

Estates at Browns Landing

ARCHITECTURAL PLANNING CRITERIA

REV. JANUARY 22, 2026

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PART I: INTRODUCTION

1. Standards and Guidelines

- a) The Architectural Planning Criteria (“Criteria”) establish minimum requirements for construction of homes at Estates of Brown’s Landing. The intent of this document is to help facilitate a level of high quality construction and maintain consistency in line the primary objectives of the overall development plan for the community. All contractors, architects, engineers, and property owners must adhere to the Criteria in conjunction with all applicable building codes as well as the terms and conditions of the Covenants and Restrictions for Estates of Brown’s Landing.
- b) The Criteria are enforceable by the Developer and the Board of Directors of Estates of Browns Landing Property Owners Association (Board), and will be used throughout the development process as the basis for objective review and implementation of the minimum standards.
- c) The Developer’s right to approve or disapprove any proposed matter for any reason supersedes requirements or prohibitions of these Criteria. This evaluation relates to matters of judgment and taste that cannot be reduced to a simple list of measurable requirements. It is possible, therefore, that a house plan might meet the individual requirements delineated in these Criteria and still not receive approval if, in the sole judgment of the Developer, its overall aesthetic impact is unacceptable.
- d) Approvals will expire after 12 months if construction has not commenced and a resubmission will be required along with appropriate review fees.
- e) The Developer may assign to the Board all, or a portion of, the rights established for architectural review and approval established in Article IX of the Declaration of Covenants and Restrictions for Estates at Browns Landing

2. Required Submittals

The Developer retains the right to request additional drawings, specifications, and material samples, in order to fully understand the proposed improvements.

Required submittals shall include the following:

- a) Design Review Application (see attached).
- b) Review Fee and Compliance Deposit, if required.
- c) Site Plan to scale, including the following information at a minimum:
 - i. Lot boundaries, building setbacks for front, rear, sides, right-of-way, buffers and easements, etc.
 - ii. Proposed building location with finished floor elevation
 - iii. Proposed location of driveways, sidewalks, walkways, porches, etc.

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- iv. Trees with caliper greater than 6” diameter measured at breast height.
 - v. Exterior mechanical equipment (i.e. A/C condenser, pool equipment, etc.), and proposed method of screening.
 - vi. Pools, decks and screen enclosures and their relationship to all property lines and setbacks.
 - vii. Exterior lighting including specifications and locations of coach lights, walkway lighting and landscape lighting.
 - viii. Fences or walls and description of materials and dimensions.
 - ix. Topographical elevations with existing and proposed grades, including the crown of the road, back of curb and sidewalk elevations
 - x. Drainage arrows, front, side and rear yard highpoints and break points.
- d) Architectural plans including the following at a minimum:
- i. Elevations for each side of structure, with finish type and description of all exterior materials and dimensions.
 - ii. Floor plans with dimensions and living area computations.
 - iii. Exterior wall section showing ceiling plate height, fascia and soffit dimensions, roof pitch and material.
- e) Exterior colors and materials including a detailed description of exterior wall, trim and door colors and materials.
- f) Landscape plans shall include the following at a minimum:
- i. Proposed landscape material including size, quantity and location of all trees and shrubs. Plan shall include scientific and common names of all plant material along with container size, minimum height, minimum breadth and spacing.
 - ii. Location and description of bedding material for all plant beds.
 - iii. Location and description of sod type relative to property boundaries.
 - iv. Location and specifications of landscape lighting.
 - v. Identification of all native trees to be preserved and location of all areas of natural vegetation to be preserved.
 - vi. Description of irrigation system and narrative confirmation that proposed irrigation will provide a maximum 100% coverage of all landscaped and grassed areas.

PART II: LOT DEVELOPMENT CRITERIA

1. **Setbacks** for Estates at Brown's Landing are in accordance with the approved Planned District Agreement recorded in Book 4367, Page 870 Official records of Volusia County, and as subsequently amended.
2. **Minimum floor area** for a residential dwelling unit is 3,000 square feet of conditioned space.

PART III: ARCHITECTURAL DESIGN GUIDELINES

1. **Building coverage** - Maximum (building footprint only) is 35%.
2. **Building height** - Maximum is thirty-five (35) feet.
3. **Front elevation** - Repetition of a front elevation may not occur.
4. **Roofs**
 - a) Pitched roofs with a minimum of 6/12 are required. Flatter pitches may be acceptable for consistency with certain architectural styles (i. e. Spanish, Frank Lloyd Wright, etc.) in the sole discretion of the Developer or ARB. Accent roofs with less pitch may be approved by Developer or ARB on a case by case basis.
 - b) Roof material must be clay or concrete tile, or standing seam metal. Colors, finish and style of the roof material shall be consistent with the exterior home design.
 - c) Fascia must be a minimum of 8" in width on all four (4) sides.
 - d) Roof overhangs must be a minimum of 18", except when this requirement shall inadvertently preclude desirable architectural detailing in the opinion of ARC.
 - e) Minimum ceiling plate height for 1st floor perimeter shall be 10'00", 2nd floor shall be 8'.
5. **Garages and Garage Doors**
 - a) Garage doors may not face the street without specific approval of Developer or ARB. Additional architectural detailing or landscaping may be required to minimize visual impact on streetscape of front-facing garage door, particularly garage doors taller than the standard of eight (8) feet.
 - b) Maximum 18 ft. wide, 8 ft. tall garage doors unless specifically approved by Developer or ARB.
 - c) Garage doors must be painted the same color as the body of the house unless specifically approved by ARB. Garage doors stained to mimic the color of dark wood may be acceptable if specifically approved by ARB and subject to minimum maintenance requirements.
 - d) Windows in garage doors are limited to the top panel.

6. Building Materials and Finishes:

- a) All window and door openings on all sides must include banding or other decorative treatment unless inconsistent with the architectural style of the home and specifically approved by Developer or ARB. The rear of homes on lake front lots and the street side of homes on corner lots shall also include decorative, raised or scored banding.
- b) Acceptable stucco finishes to include sand, smooth and knockdown.
- c) Homes are to have a blend of harmonious but varied materials with no home having an exterior façade of a single material, unless specifically approved by ARB in accordance with an appropriate design style. All siding shall be cementitious and etched. Wood, aluminum and vinyl siding is prohibited.

7. Driveways and Walks

- a) Driveways, driveway aprons and walkways must be constructed of concrete pavers, bricks or natural stone.
- b) Homes with 3-car garages may have a driveway with maximum width, measured at the right-of-way, of 24 ft. Homes with 2-car garages may have a driveway with maximum width of 20 ft. as measured at the right-of-way.
- c) Accent lighting for driveways and walkways may be installed, so long as they are an integral part of the landscape design with consideration for maintenance, protection from vehicles and pedestrians, and impact on adjacent properties.
- d) Circular driveways with two (2) access points to the right of way are acceptable with driveways a maximum of 12 ft. wide, and a landscape bed centered within the circular driveway. This landscape bed shall contain a minimum of two (2) hardwood trees a minimum of 4" in caliper and shrubs and ground cover sufficient in quantity to properly soften the impact of the driveway in the sole discretion of the Developer and ARB.
- e) Columns with decorative entry gates are allowed outside the right-of-way. Columns must be of the same predominate material and color scheme as the main structure; and, may not be taller than 6 ft. to the peak of a decorative cap and/ or light. Decorative fencing between columns must be picket style in black or bronze and no taller than 5 ft. Decorative gates must be picket style in black or bronze and may not be taller than 6 ft.

8. Fences, Accessory Structures and Accoutrements

- a) All fences shall be aluminum picket with a maximum height of 72". All fences shall be screened on the front, rear and side by evergreen shrubs, a minimum of 36" tall at time of planting, planted 36" on center. All fencing shall have a factory finish, black in color. Fences may not be placed forward of a point a minimum of 30 ft. behind the front corners of the house. No fence shall impede or inhibit drainage from an adjacent lot or common area.
- b) Private mailboxes are not allowed as a central mailbox facility is required by the USPS.

9. Utilities

- a) Propane tanks are preferred to be buried. Above ground propane tanks must meet the latest edition of ASME Rules for Construction of Pressure Vessels, Section VIII, and Division 1. Propane tanks may not exceed 36” in height above finished grade and must be substantially screened from view.
- b) Air conditioning and pool equipment shall be substantially screened from view by decorative fence or wall and landscaping.
- c) Generators and tanks must be significantly shielded with landscape, so as to obscure from view, as much as is reasonably possible, the generator or tank from the Residential Dwelling Unit's frontage, or adjacent Common Area.

10. Exterior Lighting

- a) All exterior lighting shall be designed and installed to minimize negative impact upon adjacent properties. Exterior lighting shall be static, not intermittent or strobing. This restriction is not intended to restrict Holiday Lighting from November 1st through January 15th.
- b) Post top lights are prohibited.
- c) Coach lights shall be installed with a complimentary style, color and material to the architecture and design of the house. Size of the fixture shall also be an important consideration relative to the appropriateness of these proposed improvements.
- d) Soffitt lights and other exterior lights with multi-color capability shall only emit the following colors; white, warm white, cool white, or a substantially similar variation thereof, unless otherwise approved by the ARB, except for during the traditional Holiday Season of November 1st through January 15th without specific approval of the ARB. Exterior temporary or permanent lighting shall not blink, flash, strobe, or similar, unless otherwise approved by the ARB.

11. Signage

- a) Builder Signage - Model Center, Open House and Lot Marker signage must be in accordance with requirements of the attached exhibit entitled “Estates of Brown’s Landing Signage Standards”.
- b) Resale Signage – Re-sale signage must be in accordance with requirements of the attached exhibit entitled “ICI Homes Community Signage Standards”.

12. Pools, Decks and Screen Enclosures

- a) Pool decks must be located within the extended plane of the sidewalls of the main structure, unless specifically approved by ARB. Exposed retaining walls, drop footers or other similar structural elements must be finished to match the main structure in material, texture and color.

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- b) Screen enclosures must be bronze or black in color with mansard style roof.

13. Hurricane Protection

With respect to hurricanes and any proposed improvements to protect against the same, an application must be submitted to the Developer or ARB, as applicable, for review for any hurricane protection products, prior to their installation on the Residential Dwelling Unit. Approved hurricane protection materials include, but is not limited to, Accordion, Bahamas, and Colonial style shutters, roll-down track storm shutters, storm panels, armor screen, fabric storm panels, polycarbonate panels, impact-resistant windows and doors, reinforced garage doors, erosion controls, exterior fixed generators, and fuel storage tanks. All shutters shall be consistent with the scheme of exterior colors. Hurricane shutters shall not be used to cover exterior openings sooner than seventy-two (72) hours prior to the projected landfall of a named storm. Hurricane shutters shall be removed seventy-two (72) hours after a named storm has passed. All storm panel mounting systems on the home exterior must be painted to match the color of the home. Fabric shall be a neutral color. Generators and tanks must meet state or local regulations.

PART IV: LANDSCAPE DESIGN

1. General Considerations

- a) Lots shall be irrigated by an underground, automatic irrigation system providing a maximum of 100% coverage to all grassed and landscaped areas.
- b) Homes are required to have foundational plantings on all sides.
- c) All disturbed areas of lots not otherwise covered or landscaped must be sodded to the paved roadway with St. Augustine or Zoysia grass. Installation of Zoysia grass will require the installation of a barrier to adjacent lots.
- d) All Owners shall install and maintain sod and irrigation between sidewalk and curb along all road frontages within the private right-of-way.
- e) Landscape lighting shall be installed with consideration for adjacent parcels and as an integral part of the landscape design with consideration for maintenance and protection from vehicles and pedestrians.

2. Shrubs

- a) Shrub types shall be appropriately selected and located to enhance the architecture of each home, subject to ARB approval.
- b) Shrubs, particularly at the building corners, shall be massed in a multi-tiered fashion with larger shrubs closer to the home than smaller shrubs.
- c) All utility appurtenances, such as a/c condensers, propane tanks, pool equipment, generators, etc. shall be substantially screened on all exposed sides.

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- d) Maximum spacing of 3 gallon shrubs is 36" on center.
 - e) Maximum spacing for 1 gallon shrubs is 18" on center.
 - f) Hedges installed along property boundaries must be planted such that at maturity plants will not extend beyond the property line, including planting installed adjacent to fences as required per Part III, Section 8.
 - g) Trees and shrubs shall not be planted in a location or manner that will impede the flow of drainage between homes; to or from a retention area; or within a drainage conveyance.

3. Trees:

A minimum of four (4) Hardwood tree are required in the front yard of all lots. Preserved native Hardwood trees measuring 6" or greater may count for this tree requirement. The planted Hardwood tree shall be a minimum of 4" cal. measured at 6" above the ground.



Community Signage Standards

Standard sign color is PMS 2767 or CMYK 100/87/42/42 with white type. Color of signs may vary depending upon community color theme, with approval. For instance Plantation Bay signs are PMS 3308C or CMYK 89/47/83/59.

No other signage will be permitted. Signs must be placed on the lot (not in ROW).

Only one sign per lot at any given time.



Sales Center Signage

(One sign and one flag)

6' x 4' x .25" double sided face

Vinyl PVC post with decorative toppers if desired

Maximum height of 70" to the top of the sign

Parallel to the road

Lot Marker

9" x 12"; 1-sided
Corrugated Plastic
on wire H stake or
Spider Stake



Parallel to road

LM w/ Sold Sticker

9" x 12"; 1-sided
Corrugated Plastic
on wire H stake or
Spider Stake



Parallel to road

SPECIALTY SIGNAGE



Parallel to road

Resale Signage

16" x 16" x .125

1-sided; Aluminum Lam.
Face Printed/Cut Vinyl
2" x 2" x 40" square
white aluminum post
(Max. height of
48" to top of sign)



Parallel to road

Model Home Signage

12" x 12" x .125

1-sided; Aluminum Lam.
Face Printed/Cut Vinyl
2" x 2" x 40" square white
aluminum post.
(Can also be oval in shape
17.75" x 11.75")



Open House Signage

16" x 16"

2-sided; Day of Open House only
Corrugated Plastic on wire
H stake or Spider Stake
Perpendicular to road

Quick Move-In Signage 16" x 16"

2-sided; Corrugated Plastic on wire H stake or
Spider Stake. Perpendicular to road



Sold Sign

9" x 12"; 2-sided
Corrugated Plastic
on wire H stake or
Spider Stake
Perpendicular to
road

Preferred Vendors: ECD: Graphic Sign Design / Keith Cook — 526 Ridgewood Ave, Holly Hill, FL 32117 / ph: (386) 547-4569 / info@signsofstone.com
NFD: Fast Signs Baymeadows / Shawn Layton — 8535-7 Baymeadows Rd., Jacksonville, FL 32256 / ph: (904) 443-7446 / sales@fsonbaymeadows.com
WFD / MFD: OnSight Inc. / Darren Uner — 900 Central Park Drive, Sanford, FL 32771 / ph: (407) 830-8861 cell: (407) 247-2134 / darren@thinkonsight.com

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ESTATES AT BROWN'S LANDING**NEW CONSTRUCTION****DESIGN REVIEW APPLICATION**

To Applicant: All new construction, changes and additions must be in compliance with the Estates at Brown's Landing Property Owners Association, Inc. Declaration of Covenants and Restrictions and Architectural Design Criteria. Please read them carefully prior to construction. The lot owner will be responsible for the cost of repairing any damage to adjacent property as a result of construction and/or alterations approved herein. A digital form may be obtained from ICI Homes.

FOR NEW CONSTRUCTION, THE FOLLOWING ITEMS ARE REQUIRED:

1. Complete set of plans: Exterior Elevations, Floor Plan, Landscaping Plan, Drainage Plan, and Site Plan based on survey showing home, driveway, and setbacks.
2. Samples of exterior materials and colors (i.e. stone, paint, roof shingles, soffit, fascia, etc...).

PHASE: _____ **LOT:** _____ **PROPERTY ADDRESS:** _____

New Construction: (X one)

Complete items 1- 7 below

☐

Model

☐

Pre-Sale

☐

Speculative

If yes, how close is the nearest lot?

OWNER: _____

Address _____

City/State/Zip _____

Telephone # _____

Email address: _____

HOME INFORMATION:

Air conditioned space (1st floor) _____

Air conditioned space (2nd floor) _____

TOTAL NET SQ. FT. _____

(minimum of 3,000 sq. ft. sq ft)

Covered Porches/Entries/Etc. _____

Garage _____

Other: _____

TOTAL GROSS SQ. FT. _____

GENERAL INFORMATION

Lot Dimensions: _____

Lot Sq. Ft.: _____

Stories: _____

Bedrooms / Baths: _____

☐ A (rear-to front)

Drainage Plan (X one)

☐ B (split)

***POOL:** ☐ Yes ☐ No

*SEPARATE APPLICATION REQUIRED FOR POOL, POOL ENCLOSURE, PORCH, PATIO, DECK OR FENCE.

PLAN NAME/NUMBER: _____

PLAN ELEVATION(S): _____

GARAGE: _____

**ICI HOMES LANDSCAPE
OPTIONS:** _____

☐ TBD

EXTERIOR FEATURES**COLOR/FINISH****DESCRIPTION**

Note: insert "N/A" if not applicable

Driveway		
Entry Walk		
Front Porch/Stoop		
Siding		
Brick		
Stucco		
Shutters		
Windows		
Window Trim		
Entry Door		
Glass Sliding Doors		
French Doors		
Garage Door		
Roofing		
Fascia		
Soffit		
Gutters		
Chimney		
Screen Enclosure		
Rear Porch/Patio Deck		
Pool Deck		
Fencing/Screen Walls		
Planters		

NOTE: Include color chips, materials, samples of color, product photos, etc. with application.

The preceding application is submitted for review by the Architectural Review Board. Required design documents are attached.

Submitted by: _____

ARB APPROVAL: _____

Signature _____

Architectural Review Board, Member

Title: _____

Firm: _____

Architectural Review Board, Member

Date: _____

Architectural Review Board, Member

**** COMMITTEE USE ****

The Architectural Review Board has reviewed the foregoing application and rendered the following decision:

Date: _____

Check one: ☐ Approved ☐ Approved with limiting conditions ☐ Denied

Comments/Recommendations: _____

Limiting Conditions (binding provisions): _____

ESTATES AT BROWN'S LANDING
MODIFICATION
DESIGN REVIEW APPLICATION

To Applicant: All modifications, changes and additions must be in compliance with the Estates at Brown's Landing Property Owners Association, Inc. Covenants and Restrictions and Architectural Design Criteria. Please read them carefully prior to construction. The lot owner will be responsible for the cost of repairing any damage to Estates at Brown's Landing Property Owners Association property as a result of construction and/or alterations approved herein. Digital form can be obtained from ICI Homes

Applicant Name: _____

PHASE: _____ **LOT #** _____ **Property Address:** _____

Owner: (if different from applicant) _____

Mailing Address (if different from above) _____

City/State/Zip _____

Telephone # _____

Email address: _____

Contractor (if applicable) _____

Address _____

City/State/Zip _____

Telephone # _____

Email address: _____

☐ **EXTERIOR PAINT:** (color modification)

House Body & Garage Door Color: _____

Trim & Bands Color: _____ Front Door: _____

☐ **POOL:** Pool Spec Sheet and Site Plan reflecting placement of house, pool, pool equipment and landscaping plan must be submitted. Pool equipment must be substantially screened from view and not visible to the street.

Dimensions: _____ Volume of Water: _____ gallons

Type of Decking: _____

With or without enclosure: ☐ With (see below for enclosure details) ☐ Without

☐ **PORCH/PATIO/DECK:** Construction Plan and Site Plan reflecting placement of house and porch, patio, or deck relative to property boundaries must be submitted.

Roof: Material _____ Color: _____

Knee Wall: Material _____ Color: _____
(must match body of house)

With or without enclosure: ☐ With (see below for enclosure details) ☐ Without

- ☐ **POOL/PATIO ENCLOSURE:** Construction Plan and Site Plan reflecting placement of house, pool, and pool enclosure relative to property boundary must be submitted. The enclosure may be depicted on the same Site Plan submitted for pool approval.

Enclosure: Material _____ Color: _____ Style: _____

Knee Wall: Material _____ Color: (must match body of house) _____

☐ Windows or ☐ Screening _____ Screening Material/ _____ Screen
Mesh Size: _____ Color: _____

- ☐ **FENCE:** Site Plan reflecting placement of fence relative to existing structure and property boundaries must be submitted. Rendering of fence design must be submitted.

Type of Construction _____ Height: _____

Material _____ Color _____

- ☐ **OTHER:** _____

Please attach a detailed (to scale) drawing of your plans, samples of colors and materials, and a copy of your survey and site plan of proposed improvements.

Applications must be filled out completely and supporting materials submitted before being accepted. Submit to the Community Manager by the Friday before the next scheduled meeting.

Is this an amendment or additional information to a previous submittal? ☐ YES ☐ NO

If yes, approximate date of previous submittal: _____

Upon approval, the work shall start approximately _____ and be completed by approximately _____.
(date) (date)

I understand that under the covenants, the Committee will act on this request and provide me with a written response of their decision within forty-five (45) days of receipt of my submittal by the Property Manager. I further understand and agree to the following provisions:

1. No work or commitment of work will be made by me until I have received written approval from the Community Manager.
2. All work will be done at my expense and all future maintenance will remain at my expense.
3. All work will be done expeditiously once commenced and will be done in a good workmanlike manner by myself or a contractor.
4. All work will be performed at a time and in a manner to minimize interference and inconvenience to my neighbors.
5. All work will begin within twelve (12) months of approval. All approvals are rescinded if work has not commenced within twelve (12) months of approval. Once an approval is expired I agree to resubmit.
6. I assume all liability and will be responsible for all damage and/or injury which may result from performance of this work.
7. I will be responsible for the conduct of all persons, agents, contractors and employees who are connected with this work.
8. I will be responsible for the work to comply with all applicable federal, state and local laws, codes, regulations and requirements in connections with this work, and I will obtain all necessary governmental permits and

approvals for the work. I understand and agree that the Estates at Brown's Landing Property Owners Association, its Board of Directors, its agents and the ARB have no responsibility with respect to such compliance and that the Board of Directors or its designated committee's approval of this request shall not be understood as the making of any representation or warranty that the plans, specifications or work comply with any law, code, regulation or governmental requirement.

9. I hereby authorize members of the ARB to enter upon my property for the purpose of viewing the proposed modifications prior to, during and after completion of work.

RESPECTIVELY SUBMITTED BY:

ARB APPROVAL:

Date

Owner/Contractor

ARB Member

ARB Member

ARB Member

**** COMMITTEE USE ****

The Architectural Review Board has reviewed the foregoing application and rendered the following decision:

Date: _____

Check one:

☐

Approved

☐

Approved with limiting conditions

☐

Denied

Comments/Recommendations: _____

Limiting Conditions (binding provisions): _____

