation, while creating a blend of home styles that will enhance the community environment. The ultimate result will be to heighten property values. The Developer will update and revise these Guidelines over the course of the development as it determines necessary. No assumptions can be made that prior approvals will govern future decisions. The Developer has the right to interpret the criteria on a case-by-case basis.



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# **THE REVIEW PROCESS**

From time to time homeowners may wish to make changes that suit his/her current lifestyle and creative needs. Canopy recognizes this need and wishes to accommodate these changes; however, it is important to remember that the changes may affect the character of your neighborhood. The Architectural Review Committee (ARC) must approve changes and are responsible for maintaining the original design guidelines. The Guidelines also outline an efficient and equitable review process that will be administered by the Canopy HOA, Developer, or any successor or assigns.

Compliance with these standards does not preclude the ARC's right to deny a plan submittal for aesthetic purposes.

Nothing contained in these guidelines places any obligation for any governmental agency to approve any plans, nor shall approval by the Developer be interpreted as meeting the requirement of Collier County or any other governing agency.

Modification requests that are received by the 5<sup>th</sup> of each month will be approved by the 15<sup>th</sup> of that month, if all required documentation was received.



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## **THE DESIGN REVIEW COORDINATOR**

An Architectural Review Committee will be appointed by the Developer to coordinate the design review process for modifications. Each modification will be reviewed for conformance to Canopy Community design objectives.

All reviews, substitutions, and approvals by the ARC will be considered binding and final.

The Developer has the authority to function as the Architectural Review Committee for the community until there is 100% build out. Not until then is the Developer required to transfer review and authoritative power to the Canopy Homeowners Association.

The Developer, and after transfer, the HOA Board of Directors or their appointed committee, will have authority over design decisions of both new construction and modifications and additions.

To obtain specific information on the requirements and procedures for design review contact:

5800 Lakewood Ranch Boulevard  
Sarasota, Florida 34240  
Attn: Property Management  
Phone: (941) 328-1062



# **REVIEW AND APPROVAL FLOW CHART**

## *Step One*

### **RESEARCH AND REVIEW**

- Architectural and Design Guidelines.
- Collier County Building and Zoning Requirements.
- Canopy Covenants, Conditions, and Restrictions (CCR'S).
- When a proposed modification has a possible impact on adjacent properties, it is suggested that the applicant discuss the proposal with his/her neighbors prior to submitting an application to the ARC. It may be appropriate (in some cases) to provide a neighbor's comments along with the ARC application. If the modification is deemed to adversely affect adjacent properties (for example the building of a pool), the impacted neighbor(s) must be informed. The ARC, at its discretion, can require the neighbor's approval.

## *Step Two*

### **REVIEW REQUIREMENTS**

- Submittal of one (1) Design package including:
  - \$40.00 check made payable to Canopy Neighborhood Association, Inc., for the design review fee.
  - Modification Request Form, and, if needed, a letter detailing the modification or addition you would like to make.
  - Drawings (site plan, elevation, etc.) as applicable.
- Approvals to proceed, recommendation for changes, or plan rejection from the Developer.
- Resubmittal of requested changes for approval.
- Resubmittal of new plan, if required.



## CANOPY

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# **COMMUNITY CHARACTER**

Canopy is 53+ acre master-planned gated, maintenance included community located in Collier County, Florida, and will consist of 108 single-family residences, a 7-acre lake, two smaller lakes, and 18 acres of wetland preserve.

Canopy is envisioned as a new gated, maintenance-included community that will blend into the natural environment surrounding the homes, and is intended to provide a beautiful Southwest Florida location for a comfortable, relaxed lifestyle.





CANOPY

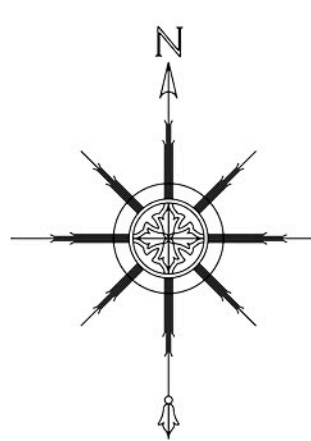
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## **SPECIAL TREATMENT LOTS**

Many homesites within Canopy are viewed as homesites with significant visual impact within the community and will require additional landscaping.

Corner homesites are designated as lots: 1, 55, 73, 79, 80, 94, 95, 103, 104, and 108.

Homesites that are required to be Single-Story only are: 1, 55, 73, 80, 94, 95, 104, and 108.



- Home Sites
- M Model Homes



# CANOPY

**Disclaimer:**  
 This site plan is not intended as a legal description of the property or to constitute an undertaking by any party to develop the subject property exactly as shown hereon. Rather, it is for general reference only and the actual details shown hereon may vary depending upon actual field conditions and other factors. Plans to build this project as proposed are subject to change without notice.

**NEALCOMMUNITIES**  
 Building. Home. Life.

June 27, 2013



## CANOPY

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# **SITE DEVELOPMENT GUIDELINES**

The scale of the streetscape, determined by building setbacks and placement of garages, is important in developing a sense of consistency in a community such as Canopy. Setbacks have been developed in order to achieve a well-proportioned streetscape. These minimum setbacks will determine the placement of the home, garages, fences, and landscaping. All setbacks are from the applicable property lines to the foundations and/or face of porches. The minimum home size is 1,772 square feet under air.

### **Single-family Detached Homes**

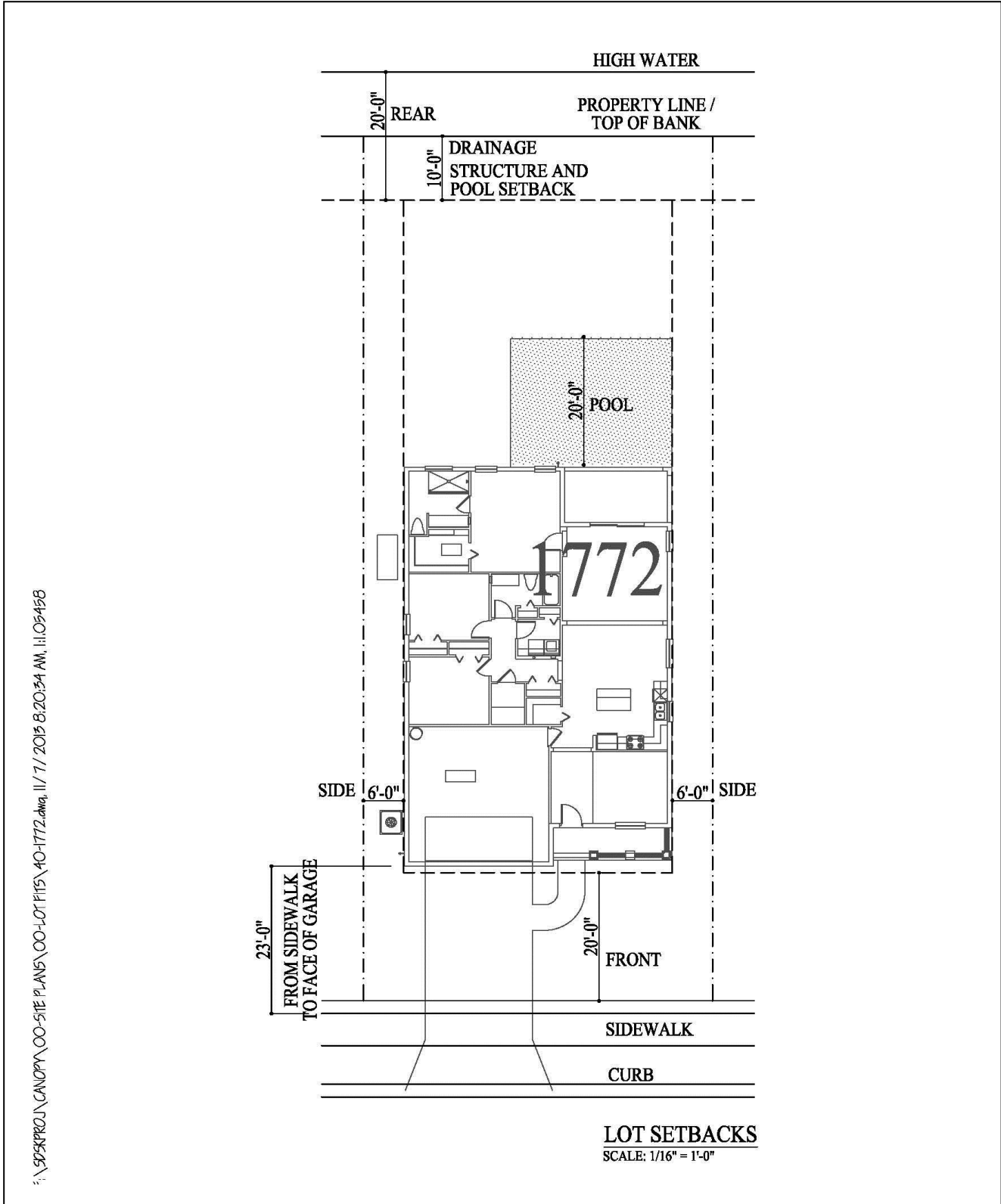
- Front setback - 20' to front of house
- Front setback – 23' from face of garage to sidewalk
- Side setback - 6' to house.
- Rear setback - 20' to house.
- 10' minimum to pool enclosure
- an easement may dictate a larger setback.



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# SITE DEVELOPMENT GUIDELINES

40' Single Family Lot Setbacks





## CANOPY

# SCALE AND MASSING

It is strongly recommended that consideration be given to the relationship of architectural massing and scale of building elements for the overall community in Canopy. The incorporation of porch entries and other appropriate elements are encouraged for reducing the frontal mass of dwellings. In addition, a strong expression of entry is encouraged.

Future modifications and/or additions to the home shall meet the integrity of the existing home and will be subject to approval by the ARC.





## CANOPY

# EXTERIOR MATERIALS AND FINISHES

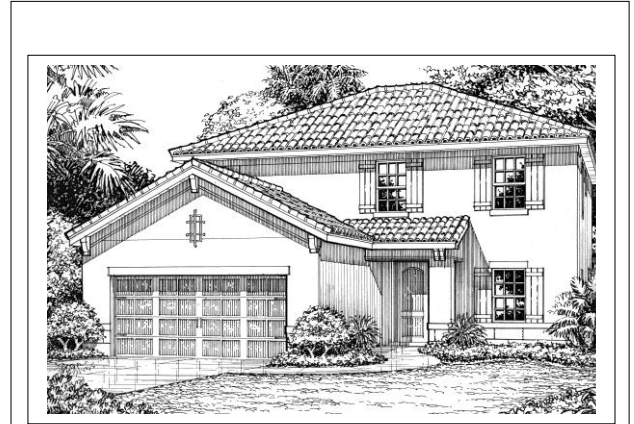
Exterior materials, trim, and detailing reflect the chosen architectural style of the home being built in Canopy. Homes may have exterior cementitious finish, and cultured stone, and/or wrought iron accents. A cementitious finish of varying textures (based on the architectural style) is acceptable as an exterior material. Architectural detailing enhances the character. Entries should receive additional emphasis.

### APPROPRIATE

- Natural trim and accent materials such as wood, stone, cementitious finish, or wrought iron.
- Aluminum soffit and fascia.

### NOT ALLOWED

- Horizontal or vertical siding.
- Exposed galvanized or reflective anodized trims.
- Large-scale use of hardboard panels or exterior finishes not originally used by Developer.
- Awnings.





## CANOPY

# ROOF PITCHES AND MATERIALS

Simple pitched gable, hip, and minor variations or combinations of these two roof forms will be the predominant roof forms in Canopy. Side-to-side roof pitches should be a minimum of 6:12 for the main body of the roof unless noted in the architectural style examples. Front-to-back roof pitches must be a minimum of 6:12 unless noted in the architectural style examples. Roof pitches ranging from 8:12 to 10:12 are encouraged for individual building elements such as dormers, projections, entry porches, and the like. Roof materials and colors are preselected by Neal Communities based on architectural style. See exhibit entitled *Exterior Colors*.

### APPROPRIATE

- Combining one and two-story roof elements (for flow of roof).
- Multiple gable elements.
- Projections.
- Varied ridge heights, plate heights, and jogs in ridgeline.
- Roof tile.

### NOT ALLOWED

- Gambrel and mansard style roofs (prohibited).





## CANOPY

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# ROOF ACCESSORIES, GUTTERS, AND DOWNSPOUTS

It is encouraged that all exposed metal materials are hidden or muted from the public eye whenever possible.

### APPROPRIATE

- All roof vents, plumbing stacks and flashing should closely match the color of surrounding materials, and are encouraged to be located behind the main ridgeline.
- Gutters may be added to the front elevation of single-family homes. The color must match the approved fascia color.

### NOT ALLOWED

- Gutters and downspouts in contrasting painted colors from trim.



*Gutters on Front Elevation*





## CANOPY

# WINDOWS AND SHUTTERS

A variety of window types and styles, such as single hung, double hung are acceptable at Canopy. Materials can include aluminum and vinyl. Window frames should match what was originally installed by Developer. No newspaper, aluminum foil, sheets, or other temporary window treatments are permitted, except for periods not exceeding one week after occupancy on a dwelling, or while permanent window treatments are being cleaned or repaired.

### APPROPRIATE

- Detailed window trim at front elevations.
- Use of shutters is encouraged with traditional styles on front elevation. Shutters should match the style of the home.
- Muntins on front elevations when consistent with the architectural style.
- Standard hurricane shutters are gray steel.
- A homeowner who plans to be absent during the hurricane season must prepare his home prior to his departure by designating a responsible firm or individual to care for his home. The homeowner is responsible for furnishing the Association with the name(s) of that firm or individual in case the home suffers hurricane damage.





## CANOPY

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### **WINDOWS AND SHUTTERS (cont'd)**

#### **APPROPRIATE (continued)**

- Hurricane shutters may only be placed on a structure once a Storm Warning is issued by the appropriate governmental authority, and shall not remain on the structure for more than seven (7) days after the storm event; however, clear storm shutters may remain on the structure for a reasonable period of time while the homeowner(s) is/are not present.

#### **NOT ALLOWED**

- Milled or anodized finishes, except for temporary hurricane shutters.
- Reflective glass or applied reflective film.
- Untrimmed windows on front elevations.
- Awnings on front, rear, or side elevations.
- No storm or hurricane shutters may be installed by a homeowner except for those that comply with specifications, design, color, and style approved by the ARC. No storm or hurricane shutters may be installed except as needed for storm or hurricane protection, or for maintenance and repair.
- Roll-down, accordion, or any permanent hurricane shutters are prohibited.



## **PARKING**

All vehicles owned by residents must be garaged or parked in the driveway. No vehicles will be allowed to be parked in the street overnight. Vehicles must never be parked in front of or near mailboxes to allow for delivery of mail.

No boats, trucks over  $\frac{3}{4}$  tons, commercial vehicles, trailers, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or non-commercial vans or pick-up trucks, as determined by the Board, shall be placed, parked or stored upon the Property or in the Common Elements for a period of more than eight (8) hours, unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance, or if parked within an enclosed garage; nor shall any maintenance or repair be performed upon any boat or motor vehicle not owned or controlled by the Association or the Developer in the Properties, except within a building where totally isolated from public view.

Commercial moving vans, including U-Haul, Penske, etc., may be parked or stored on the property for up to 8 hours while loading or unloading household items. This does not include overnight parking.



## CANOPY

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# **FRONT ENTRY, SERVICE, PATIO, AND GARAGE DOORS**

Door styles and colors should be used in such a way to emphasize the front entry and de-emphasize the garage (where applicable). Exterior doors are focal points and should be protected with sufficient overhangs or by front porches at the main entry door. Monotony should be considered, and use of a variety of door styles is encouraged.

Garage doors must be kept closed at all times except when in use, and during reasonably limited periods when the garage is being cleaned or other activities are being conducted which require the doors to be left open.

No trailer, camper, motor home, boat, boat trailer, canoe, or motorcycle shall be permitted to remain upon a homesite unless within an enclosed garage other than for temporary parking. Temporary parking shall mean the parking of such vehicles belonging to or being used by owners and their guests for loading and unloading purposes only. All temporary parking shall be restricted to paved driveways. No commercial trucks or vans, tractors, service vehicles, or other commercial vehicles shall be permitted to remain within the Subdivision other than for temporary parking unless parked within an enclosed garage.

Garage doors are chosen by architectural style.



## CANOPY

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### **FRONT ENTRY, SERVICE, PATIO, AND GARAGE DOORS (cont'd)**

#### **APPROPRIATE**

- Standard fiberglass door or various glass entry doors pre-approved by Builder.
- Accent color at front entry doors is encouraged.
- Trim details around doors.
- 16 and 32 raised panel garage doors. Optional decorative impact resistant windows may be added.
- Garage doors painted the body color of the home.

#### **NOT ALLOWED**

- Flush, non-accented front doors (either by color or by detail).
- Translucent fiberglass garage doors.
- Gaudy garage door details, which draw attention.
- Strong accent colors on garage and service doors.
- Painted designs on garage doors.
- Garage door painted other than body color.
- Garage screen doors.
- Screen doors on the front or sides of home.



## CANOPY

# PORCHES, DECKS, AND BALCONIES

If entry porches are used, they should be designed as dominant features that invite entrance to the dwelling. The use of columns, and railings are encouraged. Porch columns should be sized appropriately for the architectural style chosen and are subject to review by the Developer. Larger 12" columns are also encouraged and should be selected to complement the architectural style. Columns shall have a base capital treatment in keeping with the architectural style of the house. Porch rail designs will be reviewed on an individual basis for French Colonial homes. The base facade of porches shall be integrated with the materials used on the rest of the house. No screened front porches will be allowed. Doors into the house shall not be screened.



### APPROPRIATE

- Wood decks, painted or stained to be compatible with the house finishes, oriented to the rear.
- Recycled PVC decking of appropriate color.
- Porch handrail systems simple in design, using wood (or other such material as approved by the Developer) vertical balusters and built-up rails, or aluminum of appropriate design.



## CANOPY

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### **PORCHES, DECKS, AND BALCONIES (cont'd)**

- Porches that fit the architectural style on rear elevation only.
- Dominant entry porches (encouraged).
- Appropriate scale for columns supporting porches, including built-up box or tapered forms (encouraged), subject to review by the Developer.

#### **NOT ALLOWED**

- Awnings on the front, back, rear, or sides of homes.
- Screened front porches.
- Screened lanai may not be glassed in (i.e. sunroom)
- Entry door may not be screened.



## CANOPY

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### **EXTERIOR COLORS**

The Developer shall approve exterior color choices appropriate for each architectural style for the Builder and subdivision. Any deviations from the approved colors will be reviewed on a case-by-case basis.

Proposed color selections and the intermixing of color packages shall be subject to approval by the Developer and/or the ARC Committee.

Shutter accent color should be compatible with the body, trim, and roof colors. Garage door must match the body color of the home.

#### **APPROPRIATE**

- Colors appropriate to the architectural style. (See section entitled *Paint Colors*.)
- Complementary trim.

#### **NOT ALLOWED**

- Siding and trim colors in bright, harshly contrasting ranges.
- Roof areas in pure white.
- The same color scheme on homes next to, or directly across the street.





# CANOPY

## PAINT COLORS - 40' French Colonial

### SCHEME #1

	ROOF:	MONIER, SAXONY 900 SHAKE, CHARCOAL BROWN BLEND
1	Body	Stonehenge Greige, #515-5
2	Trim	Fossil Stone, #413-2
3	Door & Shutters	Midnight Hour, #554-7
4	Door & Shutters	Dark Granite, #520-7
5	Cultured Stone	Corning, Country LedgeStone, Aspen
6	Pavers	Old Castle, 3-piece pattern, Cambridge Cobble, Random, Silver Oak

### SCHEME #2

	ROOF:	MONIER, SAXONY 900 SHAKE, CHARCOAL BROWN BLEND
1	Body	Toasted Almond, #414-3
2	Trim	China White, #515-1
3	Door & Shutters	Apple Butter, #319-7
4	Door & Shutters	Stoney Fields, #416-6
5	Door & Shutters	Phantom Mist, #530-7
6	Cultured Stone	Corning, Country LedgeStone, Aspen
7	Pavers	Old Castle, 3-piece pattern, Cambridge Cobble, Random, Silver Oak

### SCHEME #3

	ROOF:	MONIER, SAXONY 900 SHAKE, BROWN BLEND
1	Body	Mesa Tan, NC 7695
2	Trim	China White, #515-1
3	Door & Shutters	Knight's Armor, #518-6
4	Door & Shutters	Midnight Hour, #554-7
5	Door & Shutters	French Roast, NC 6069
6	Cultured Stone	Corning, Country LedgeStone, Aspen
7	Pavers	Old Castle, 3-piece pattern, Cambridge Cobble, Random, Silver Oak

### SCHEME #4

	ROOF:	MONIER, SAXONY 900 SHAKE, BROWN BLEND
1	Body	Ramie, NC 6156
2	Trim	Fossil Stone, #413-2
3	Door & Shutters	Eclipse, NC 6166
4	Door & Shutters	Charcoal Smoke, #508-7
5	Door & Shutters	Oswego Tea, #520-6
6	Cultured Stone	Corning, Country LedgeStone, Aspen
7	Pavers	Old Castle, 3-piece pattern Cambridge Cobble, Random, Silver oak



# CANOPY

## PAINT COLORS - 40' French Colonial (cont'd)

### SCHEME #5

ROOF: MONIER, SAXONY 900 SHAKE, SHADOW GREY

- |   |                 |   |
|---|-----------------|---|
| 1 | Body            | Photo Grey, #411-4  |
| 2 | Trim            | China White, #515-1   |
| 3 | Door & Shutters | Knight's Armor, #518-6  |
| 4 | Door & Shutters | Charcoal Smoke, #508-7  |
| 5 | Door & Shutters | Mustang, #529-7   |
| 6 | Cultured Stone  | Corning, Country LedgeStone, Chardonnay   |
| 7 | Paver           | Old Castle, 3-piece pattern, Cambridge Cobble, Random Knightsbridge, Charcoal/Camel |

### SCHEME #6

ROOF: MONIER, SAXONY 900 SHAKE, SHADOW GREY

- |   |                 |   |
|---|-----------------|---|
| 1 | Body            | Waves of Grain, ATC-18  |
| 2 | Trim            | China White, #515-1   |
| 3 | Door & Shutters | Black Magic, #518-7   |
| 4 | Door & Shutters | Spiced Wine, #528-7   |
| 5 | Door & Shutters | Dark Granite, #520-7  |
| 6 | Cultured Stone  | Corning, Country LedgeStone, Chardonnay   |
| 7 | Paver           | Old Castle, 3-piece pattern, Cambridge Cobble, Random Knightsbridge, Charcoal/Camel |

### SCHEME #7

ROOF: MONIER, SAXONY 900 SHAKE, STERLING

- |   |                 |   |
|---|-----------------|---|
| 1 | Body            | Gray Stone, #517-4  |
| 2 | Trim            | China White, #515-1   |
| 3 | Door & Shutters | Midnight Hour, #554-7   |
| 4 | Door & Shutters | Mustang, #529-7   |
| 5 | Door & Shutters | Blue Blood, #556-6  |
| 6 | Cultured Stone  | Corning, Country LedgeStone, Chardonnay   |
| 7 | Paver           | Old Castle, 3-piece pattern, Cambridge Cobble, Random Knightsbridge, Charcoal/Camel |



## CANOPY

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### PAINT COLORS - 40' French Colonial (cont'd)

#### SCHEME #8

#### ROOF:

MONIER, SAXONY 900 SHAKE, STERLING

1	Body	Fossil Stone, #413-2
2	Trim	China White, #515-1
3	Door & Shutters	Oswego Tea, #520-6
4	Door & Shutters	Apple Butter, #319-7
5	Door & Shutters	Black Forest, #555-7
6	Cultured Stone	Corning, Country LedgeStone, Chardonnay
7	Paver	Old Castle, 3-piece pattern, Cambridge Cobble, Random Knightsbridge, Charcoal/Camel



## CANOPY

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# PAINT COLORS - 40' Mediterranean

### SCHEME #1

ROOF: MONIER BARCELONA 900, CANYON DUSK BLEND

- |   |            |                       |
|---|------------|-----------------------|
| 1 | Body       | ADOBE WHITE, #513-2   |
| 2 | Trim       | JERSEY CREAM, NC 6379 |
| 3 | Faux Stone | NAVAJO WHITE, NC 6126 |
| 4 | Accent     | BRANDYWINE, NC 7710   |

PAVER OLD CASTLE, HERRINGBONE, 45 DEGREE, KNIGHTSBRIDGE

### SCHEME #2

ROOF: MONIER, BARCELONA 900, NEW SOUTHERN BLEND

- |   |            |                         |
|---|------------|-------------------------|
| 1 | Body       | APPLESAUCE CAKE, #316-5 |
| 2 | Trim       | ADOBE WHITE, #513-2     |
| 3 | Faux Stone | NAVAJO WHITE, NC 6126   |
| 4 | Accent     | GRANITE, #521-6         |

PAVER OLD CASTLE, HERRINGBONE 45 DEGREE, SILVER OAK

### SCHEME #3

ROOF: MONIER, BARCELONA 900, BARBADOS BLEND

- |   |            |                       |
|---|------------|-----------------------|
| 1 | Body       | DUSTY TRAIL, #414-4   |
| 2 | Trim       | ADOBE WHITE, #513-2   |
| 3 | Faux Stone | NAVAJO WHITE, NC 6126 |
| 4 | Accent     | INTROSPECTIVE, ATC-85 |

PAVER OLD CASTLE, HERRING BONE 45 DEGREE, SILVER OAK

### SCHEME #4

ROOF: MONIER, BARCELONA 900, CANYON DUSK BLEND

- |   |            |                       |
|---|------------|-----------------------|
| 1 | Body       | APPLE CRUNCH, #217-4  |
| 2 | Trim       | CREAMY WHITE, #512-2  |
| 3 | Faux Stone | NAVAJO WHITE, NC 6126 |
| 4 | Accent     | CHIPPENDALE, #423-6   |

PAVER OLD CASTLE, HERRINGBONE 45 DEGREE, KNIGHTSBRIDGE



# CANOPY

## PAINT COLORS - 40' Mediterranean (cont'd)

### SCHEME #5

ROOF MONIER, BARCLONA 900, NEW SOUTHERN BLEND

- 1 Body MOTHER OF PEARL, #513-1
- 2 Trim MOTHER OF PEARL, #513-1
- 3 Faux Stone NAVAJO WHITE, NC 6126
- 4 Accent PHANTOM MIST, #530-7

PAVER OLD CASTLE, HERRING BONE 45 DEGREE, SILVER OAK

### SCHEME #6

ROOF: MONIER, BARCELONA 900, BARBADOS BLEND

- 1 Body WHOLE WHEAT, NC 6121
- 2 Trim CREAMY WHITE, #513-2
- 3 Faux Stone NAVAJO WHITE, NC 6126
- 4 Accent DARK GRANITE, #520-7

PAVER OLD CASTLE, HERRINGBONE, 45 DEGREE, SILVER OAK

### SCHEME #7

ROOF: MONIER, BARCELONA 900, BUCKSKIN

- 1 Body MEGA GREIGE, NC 7031
- 2 Trim MACAROON, #511-1
- 3 Faux Stone NAVAJO WHITE, NC 6126
- 4 Accent SARSAPARILLA, #527-7

PAVER OLD CASTLE, HERRINGBONE, 45 DEGREE, KNIGHTSBRIDGE

### SCHEME #8

ROOF MONIER, BARCELONA 900, BUCKSKIN

- 1 Body FRENCH GREY LINEN, #411-3
- 2 Trim MACAROON, #511-1
- 3 Faux Stone NAVAJO WHITE, NC 6126
- 4 Accent SUBMARINE, #507-6

PAVER OLD CASTLE, HERRINGBONE, 45 DEGREE, KNIGHTSBRIDGE



## CANOPY

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### **PAINT COLORS (cont'd)**

#### **Painting (Exterior of Home):**

- Same color is a homeowner option.
- Change to another color that is on approved color palette requires Architectural Review Committee submission and approval.
- Change to a color that is not on the approved color palette requires Architectural Review Committee submission and approval.
- All approved paint colors in the palette are given in these guidelines.



## **ELEVATION VARIETY**

To create diversity and individuality throughout Canopy, a variety of architectural styles and color packages are provided for homes in close proximity to one another. The architectural style is French Colonial and Mediterranean single-family homes.

### **APPROPRIATE**

- Creative mixing and interaction of colors and elevations within the community. These are subject to review by the Developer.

### **NOT ALLOWED**

- The same elevation cannot be built next to, or directly across from itself.
- **No more than 3 of the same architectural style shall be built in a row.**



## **MAILBOXES**

The Developer will provide gang boxes per the requirements of the post office.

### **NOT ALLOWED**

- Other mailboxes.
- News delivery boxes.

## **HOUSE NUMBERS**

The Developer shall direct the style, color, and location of street numbers to be placed on the home.





## CANOPY

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### **EXTERIOR LIGHTING**

Lighting of homes and their surroundings can add dynamic effects within a community. Effective exterior lighting within Canopy is encouraged. Light fixtures have been preselected by the Builder based on architectural style. All lighting should be "down" or "area" lighting. All light sources should be white (no colored lights) and no spill over of lights should occur on neighboring properties. Lighting should be shielded to conceal glare. Tree up-lighting should be concealed in shrubs. Coach lights on the home at the garage are standard, and follow this page.

#### **APPROPRIATE**

- Wall mounted fixtures are preselected by architectural style.
- Fixtures and standards shall be designed to relate aesthetically to the character of the Development.
- Coach lights on home.
- Maximum of two (2) double-gang security floodlights per home.
- See pre-selected exterior lighting selections.

#### **NOT ALLOWED**

- Non-shielded spotlights.
- Colored lights, except during holidays.
- Spillover of light onto neighboring property or conservation areas.
- Any coach light not approved by Developer or ARC.
- Lighted bollards at walkways.



CANOPY

## Exterior Lighting

*French Colonial*

*Harrison Collection*



Garage Lights Included  
Vintage Rust™  
Beveled Glass  
10"W x 27 3/4"H x 13 1/4"  
#8692-61

06/12/13



CANOPY

## Exterior Lighting

*Mediterranean*



*Newport Collection*

Garage Lights Included  
9 3/4"W x 28"H x 13 3/4" Ext  
Optic Mouth Blown Glass  
Heritage™ Finish  
#8902-94

06/12/13



## CANOPY

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# **POOLS, SPAS, WATER FEATURES, SCREEN ENCLOSURES, PLAY EQUIPMENT, OTHER STRUCTURES, & DECORATIONS**

Play Equipment: Permanent play equipment will be placed within the building setback lines at the rear of the property and must be landscaped to help minimize the visual impact on adjacent property owners and from public streets. Swing sets and play equipment should be kept within fifteen feet (15') of the house, should not exceed eight-feet in height, and must be screened from neighbors and public view. It must be submitted to the ARC for approval.

Basketball Hoops: must be portable and stored in garage and out of sight when not in use. Permanent (affixed to a house or on a post) basketball hoops are not allowed.

Decorations: Decorations are a homeowner's option. Decorations, lights, flags, and other decorations customary for holidays and special events are welcome. They must be temporary in nature, and can be regulated by the ARC as to quantity, and how long they may be in place. Christmas decorations may be displayed from Thanksgiving Day until January 15. All other holiday decorations may be displayed three weeks before the holiday and one week after the holiday.

Decorative Items: Accessory structures, sculptures, and decorative objects such as birdbaths, English globes, and fountains are prohibited in the front yard.

Birdhouse and Bird Feeders: Homeowner option in the rear yard. They may not be visible from the street. The ARC must approve them.



## CANOPY

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### **POOLS, SPAS, WATER FEATURES, SCREEN ENCLOSURES, PLAY EQUIPMENT, OTHER STRUCTURES, & DECORATIONS (cont'd)**

Drying Clothing: Strictly prohibited in yard space; however, it may be done on a lanai if a privacy screen is used. Towels may be hung temporarily, but should not be visible from the street.

American Flags: This is a homeowner option. Brackets may be attached to the house or garage to hold a pole for a flag, which is no larger than three feet, by five feet. The American flag must be flown in accordance with Federal Statutes.

All water features are required to be located in rear yards. All water features shall be in-ground, except spas, which may be built into appropriately designed and screened deck systems. Equipment for pools, spas, or fountains should be screened by landscaping from adjoining properties, and front and rear views. Small temporary play children's pools are allowed. Safety fencing is to be provided in accordance with community fencing guidelines and local codes. Any proposed swimming pool screen cages shall be designed and included as part of the initial architectural review process.

Accessory Structures: Greenhouses, trellises, gazebos, or any other structure placed on the homesite shall be compatible with the materials, architectural style, and colors of the dwelling, and shall be governed by the ARC and building codes. Height, size, location, and setbacks, if not governed by building codes, shall be determined by the ARC on a case-by-case basis. Trellises must be integral to the design, style, and/or attached to the structure.



## CANOPY

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### **POOLS, SPAS, WATER FEATURES, SCREEN ENCLOSURES, PLAY EQUIPMENT, OTHER STRUCTURES, & DECORATIONS (cont'd)**

#### **APPROPRIATE**

- In-ground pools with approved fencing and screening.
- In-ground or in-deck spas with approved fencing and screening.
- Screened enclosures within setbacks for single-family homes. Pool cage frames in **bronze** aluminum only.
- Fountains located in rear yards only with landscaping.
- Aboveground spas in backyard screened appropriately (on lanai with landscaping).

#### **NOT ALLOWED**

- Permanent above ground pools.
- Permanent basketball hoops.
- Permanent playground equipment outside of allowable setbacks or located in the front.
- Screens that project over the existing roof planes.
- Unless attached to a barbecue or cooking appliance, propane containers cannot be installed "above ground," and are limited to 20 lbs.
- Other structures unless submitted to and approved by the ARC.



## **FENCING**

Above ground fencing is not allowed in maintenance included communities.

## **ENTRY, WALKS & DRIVEWAYS**

In all cases with front load garages, the front door and porch will be connected to the driveway by a walkway.

Walkways, entry, and driveways are to be constructed of concrete pavers, which have been preselected based on architectural style. Asphalt, gravel, and painted concrete are prohibited on all driveways.

On front load homes with front facing garages, driveways shall not extend beyond the side planes of the garage.

### **APPROPRIATE**

- Concrete paver walkways, entry, and drives, per plan.
- Direct connection to sidewalks.

### **NOT ALLOWED**

- Gravel, shell, or poly-pebble walkways, and driveways.
- Any applied top coating including paint or stain.

## **SIDEWALKS**

The installation of a sidewalk is required in front of homes (located in the street right-of-way) and is the responsibility of the Developer.



## **SERVICE AREAS & EQUIPMENT**

Outdoor mechanical equipment, including pumps, should be shielded from view with landscaping. Placement of mechanical equipment and associated landscaping shall not interfere with side yard drainage.

Satellite dishes over 18" in diameter are not permitted. Satellite dishes are not allowed on roofs or on the front of the home and shall not be visible from the street. They must be submitted to the ARC for approval; requires landscaping.

Trash receptacles, air conditioning units, pool equipment, or other mechanical equipment must be screened by landscaping.

Solar panels and piping shall blend architecturally with the roof of the home, and can be placed on rear facing rooflines only (unless otherwise prohibited by Federal standards).

Air conditioner units, generators, heat pumps, pumps, or other accessory structures shall not be installed within the side yard drainage easement.

### **Generators:**

Generators are to be used for emergency purposes only when commercial electrical power is not available. Generators may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 10:00 AM and 2:00 PM.





## CANOPY

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### **SERVICE AREAS & EQUIPMENT (cont'd)**

**Submission to the ARC for approval is required and must include:**

1. Manufacturer's specifications for unit, wiring, mounting, and sound level production.
2. Copy of surveyed site plan showing the location of the generator relative to the home.
3. Shrubs must be used to screen the generator on all three sides and must be indicated on the plan.
4. Installations of generators must comply with the state and county regulations.
  - The generator must be installed professionally. It must be plumbed by a licensed plumber and electrically connected by a licensed electrician.
  - The generator must be located at least 5 feet from any door or window opening, and at least 10 feet from all neighbors.
  - Generators must be located on the exterior of the home, excluding the lanai on single-family detached homes. Sound levels produced by the generator may not be greater than 72 db(A) at 23 feet while operating at full load.
5. A county permit is required. If the county permitting process causes any changes in what was approved by the ARC, the changes must be submitted to the ARC.

#### **APPROPRIATE**

- Mechanical equipment and trash receptacles grouped and shielded from view in easily accessible location (required).
- Landscaping to shield mechanical equipment (required).



## CANOPY

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### **SERVICE AREAS & EQUIPMENT (cont'd)**

#### **NOT ALLOWED**

- Exposed mechanical equipment of any kind.
- Exposed trash receptacles.
- Satellite dishes viewed from street.
- Satellite dishes over 18" in diameter.
- Portable generators must be stored inside the garage.
- Permanent generators must be screened with landscaping.
- Garbage, Yard Waste and Trash Disposal Containers: Must not be placed out for pick up sooner than twelve hours before scheduled collection and must be removed and stored in the garage within twelve hours after collection. Garbage and refuse shall be placed only in designated areas.



## CANOPY

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# **LANDSCAPE CHARACTER & STYLE**

Establishment of a strong community landscape image is critical to the success of Canopy. To achieve this goal, the Builder in Canopy is required to install a pre-designed landscape package for each home in the community. Modifications to the pre-designed plan shall be submitted for approval to the Architectural Review Committee.

This landscape section has been designed to provide property owners with important information related to the development of homes to ensure a harmonious neighborhood streetscape, establish a visual sense of the community as a whole, and to protect the aesthetic quality of the overall community, while still allowing for individual expression of the homeowner.

The objective is to enhance the character of Canopy. The recommended landscape character should encourage the use of native plant materials. Front yard plantings should be sympathetic to the overall neighborhood streetscape in form, texture, and simplicity of design. This can be achieved by limiting the front yard planting to lawn, trees, and layered foundation-planting beds.

Landscape treatment of rear yards is dependent on the location of the homesite. The goal in landscaping is a balance between the homeowner's goals and those of the overall community. All mechanical equipment and ground mounted utilities should be screened to form a visual barrier, such as landscaping, sufficient in form and texture to effectively screen the item.

All homesites must be completely sodded. Grass sod is to be Hybrid St. Augustine. All grass shall be free of weeds, diseases, fungus, and vermin. Sample landscape plans follow.



# CANOPY

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## **APPROPRIATE FRONT & SIDE YARD**

- Formal or informal (except for front hedge).
- Pine straw mulch
- Layered beds.

A 3" layer of organic mulch is required in all planting beds and around freestanding trees and shrubs to reduce water loss, control weeds, and prevent runoff. Acceptable mulch materials include pine straw. Inorganic mulch materials such as stone, gravel, shell, and synthetic mulch materials are not allowed.

## **PROHIBITED**

- Any type of edging around landscape beds.
- Shell, stone, rock, gravel, synthetic or colored mulch.
- English Gardens.
- Oriental Gardens.



# LANDSCAPE PLANTING GUIDELINES

To create a "streetscape effect" that is consistent throughout the community and the entire development, the minimum planting requirements included in this section shall be met.

All trees and shrubs shall be Florida #1 or better as defined in "Grades and Standards for Nursery Plants", Parts I & II, Department of Agriculture, State of Florida. All landscaped areas, except for those with Bahia sod, shall be irrigated by an automatic irrigation system. Positive drainage shall be provided in all areas.

**Street Trees** Street trees are required and installed by Developer, and continue to enhance the value of your home and community. **Homeowners may not remove the mandatory street trees.** This is a county requirement. If this tree dies for any reason, it must be replaced with a similar type and size of tree by homeowner.

## **Front Yards**

The front yard is defined as the area from the back of curb to the front of the home, including side yards back to the mid-point of the house. Planting in this area is of greatest importance, as it will determine the aesthetic appeal of the overall streetscape. The goal of landscaping is to integrate the home and homesite, and thereby soften the impact of the home along a particular street and create visual interest and excitement for the streetscape.

The perimeters of parking courts shall be landscaped to minimize their impact and the impact of cars from the street and sidewalk.



## CANOPY

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### **LANDSCAPE PLANTING GUIDELINES (cont'd)**

#### **Rear Yards**

Rear yards are defined as the area from the rear property line to the home including the side yards back to the mid-point of the house.

Air conditioner units, pool equipment, etc. will be screened with appropriate walls and/or landscape material. Rock, shell, wood chips, or any other materials will not be considered as an alternative to grass or ground cover.

#### **Corner Lots**

Because of their larger size and increased visual impact, additional plantings will be added by Developer for privacy as well as the extended streetscape impact.

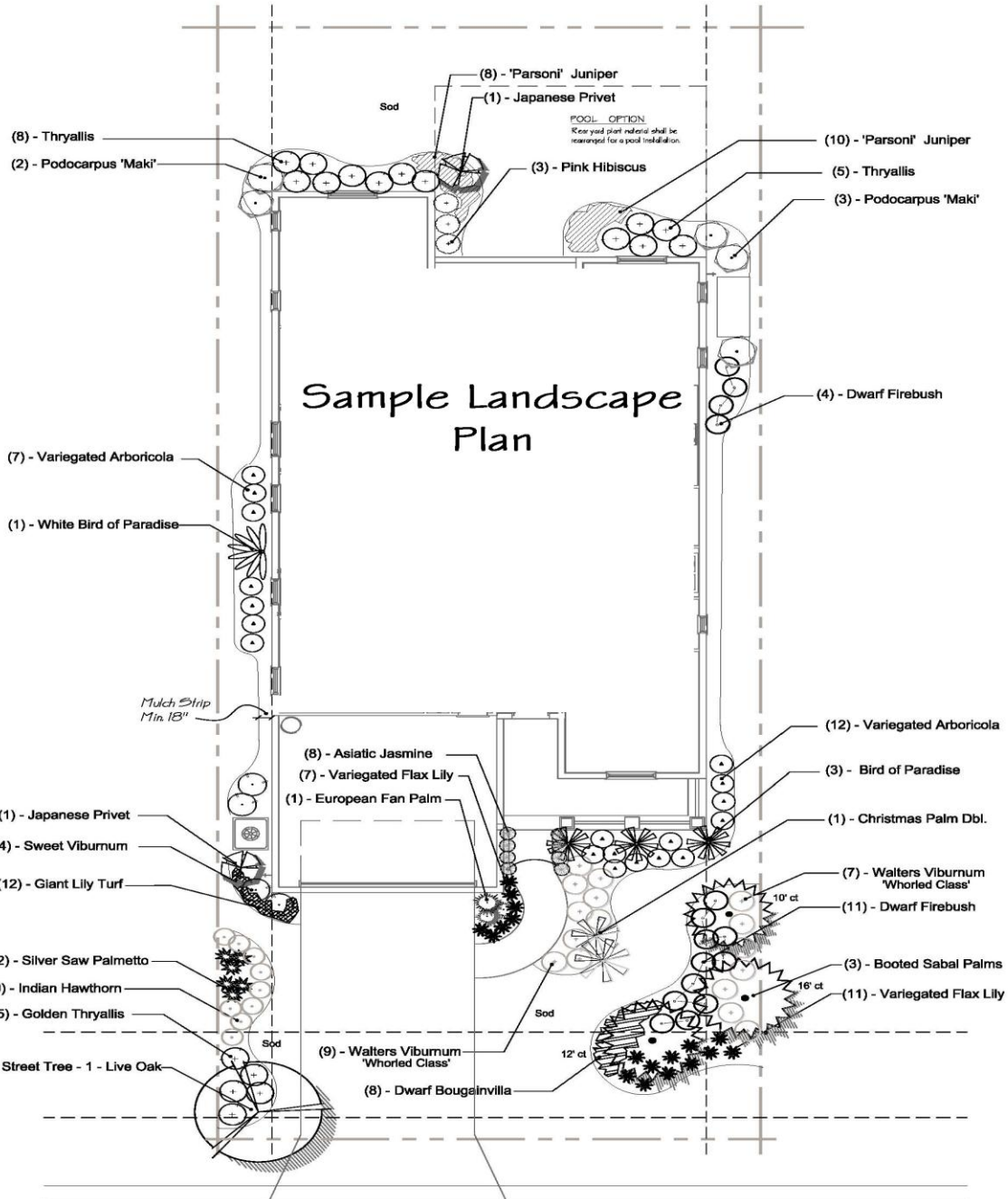
#### **Maintenance Included**

- Maintenance includes mowing and fertilizing lawn (using a weed-and-feed product), mulching one time a year, as well as trimming bushes.
- Shrubs and flowerbed edging must be properly installed, and maintained. This must be submitted to the ARC for approval.
- When changing plants in the original beds, using plants from the approved planting palette is a homeowner's option. Modifying existing beds, creating new beds, and using shrubs or perennial flowers not on the approved palette all require Architectural Review Committee submission and approval. White marble chips, white stones, rock, or shell are not permitted as mulch.
- When changing, adding, or removing trees, Architectural Review Committee submission and approval is required.
- Any plant material which dies shall be removed and replaced with plant material of the same variety and size within 60 days by the homeowner (for example, during a freeze).
- Citrus trees are only permitted in rear yards, and limited to one, after submission and approval by the ARC, unless already included in the standard package.



# CANOPY

## 40' STANDARDS (MINIMUM PLANTING REQUIREMENTS)



<b>NEAL COMMUNITIES - CANOPY</b>	Sample Landscape Plan	<b>PLANTING PLAN</b>
CLIENT:	DATE: September 1, 2013	<b>SALKO DESIGN STUDIO, LLC</b> Landscape Architect 1479 Argyle Drive Fort Myers, Florida 33919 phone: (239) 233.2083
ADDRESS:		
PHONE NO.:		



# CANOPY

## APPROVED PLANT LIST

### STREET TREE

Quercus virginiana                      Live Oak                      12' hgt. x 6' spr., single trunk, 3" caliper

BOTANICAL NAME	COMMON NAME	DESCRIPTION
<u>TREES and PALMS</u>		
Acacia farnesiana	Sweet Acacia	10' hgt. x 5' spr single trunk - 2" caliper
archintonphoenix alecandre	Alexander Palm	
Ardisia escallonlodes	Marlberry Tree	5' hgt. x 4' spr Full container grown
Callistemon viminallis	Weeping Bottlebrush	60" hgt. x 60" multi-trunk Full to gr
Caryota mitis	Fishtail Palm	
Cassia fistula	Golden Shower	
Chamaedorea cataractarum	Cat Palm	30" hgt. x 30" spr., 7 gallon 48" hgt. x 48" spr. Multi trunk, Florida Fancy
Chamaerops humulus	European Fan Palm	
Chamaerops humulus	European Fan Palm	5' hgt. multi trunk FL Fancy - 25 gallon
Citrus species	Navel Orange Tree	5' hgt. Florida Fancy - 25 gallon
Cocolobra uvifera	Seagrape	48" hgt. x 48" spr., 10 gallon
Cordia sebestena	Orange Geiger Tree	
Cycas revoluta	King Sago	
Ilex Cassine	Dahoon Holly	12' hgt. x 6' spr single trunk - 2.5" caliper
Ligustrum japonica	Japanese Privet	60" x 60" multi- trunk, Full to ground
Magnolia 'Little Gem'	Little Gem Magnolia	10' hgt. x 4' spr single trunk - 3" caliper
Myrica cerifera	Southern Wax Myrtle	
Phoenix roebellini	Pygmy Date Palm	5' & 3' OA hgt., double head
Phoenix roebellini	Pygmy Date Palm	6' OA hgt., double head
Phoenix sylvestris	Sylvester Palm	16' OA hgt., 2-3' wood
Phoenix sylvestris	Sylvester Palm	3 ' wood, 14' OA hgt., Trunk diamond cut
Phoenix sylvestris	Wild Date Palm	
Pseudophoenix sargentii	Buccaneer Palm	14' OA hgt., Full head w/ single trunk
Psidium littorale	Cattley Guava	5' multi-trunk, florida fancy -25 gallon
Psidium littorale	Cattley Guava	6' hgt. x 6' spr. Multi trunk, Florida Fancy
Psuedophoenix sargentii	Buccaneer Palm	12' OA hgt. Florida Fancy





## CANOPY

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Raphiolepis indica	Lady Palm	6' hgt. x 6' spr. Multi trunk, Florida Fancy
Rhapis excelsa	Lady Palm	5' multi-trunk, florida fancy -25 gallon
Sabal palmetto	Sabal Palm	12' - 18' of CT hgts shown on plan
Sabal palmetto	Cabbage Palm	
Thrinax radiata	Thatch Palm	
Veitchia merrillii	Christmas Palm	10' or 12' OA hgt. full head, dbl. stem
Veitchia merrillii	Christmas Palm	10' OA hgt. double - full head
Wodyetia bifurcata	Foxtail Palm	



# CANOPY

## APPROVED PLANT LIST (cont'd)

BOTANICAL NAME	COMMON NAME	DESCRIPTION
<b>SHRUBS</b>		
Allamanda var. 'Schottii'	Bush Allamanda	20" hgt. x 20" spr., Full 3 gallon
Callistemon viminalis	Weeping Bottlebrush	60" hgt. x 60" multi-trunk Full to gr
Carrisa grandiflora	Natal plum	16" hgt. x 20" spr., Full 3 gallon
Cassia bicapsularis	Butterfly Bush	12" hgt. x 15" spr., 3 gallon
Crinum asiaticum	Crinum Lily	18" hgt. x 18" spr., Full 3 gallon
Crinum augustum 'Queen Emma'	Queen Emma Lily	36" hgt. x 36" spr., Full 10 gallon
Crinum augustum 'Queen Emma'	Queen Emma Lily	36" hgt. x 36" spr., Full 15 gallon
Galphimia graciis	Golden Thryallis	20" hgt. x 20" spr., Full 3 gallon
Gardenia 'Miami Supreme'	Gardenia	5' hgt. Florida Fancy - 25 gallon
Gardenia sp. 'Miami Supreme'	Miami Supreme Gardenia	5' multi-trunk, florida fancy -25 gallon
Hamelia nodosa	Dwarf Firebush	24" hgt. x 24" spr., Full 3 gallon
Hamelia nodosa	Dwarf Firebush	36" hgt. x 36" spr., Full 7 gallon
Hamelia patens	Dwarf Firebush	5' multi-trunk, florida fancy -25 gallon
Hamelia patens	Dwarf Firebush	30" hgt. x 30" spr., Full 3 gallon
Hibicus rosea 'sinensis'	Yellow Hibiscus	24" hgt. x 24" spr., Full 3 gallon
Hibicus rosea 'sinensis' pink	Pink Hibiscus	24" hgt. x 24" spr., Full 3 gallon
Hibiscus rosa 'sinensis'	Pink Hibiscus	36" hgt. x 36" spr., Full 10 gallon
Ilex vomitoria 'Nana'	Stokes Holly	12" hgt. x 15" spr., 3 gallon
Ilex vomitoria 'Stokes	Yaupon Holly	16" hgt. x 20" spr., Full 3 gallon
Ilex vomitoria 'Stokes'	Yaupon Holly	20" hgt. x 20" spr., Full 3 gallon
Jathropha hastata	Jathropha	48" hgt. x 48" spr., 10 gallon
Jathropha integrirrema 'Compacta'	Dwarf Jatropa	36" hgt. x 36" spr., Full 7 gallon
Jathropha integrirrema 'Compacta'	Dwarf Jatropa	12" hgt. x 15" spr., 3 gallon
Ligustrum japonica	Japanese Privet	60" hgt. x 60" multi-trunk Full to gr.
Ligustrum japonica	Japanese Privet	48" hgt. x 48" spr., 10 gallon
Ligustrum japonicum	Japanese Privet	36" hgt. x 36" spr., Full 7 gallon
Myracanthis fragrens	Simpson Stopper	36 hgt. x 36" spr., Full 10 gallon
Myrcaintges fragrans	Simpson Stopper	36"hgt. x 36" spr., Full 7 gallon
Myrcinathes fragrans	Simpson Stopper	24" hgt. x 24" spr., Full 3 gallon



# CANOPY

Myrica cerifera	Southern Wax Myrtle	36" hgt. x 36" spr., 10 gallon
Myrsine floridana	Myrsine	36" hgt. x 36" spr., Full 10 gallon
Nerium oleander 'Calypso Pink'	Pink Calypso Oleander	48" hgt. x 48" spr., Multi stem-15 gal
Nerium oleander 'Pink Ice'	Dwarf Pink Ice	24" hgt. x 24" spr., Full 3 gallon
Nerium oleander 'Pink Ice'	Dwarf Pink Oleander	24" hgt. x 24" spr., Full 3 gallon
Nerium oleander 'Pink Ice'	Dwarf Pink Oleander	36" hgt. x 36" spr., Full 10 gallon
Nerium oleander 'Pink Ice'	Pink Oleander	5' multi-trunk, florida fancy -25 gallon
Pittosporum tobira	Green Pitts	24" hgt. x 24" spr., Full 3 gallon
Plumbago capensis	Blue Plumbago	24" hgt. x 24" spr., Full 3 gallon
Podcarpus macrophlla 'Maki'	Shrubby Podocarpus	36" hgt. x 36" spr., Full 10 gallon
Podcarpus macrophlla 'Maki'	Shrubby Podocarpus	48" hgt. x 48" spr., Full 10 gallon
Podcarpus macrophlla 'Maki'	Shrubby Podocarpus	36" hgt. x 36" spr., Full 7 gallon
Podcarpus macrophlla 'Maki'	Shrubby Podocarpus	40" hgt. x 36" spr., Full 15 gallon
Podocarpus macrophyllus 'Maki'	Podocarpus 'Maki'	40" hgt. x 36" spr., Full 7 gallon
Raphiolepis indica	Indian Hawthorn	20" hgt. x 20" spr., Full 3 gallon
Raphiolepis indica	Indian Hawthorn	18" hgt. x 24" spr., Full 3 gallon
Raphiolepis indica	Indian Hawthorn	24" hgt. x 24" spr., Full 3 gallon
Raphiolepis indica	Indian Hawthorn	20" hgt. x 24" spr., Full 3 gallon
Raphiolepis indica 'Alba'	White' Indian Hawthorne	20" hgt. x 20" spr., Full 3 gallon
Rosa radrazz	Knockout Roses Red	24" hgt. x 24" spr., Full 3 gallon
Rosa radrazz	Knockout Roses	18" hgt. x 24" spr., Full 3 gallon
Rosa radrazz 'Knockout Red'	Knockout Rose	20" hgt. x 20" spr., Full 3 gallon
Schefflera arboricola	Green Arboricola	24" hgt. x 24" spr., Full 3 gallon
Schefflera arboricola 'Trinette'	Variegated Arboricola	24" hgt. x 24" spr., Full 3 gallon
Schefflera arboricola 'Trinette'	Variegated Arboricola	20" hgt. x 20" spr., Full 3 gallon
Sereno repens 'Silver'	Silver Saw Palmetto	30" hgt. x 30" spr., Full 7 gallon
Sereno repens 'Silver'	Silver Saw Palmetto	36" hgt. x 36" spr., Full 10 gallon
Strelizia nicoli	White bird of Paradise	36" hgt. x 36" spr., 15 gallon 3ppp
Strelizia nicoli	White bird of Paradise	30" hgt. x 30" spr., 7 gallon
Strelizia nicoli	White bird of Paradise	36" hgt. x 36" spr., 10 gallon
Strelizia nicoli	White bird of Paradise	48" hgt. x 48" spr., 15 gallon
Strelizia reginae	Bird of Paradise	30" hgt. x 30" spr., Full 10 gallon, 3ppp
Strelizia reginae	Bird of Paradise	24" hgt. x 24" spr., 3 gallon 3ppp



## CANOPY

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Viburnum obovatum	Walters Viburnum	36" hgt. x 36" spr., Full 7 gallon
Viburnum obovatum	Walters Viburnum	20" hgt. x 20" spr., Full 3 gallon
Viburnum obovatum 'whorled class'	Viburnum 'whorled class'	16" hgt. x 20" spr., Full 3 gallon
Viburnum obovatum	Whorled Class Viburnum	18" hgt. x 24" spr., Full 3 gallon
Viburnum obovatum 'whorled class'	Viburnum 'whorled class'	20" hgt. x 20" spr., Full 3 gallon
Viburnum odoratissimum	Sweet Viburnum	36" hgt. x 36" spr., Full 10 gallon
Viburnum odoratissimum	Sweet Viburnum	48" hgt. x 48" spr., 7 gallon
Viburnum odoratissimum	Sweet Viburnum	36" hgt. x 36" spr., Full 7 gallon
Viburnum odoratissimum	Sweet Viburnum	48" hgt. x 48" spr., 10 gallon
Viburnum odoratissimum	Sweet Viburnum	40" hgt. x 36" spr., Full 15 gallon
Yucca elephantipes	Soft Tip Yucca	30" hgt. x 30" spr., Full 7 gallon
Zamia floridana	Coontie	18" hgt. x 18" spr., Full 3 gallon
Zamia floridana	Cardboard Palm	30" hgt. x 30" spr., Full 7 gallon
Zamia furfuracea	Cardboard Palm	30" hgt. x 30" spr., Full 10 gallon, 3ppp
Zamia furfuracea	Cardboard Palm	36" hgt. x 36" spr., 15 gallon 3ppp
Zamia furfuracea	Cardboard Palm	48" hgt. x 48" spr., 15 gallon



# CANOPY

## APPROVED PLANT LIST (cont'd)

BOTANICAL NAME	COMMON NAME	DESCRIPTION
<b>GROUNDCOVERS</b>		
Asparagus densiflorus 'Myers'	Foxtail Fern	10" hgt. x 10" spr., Full - 1 gallon
Bougainvillae sp. 'Helen Johnson'	Dwarf Bougainvillae	8" hgt. x 10" spr., Full - 1 gallon
Bougainvillae sp. 'Helen Johnson'	Dwarf Bougainvillae	14" hgt. x 14" spr., Full 1 gallon
Bougainvillae sp. 'Helen Johnson'	Dwarf Bougainvillae	12" hgt. x 16" spr., Full - 3 gallon
Bougainvillae sp. 'Helen Johnson'	Dwarf Bougainvillae	10" hgt. x 10" spr., Full 1 gallon
Danellia caerulea	Blue Flax Lily	8" hgt. x 12" spr., Full 1 gallon
Danellia caerulea	Blue Flax Lily	16" hgt. x 12" spr., Full 1 gallon
Danellia caerulea	Blue Flax Lily	12" hgt. x 12" spr., Full 1 gallon
Dianella tasmanica variegata	Variegated Flax Lily	10" hgt. x 10" spr., Full 1 gallon
Ficus microcarpa 'Green Island'	Green Island Ficus	14" hgt. x 20" spr., Full 3 gallon
Ficus microcarpa 'Green Island'	Green Island Ficus	12" hgt. x 16" spr., Full - 3 gallon
Ficus pumila	Creeping Fig	12" hgt. x 16" spr., Full 1 gallon
Gallardia pulchella	Blanket Flower	10" hgt. x 10" spr., Full 1 gallon
Juniperus ch. 'Parsoni'	Parsoni' Juniper	16" hgt. x 12" spr., Full 3 gallon
Juniperus parsoni	Parsons Juniper	8" hgt. x 10" spr., Full - 1 gallon
Junipoerus chinensis 'Parsonii'	Parsonii Juniper	14" hgt. x 20" spr., Full 3 gallon
Junipoerus chinensis 'Parsonii'	Parsonii Juniper	12" hgt. x 16" spr., Full - 3 gallon
Lantana camara 'New Gold'	Gold Mound Lantana	10" hgt. x 10" spr., Full 1 gallon
Liriope 'Evergreen Giant'	Giant Lily Turf	12" hgt. x 12" spr., Full 1 gallon
Liriope muscari 'Evergreen Giant'	Giant Lily Turf	16" hgt. x 12" spr., Full 1 gallon
Liriope muscari 'Evergreen Giant'	Giant Lily Turf	12" hgt. x 12" spr., Full 1 gallon
Liriope muscari 'Variegata'	Variegated Lioripe	10" hgt. x 10" spr., Full 1 gallon
Nepherolepis excelsa	Boston Fern	10" hgt. x 10" spr. Full -1 gallon -sun grown
Pentas species	Pink Pentas	4" pots
Pentas species	Pink Pentas	16" hgt. x 12" spr., Full 1 gallon
Pentas species	Pink Pentas	10" hgt. x 10" spr. Full 1 gallon
Trachelospermum asiaticum	Asiatic Jasmine	8" hgt. x 12" spr., Full 1 gallon
Trachelospermum asiaticum	Asiatic Jasmine	10" hgt. x 12" spr., Full 1 gallon
Trachelospermum jasminoides	Star Jasmine	12" hgt. x 12" spr., Full 1 gallon



# CANOPY

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## **Mulch**

Pine straw mulch, minimum of 3" deep in all beds

## **Lawn Grasses**

Solid sod only.

### **Common Name**

Hybrid St Augustine Turf

### **Botanical Name**

*Stenotaphrum secundatum* 'Captiva'



CANOPY

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## **ON SITE SIGNAGE**

No signs of any kind shall be displayed on any homesite or in the windows of any home, except for those used by the Builder or Developer in the course of doing business.



CANOPY

# CANOPY MODIFICATION REQUEST FORM

Date: \_\_\_\_\_

To: Architectural Review Committee  
5800 Lakewood Ranch Boulevard  
Sarasota, FL 34240

Phone: 941-328-1062 Fax: 941-328-1100

From: \_\_\_\_\_

Neighborhood: \_\_\_\_\_ Homesite: \_\_\_\_\_

Address: \_\_\_\_\_

Home Phone: \_\_\_\_\_ Work Number: \_\_\_\_\_

Cell Phone: \_\_\_\_\_ Email: \_\_\_\_\_

\$40.00 check made payable to Canopy Neighborhood Association, Inc.

Modification Requested: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Estimated Completion Date: \_\_\_\_\_

**SITE PLANS AND COLOR SAMPLES MAY BE REQUIRED. PHOTOS AS NECESSARY.**

Approved  Approved w/Conditions  Denied   
If a violation, must be completed no later than \_\_\_\_\_

ARC Comments or Conditions: \_\_\_\_\_

\_\_\_\_\_  
\_\_\_\_\_

ARC Authorized Signature: \_\_\_\_\_ Date: \_\_\_\_\_

Date Owner Notified: \_\_\_\_\_

Date Copies Mailed: \_\_\_\_\_

**\*\*RESUBMITTAL IS REQUIRED IF WORK IS NOT COMPLETED WITHIN 6 MONTHS\*\***





# **POOL CAGE & LANAI EXTENSION REQUIREMENTS**

The following items must be submitted along with a Modification Request for a pool and cage and/or lanai extension.

- Surveyed site plan indicating the location of the structure.
- Rear elevation indicating attachment to the home, dimensions, and type of structure.
- Specification sheet for pool and cage.
- Access form signed by neighbor(s).
- All pool cages must be bronze.
- Perimeter landscaping is required to buffer pool cages and/or lanai extensions, and to screen pool equipment.

**Please make sure all items are included with your request.**



CANOPY

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# PROPERTY ACCESS FORM

OWNER: \_\_\_\_\_

HOMESITE NUMBER: \_\_\_\_\_ NEIGHBORHOOD: \_\_\_\_\_

PROPERTY ADDRESS: \_\_\_\_\_  
\_\_\_\_\_

In constructing a pool and/or lanai extensions on the above referenced property, we, the owner(s), agree to repair and pay for any damage that may occur to the neighbor's property or District property while our pool and/or lanai is being constructed.

We, the neighbor(s) on homesite \_\_\_\_\_, acknowledge that we are aware a pool and/or lanai is being constructed and understand that the owner(s) of homesite \_\_\_\_\_ agree to repair and pay for any damage that may occur to my property or District property while the pool and/or lanai is being constructed.

We further grant permission for access on our property, if requested.

Date: \_\_\_\_\_

Owner(s): \_\_\_\_\_

Neighbor(s): \_\_\_\_\_

Neighbor(s): \_\_\_\_\_