

**CORY LAKE ISLES PROPERTY OWNERS ASSOCIATION, INC.  
DESIGN REVIEW MANUAL**

**FOREWARD**

The purpose of this Design Review Manual is to provide guidance for Owners and Builders as to the discretionary approval delegated to the DRC under the design standard and restrictions contained in the Cory Lake Isles Declaration of Covenants, conditions and Restrictions (“Declaration of Restrictions”) and to:

1. Establish a common design vocabulary;
2. Supplement the minimum design criteria and restrictions;
3. Encourage and preserve the best design and constructions standards possible.

The objective is to create a waterfront community of grand scale and elegance in a serene, recreational environment that will become and remain the most desirable of single-family, residential communities on Florida’s freshwater lakes.

The Beach Club, Guard Entry and other facilities have been fashioned with the highest design and construction standards to serve as a model of the quality all buildings should strive to achieve. It is not necessary that all architecture reflect the precise style of these buildings. However, any design that is not compatible will be discouraged (for example, ultra, ultra modern, or medieval). All design solutions should include:

- Functional plan arrangements;
- Unique, romantic, and quality residential appearance;
- A sensitive response to settings and surrounding structures;
- The creative use of natural topography;
- The maximum preservation of quality natural trees and plants

The Design Review Committee (DRC) has been established to review all design, construction, improvements, landscaping and exterior decoration on residential property in Cory Lake Isles to ensure that the same conforms to the standards, conditions and restrictions established for Cory Lake Isles. A design review process has been adopted to ensure that each proposed improvement will be evaluated for compliance with the design requirements and quality standards established for Cory Lakes Isles. Please note that there will be no construction on Saturday, Sunday or Holidays without the approval of the Developer or the Association. The Owner and his consultants should review the DRC Design Standards before beginning planning and throughout the design process to ensure compliance and timely approvals.

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**SECTION ONE: SITE PLAN STANDARDS**

**A. EASEMENTS:**

A fifteen (15) foot easement has been reserved from the street right-of-way onto each Lot for utility lines, service, and landscaping. The Developer or Community Development District may, but shall have no obligation to, provide some landscaping of some of these easements, but the landscaping requirements and maintenance with respect to these easements will be part of each Owner's landscape obligation, plan and budget.

Each Lot is served with underground electricity, TV cable, telephone, security, sewer and water within the utility easements thereon. The location of these utilities within the right-of-way and on-site should be confirmed in the field by survey of the Lot as part of the required plans and specifications.

All utility company pull boxes, transformers, etc., have been set within the easement or right-of-way. Future grading around these structures shall conform to drainage requirements. Planting shall be done in a manner which reduces the visibility of these utility structures.

**SETBACKS FOR LOTS:**

(All building, structure, pools and decks must be within the setbacks)

- Front Yard 50'
- Side Yard 7'
- Rear Yard not on Lake including pool 20'
- Side Street 20'
- Rear Yard on Lakefront 40'
- Accessory Buildings from any Lot Line 10'
- Drives and Walkways from Side Lot Lines 10'

Variances to these setbacks may be granted by written approval of the DRC and then only to the extent permissible under the City of Tampa Code and the Declaration of Restrictions.

Roof overhangs may extend into setbacks a maximum of 3'0.

Trellises and roofed structures shall remain within the building setbacks.

Accessory buildings and landscape structures will be permitted in the rear and sides of any Lot only and shall be subject to the written approval of the DRC.

Pools shall not be constructed in front yard setbacks or side street setbacks. Within the buildable area of any site, pools may be constructed on street sides only if approved in writing by the DRC.

Mechanical equipment may extend into side yard setbacks 3 feet and must be screened from view by a decorative wall or landscaping.

**POOL AND DECK LAYOUT:**

Pool and/or spa area shall be designed to provide for privacy of the Lot Owner and neighbors.

There shall be a planting area of not less than seven feet (7') in width between all patios and decks, and property lines.

The pool itself must be enclosed by a hedge, decorative wall, decorative fence or screen enclosure, and meet requirements of the City of Tampa, the State of Florida or other regulatory agencies as to enclosure.

**B. DECORATIVE WALLS AND FENCES:**

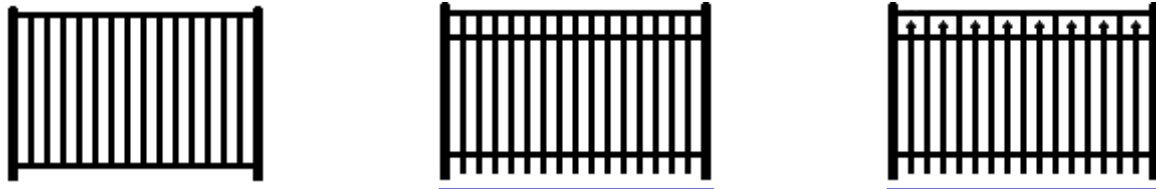
Cory Lake Isles is a Deed Restricted Community. Pursuant to Article X, paragraph 10.16.d of the Declaration of Covenants, Conditions and Restrictions of Cory Lake Isles, no decorative fences or walls are permitted in Cory Lake without the prior written approval of the DRC.

Decorative fences, hedges and walls shall not be approved if greater than four (4) feet in height (as measured from ground level) or if the design, materials, color or placement do not complement the existing and proposed surroundings, landscape and architecture, including, but not limited to, the subject Lot and Dwelling Unit or other Residential Property as well as adjacent Lots, Dwelling Units, other Residential Property, streets, roadways and driveways.

If views of lakes, ponds or wooded areas from neighboring Lots or Dwelling Units or other Residential Property will be adversely affected, the proposed wall, decorative fence or hedge shall not be approved. Any property owner proposing to install a fence shall, as part of their application to the DRC, include a signed letter of non-objection from the owners of the Lots and/or Dwelling Units located directly adjacent to the applicant's Lot or Dwelling Unit. Should one or both owners of the adjacent Lots object to the proposed wall, decorative fence or hedge, the same shall not be approved by the DRC.

All fences shall be decorative aluminum, and shall be black in color. No wooden fences, slatted fences, PVC fences, picket fences, chain link fences or wire fences of any type shall be permitted or installed.

Examples of approvable styles of decorative fences:



All walls shall be brick, stone or masonry block with a painted stucco finish (which shall match or compliment the main color of the Dwelling Unit).

The use of climbing vines and/or other landscape materials to lessen the visual impact of a proposed wall or fence shall be encouraged, for so long as the same does not adversely affect the views of Lakes, ponds or wooded areas from neighboring Lots or Dwelling Units or other Residential Property.

Dog runs are not permitted and there shall be no fenced area within a fenced back yard, except for removable child safety fences surrounding a pool.

Fences are limited to the back yards of the home only. The fence shall be installed beginning from the rear corners of the home and shall extend directly to the rear of the lot. Fences may not be installed along the sides of the home at any time. If the lot is adjacent to Cory Lake or a pond there shall be a 20 foot buffer between the fence and the edge of the shoreline.

Fences may not extend into conservation areas and must be located at least fifteen (15) feet from the tree line of any conservation areas.

No portion of any fence may be within the Shoreline Protection Easement described in Article XIII, Section 13.5 of the Declaration.

Any fence or wall existing as of the date of adoption of these Guidelines is deemed approved and grandfathered, regardless of whether the same conforms with the guidelines set forth herein. The foregoing notwithstanding, any expansion, enlargement or material modification to such existing fences, other than the replacement of materials of identical kind and quality, shall require the prior written approval of the DRC.

**E. GARBAGE AND TRASH CONTAINERS:**

All garbage and trash containers (standard approved trash containers) shall be placed in garages or behind hedges or decorative opaque walls made a part of the dwelling constructed on each Lot. In no event shall such items be visible from any neighboring property, whether private or public. Refer to Declaration of Restrictions, 11.09.

**F: WELLS:**

No wells of any kind shall be permitted on any residential lot within Cory Lake Isles, except for temporary wells for use prior to the availability of utilities services. Refer to Declaration of Restrictions, 10.14.

**G: DRAINAGE:**

All stormwater from any Lot shall drain in accordance with the Master Surface Water Management System for Cory Lakes Isles. Stormwater from any Lot shall no be allowed to drain or flow onto, over, across or upon an adjacent Lot or property unless a drainage easement shall exit therefore. No Owner shall be permitted to alter the grade of any Lot to change the direction of, obstruct or retard the flow of surface water drainage; no shall any Owner alter or remove any drainage or environmental berm or swale on any lakefront Lot or divert any stormwater drainage over, under, through or around any such berm or swale, without the approval of the DRC. Refer to Declaration of Restrictions, 10.14 (C). Silt screens may be required on rear and side property lines during construction. Actual site conditions will determine the requirements for each lot and must be approved by the Design Review Committee. No pumping or discharge of any substance, water, rainwater, chemicals, etc. of any kind will be allowed at Cory Lake Isles.

**H: GREENSPACE:**

On all Lots, a minimum of 35% of the total Lot area shall be pervious, landscaped open space, and shall otherwise comply with City of Tampa requirements. Hardship exceptions may be granted in the sole discretion of the DRC.

**I. MAILBOXES:**

All street mailboxes shall be of the design, color and material adopted by the Design Review Committee and shall be constructed in conformity with such design, which if adopted, will be available on request of the Design Review Committee. The placement of the mailbox on each Lot or other Residential Property shall be subject to the prior approval of the Design Review Committee.

Mailboxes may be obtained from Creative Mailbox Design. The mailbox shall be painted white or the body color of the home. The street address numbers on the front of the mailbox shall be painted black. Cement

statute ornaments no larger than 12 inches high may be placed on top of the mailbox by the owner. However, the Board of Directors and Design Review Committee reserve the right to request that inappropriate statute ornaments be removed by the owner upon request of the Board or DRC. The design of the mailbox shall be as noted below:



## SECTION TWO: ARCHITECTURAL STANDARDS

### A. GENERAL:

Each residential design shall be reviewed by the DRC on its own merits. Any special approvals or consents of the DRC which can be interpreted as a variance or deviation from these Standards, but which form a unique feature of a particular design, will not be considered a precedent for other future design and may be disapproved or rejected by the DRC if submitted in connection with another Lot or design.

### B. FLOOR PLAN AND CERTAIN REQUIREMENTS:

1. To establish and control the ratio of development within each homesite, the following size standards shall govern development of all Lots.

#### LOT PLAN MINIMUM A/C AREA MAXIMUM A/C AREA

All Lots except 2,500  
1<sup>st</sup> level, 45% of Sq. Ft  
Isle of Cachet of Lot,  
2<sup>nd</sup> level not to  
Exceed Sq. Ft. of 1<sup>st</sup> level

Isle of Cachet 4,000 1<sup>st</sup> level, 45% of Sq. Ft  
of Lot, 2<sup>nd</sup> level not to  
exceed Sq. Ft. of 1<sup>st</sup> level

(See also the greenspace requirement of Section One.)

2. Access to main door should be emphasized.
3. Plans should strive to relate to the magnificent natural environment and open space through the abundant use of scenic views, to provide natural lighting of interiors and accent the semi-tropical climate of Florida.
4. Ceiling heights will be a minimum of 8'. The use of cathedral or exposed beam ceilings is encouraged.

5. All residential dwelling shall include a garage within the buildable area of the homesite. Garages shall accommodate a minimum of two cars, but not more than four cars. The minimum area for a two car garage is 500 square feet. Garages may also contain additional square footage for recreation, storage or workshop and tool room.
6. All automobile garage doors shall be electrically operated and placed so that those doors do not dominate views from streets. All garages shall have a 2'8" minimum width "pedestrian door" to the exterior, in addition to the automobile garage door(s).

**C. ELEVATIONS (FACADES):**

1. The facades should feature special details such as a prominent main entrance, gate, fountains, special windows, chimney, arches, etc.
2. Variety in building massing and asymmetrical massing is encouraged. Setbacks and varied roof heights which give interest and animation to the building are desirable.
3. Acceptable wall finishes shall include stucco, brick and natural stone finishes. No exposed concrete block will be allowed.
4. The use of ornamentation as an accent for entrances, windows or as focal points is an appropriate expression of these standards. While design creativity is expected and encouraged, it must be kept in mind that traditional motifs are timeless. Ornamentation that is rococo, garish, or is not compatible with the environment and neighborhood improvements of Cory Lake Isles will not be consistent with the required standards. The term "ornamentation" shall be interpreted to mean a decorative feature.

**D. ROOFS:**

1. Roofs in Cory Lake Isles will be given in depth review and pitches of 6-12 are recommended. Roofs over loggias, cloisters, breeze-ways, verandas and porches will be considered at a lower pitch as long as they are not over 20% of the total roof area. Any other deviation shall be subject to specific written approval of the DRC.
2. Metal flashing, gutters, downspouts and any other exposed sheet may not be unfinished, except copper. Gutters must be properly integrated into the roof design. No rain water discharge will be allowed over hardscape area.
3. Overhang depths shall be a minimum of 18" from the face of the wall unless approved by the DRC.
4. Roof colors must be approved in writing by the DRC and shall be complimentary to the overall design and color of the home.
5. The following materials will be acceptable roof finishes; any others shall be subject to the written approval of the DRC:
  - (a) Clay tile
  - (b) Cement tile
  - (c) Cedar wood shakes and cedar wood shingles
  - (d) Copper
  - (e) Slate
  - (f) Asphalt Shingle (minimum 340 lb per square)

6. Chimney shall be designed to coordinate with the general theme of the residence. No exposed metal chimneys or ventilator caps will be allowed.
7. Skylights, solar collectors or any other mechanical equipment must be integrated as part of the roof design. Roof mounted mechanical equipment and solar collectors shall not be visible from streets, roads, lakes, adjacent lots, or other common areas, and will be approved by the DRC only upon demonstration of proper screening. Exterior modifications that fall into the category of "Renewable Energy Sources" shall meet all requirements of Federal Law. Refer to Declaration of Restrictions, 10.6.

**E. MATERIALS AND COMPONENTS:**

1. The most important objective for the selection of materials is longevity. The materials used should give the appearance of permanence. They should reflect the refinement and gracious elegance of the architecture. All first floors must be built with block construction.
2. Recommended exterior finish materials:
  - (a) Brick
  - (b) Stucco
  - (c) Stone
  - (d) Wood
  - (e) Tile
  - (f) Color Fast Sheet Metal
  - (g) Artificial or Cast Stone
  - (h) Cast or Wrought Iron Gates, Grills, Ornaments, etc.
  - (i) Leaded or Stained Glass
  - (j) Fiberglass Screening
  - (k) Others as Approved by DRC.
3. Doors: All exterior doors must be made of exterior grade wood, insulated metal, or fiberglass equal to fiber classic or better. Panel and French doors are encouraged. The front entry door must have a minimum height of 6'8". The use of a transom is recommended. 6'8" doors are encouraged elsewhere.
4. Windows: Windows are encouraged to be wood. Vinyl and aluminum exterior cladding will be allowed subject to DRC color approval. No silver or mill finish metal windows will be permitted. Metal windows must have anodized or factory applied color. Recommended window types include: casement, single or double hung, bay windows, pivoting and sliding. No awning or jalousie windows will be allowed. The general header height of the windows shall be a minimum of 6'8" above finished floor on the first level.
5. Shutters: Operable shutters are permitted as protection to windows whenever these shutters are appropriate to the dwelling design. Wood, plastic, metal, ornamental, fixed or composition shutters shall be subject to specific approval of the DRC in writing. Hurricane or storm shutters shall not be kept in place on windows and doors at anytime outside of a tornado watch/warning or hurricane watch/warning. The shutters must be removed within 48 hours of the expiration of a watch or warning.
6. "Canvas" Awnings: Awnings above windows, doors or other opening are allowed, subject to the written approval of the DRC. Awnings must relate to the overall design and be complimentary to the color and style of the home.
7. Lighting: Exterior lighting should consider glare and visibility of the light source. No obtrusive light fixtures shall be permitted. Solar lighting is permitted in landscape beds, but shall not be used to line



walkways or driveways around the home. All solar lighting shall be black in color and shall not extend more than 6 inches above the shrubbery located within the landscape beds.

8. Glazing: No reflective glass will be allowed in the exterior facades. Energy saving glazing is recommended, such as solar green, bronze, or gray, etc. Installation of solar window film on the interior surfaces of windows is permitted with limitations on the color of the film. Only light colored film will be considered.

**F. COLOR:**

1. The most delicate complement to the architectural expression is color.
2. Colors should be limited, not to the extreme, for example, purple, bright yellow, red, black, etc. Dark colors are permitted for shutters, louvers, millwork, doors, etc. The use of extremely bright and glossy colors that deviate from the general visual, continuity of Cory Lake Isles is discouraged. Homes may be repainted with the original colors applied to the home at the time it was originally constructed. Any changes to the exterior color of the home shall require pre-approval from the Design Review Committee. Homeowners may choose their color selections from the paint palette approved by the DRC and Board of Directors from time to time,
3. The color of the roof is expected to enhance the overall appearance of the building. Copper metal roofs must not be painted and should be allowed to weather.

**SECTION THREE: LANDSCAPE DESIGN STANDARDS**

**A. GENERAL:**

The plant and tree materials chosen for the avenues, entrances, and lakes indicate the Board of Directors commitment to landscaping excellence and complement the natural character of the landscape and shoreline of the lakes that are Florida's great natural resource.

The plantings on each Lot must work within the overall community framework to achieve a landscaping continuity, rather than a hodgepodge of disparate elements. The plantings must be able to stand up to the rigors of the Central Florida climate, with its colder than tropical winters, tropical summers and hot sun, while creating fragrant, colorful and fruitful exterior living space for privacy and recreation. In order to enhance these characteristics, seventy-five percent (75%) of all plants must be flowering.

The Cory Lake Isles interior boundaries are soft and landscaping between neighboring lots must flow into each other without creating an abrupt edge. Most of the Lots border the lake and many border the reserve, and this transition also must be smooth and reflect the community avenue plantings.

**B. LANDSCAPING MATERIALS:**

1. The Design Review Committee encourages the use of plant material on the Cory Lake Isles approved list. It prohibits the use of plant material not included on the list without the specific approval of the Design Review Committee. See Subsection E.
2. Unacceptable Plant Palette: The following trees and shrubs are not acceptable for landscaping within Cory Lake Isles:

- Brazilian Pepper (Sehinus spp.)
- Punk Trees (Melaleuea spp.)
- Australian Pine (Casuarina spp.)
- Chinaberry (Melia azedarach)

Paper Mulberry	(Broussonetic Papyrifera)
French Mulberry	(Morus alba)
Chinese Elm	(Ulmus parvifolia)
Earpod Tree	(Enterolobium contorisiliauurn)
Ear Tree	(Enterolobium cycloearpum)
Eucaluptis	(Eucalyptus species)
Jacaranda	(Jacaranda ninnosifolia)
Arbor Vitae	(Thuja orientalis)
Peltophorum	(Peltophorum pterocarpum)
Silk Oak	(Grevillea robusta)
Indian Rosewood	(Dalbergia sissoo)
Pindo Palm	(Butia Capitata)
Cabbage Palm	(Sabal Palmetto)
Cactus	(All Varieties)
Carrotwood	(Caupaniaiopsis anacardiopis)
Royal Ponciana	(Delonix regia)

**C. GRADING AND DRAINAGE:**

1. Manipulation of the ground surface within the individual Lots must consider overall drainage and the impact of berming both within the site and as it meets the adjacent land functionally and aesthetically.
2. The intent of carefully continued drainage of private Lots is to keep the Lots and streets as dry as possible, but still put as much water back into the ground water system as possible.
3. Cory Lake Isles has incorporated a major drainage system throughout the entire development which is designed to accept drain water "run-off" from individual Lots at designated points.
4. Any berming concept being developed within the individual Lot must consider its connection to mounding and swale patterns already established on the adjacent Lots and easements. The edges of the linear Lots and easements are defined by smooth-flowing low-ground forms. Since the intent of the Master Plan is to integrate the single-family homes as one compatible community, it is imperative that continuity of the same berm and swale patterns be continuous.
5. Lots must drain by positive drainage flow as much as possible within the overall master grading and drainage plan.
6. No water generated on any Lot shall flow onto adjacent Lots or unapproved locations on the easement.
7. All berms and/or swales shall be designed as gently rolling, free-form ground sculpture and in accordance with the plans for the Cory Lake Isles Surface Water Management System.
8. All topographic changes must occur within the Lot property boundaries and meet adjacent land at grade.
9. No fill exceeding six inches (6") can be placed on any Lot outside of the approved foundation or retaining walls.
10. Final grading, including berms and swales for all Lots, shall be approved by the DRC. Refer to Declaration of Restrictions, 10.21 and 12.16.

**D. PLANTING:**

1. A plant palette has been established for the Lots within Cory Lake Isles. These lists are to be used as guidelines in the plant material selection and were derived from the plants' capacity to survive in the environment and compatibility with other plants at Cory Lake Isles.
2. Each Owner will be required to invest a minimum of five percent (5%) of the total cost of the construction of the home and other improvements in landscape plantings. However, when appropriate, a lower budget may be approved by the DRC. Sod and irrigation are not to be included in the landscape budget for purposes of this requirement.
3. Planting of one of the following categories of trees is required on each lot:
  - a. 3 queen palms (*Anacardium occidentale*) with minimum overall height of twenty feet (20')
  - b. 1 live oak; with a minimum 4-1/2" trunk caliper, 18' height and 12' spread
  - c. 1 magnolia; with a minimum 4-1/2" trunk caliper, 18' height and 12' spread
  - d. 1 east palatka holly, with a minimum 4-1/2" trunk caliper, 18' height and 12' spread
  - e. 2 long leaf pines; with a minimum 4-1/2" trunk caliper, 18' height and 12' spread;
  - f. 1 Canary Island Date *Palm* (*Phoenix Canariensis*) with 6 feet (6') of clear trunk with a minimum 6-1/2" circumference or a Sylvester Palm shall be planted on the easement between the street and sidewalk in front of the home.
4. Lots with existing trees of naturally occurring species can be used as credit from the required additional trees to be planted on each Lot. All requests for credit shall be submitted to the DRC and be subject to its written approval.
5. Each Lot with lakefront frontage will be restricted in plant material selection within the first twenty feet (20') landward of the normal high water line. Ground cover will be allowed, but no trees or shrubs are to be planted in this area. Existing trees shall remain.
6. The intent of landscape development on each Lot is to provide a sense of community identity and to re-establish the natural character of the landscape. The planting scheme should attempt to appear as mature as possible at the time of installation.
7. Plant composition should employ a variety of plant types in order to build a transition.
8. No shrubs, tree, or curbing shall be planted in the right-of-way or easement.
9. No artificial plants or artificial ground cover shall be allowed on the exterior of any house or on any lot.
10. No planting containers are allowed to be used in the landscaping beds. Two Decorative Planting containers can be used for approved plants on the front stoop and located on the back lanai area.
11. Edgers: All planting beds shall have hand cut edges. Only permanent poured-in-place decorative concrete borders will be permitted with advanced DRC approval.

12. Mulch: No gravel or rock will be allowed as mulch in lawn areas or plant beds. Golden shredded cypress bark, pine bark, will be allowed. Red cypress mulch is not permitted.

12. Grass Specifications: In order that visual continuity among the Lots is maintained, the grass shall be of the St. Augustine FX-10 variety. Refer to Declaration of Restrictions 10.16G.

**E. ACCEPTED PLANT PALETTE:**

Acceptable Shade Trees:

Laurel Oak (Quercus laurifolia) Live Oak  
 (Quercus Virginiana) Southern Magnolia  
 (Magnolia grandiflora) Sweetgum  
 (Liquidamber styraciflua)  
 Red Mable (Acer rubrum) Slash  
 Pine (Pinus elliotti) Longleaf Pine  
 (Pinus taeda) Sycamore (Plantanus  
 occidentalis)  
 Bald Cypress (Taxodium distichum)  
 Evergreen Elm (Ulmus parvifolio semp.) Weeping Willow (Salix Babylonica)

Acceptable Accent Flowering Trees:

Dogwood	(Cornus florida)
Ligustrum	(Ligustrum japonicum)
Crepe-Myrtle	(Lagerstroemia indica)
Wax Myrtle	(Myrica cerifera)
East Palatka Holly	(Hex opaca, "East Palatkan")
Savannah Holly	(Ilex opaca, "Savannah")
Hong Kong Orchid	(Bauhinia Blaekana)
Sweet Viburnum	(Viburnum odor.)
Bottlebrush	(Callistemon)
Yellow Trumpet	(Tabebuia ipe)
Lavendar Trumpet	(Tabebuia umbellate)
Yellow Poinciana	(Pheltophonum plenocarpum)
Tipuaua	(Tipuaua tipu)
White Geiger	(Condia boissieni)
Mexicana Yellow	(Caesal pinia Mexicana)
Mimosa	(Albizzia spp)

Acceptable Palms:

Bamboo Palm	(Chamaedorea erumpens)
Canary Island Date	(Phoenix canariensis)
East Senegal Date	(Phoenix reclinata)
Pygmy Date Palm	(Phoenix Roebelenii)
Lady Palm	(Rhapis excelsa)
Paurotis Adonidia	(Paurotis wrightii)
Phoenix Sylvester	(Phoenix Sylvestrus)
Queen Sago	(Cycas Cirinalis)
Chinese Fan	(Livistona chinencis)
European Fan Palm	(Chamaenops Humilis)

King Sago	(Cyeas Revoluta)
Queen Palm	(Anecastrum Romanzoffanium)
Washingtonia Palm	(Washingtonia Robusta)
Alexandrae Palm	(Archontophoenix Alexandrae)
Triangle Palm	(Neodysis decanyi)
Windmill Palm	(Trachycarpus Fontunci)
Manila Palm	(Veitchia Merrillii)
Mule Palm	(Majesty Spp) Latania
Palm	(Latania Loddigessi) Latania
banbonica	(Latania Lontanoides)

Acceptable Shrubs/Accent Plants:

Cast Iron Plant	(Aspidistra elatior)
Spider Lilly	(Crinum asiaticum)
Camellia	(Camellia japonica)
Sasanqua	(Camellia sasanqua)
Pittosporum	(Pittosporum species)
Sandankwa	(Vibunum suspesum)
Plumbago	(Plumbago capensis)
Indian Hawthorn	(Raphiolipis indica)
Azaleas	(Rhadodendron species)
Coontie	(Zamia floidana)
Ligustrum	(Ligustrum species)
Dwarf Horned Holly	(Ilex cornuta rotunda)
Dwarf Yaupon	(Ilex vomitoria nana)
Japanese Yew	(Podocarpus macrophyllia)
Pampas Grass	(Cotradeia selloana)
Gardenia	(Gardenia Species)
Nandina	(Nandina domestica)
Oleander	(All varieties, nerium)
Roses	(All varieties)
Hibiscus	(All varieties, sinensis)
Bouganvilla	(All varieties, glabra)
Allamandra	(Brown bud)
Thryallis	(Thryallis glauca) Bird of
Paradise	(Strelitzia Reqinae) Philodendron
(Philodendron, all varieties)	Hydrangea
(Hydrangea macrophylla)	Wax Jasmine
(Jasmine Simplicifolium)	Silver Brttonwood
(Conocarpus erectus)	Papyrus
(Cyprus alternifolius)	Bamboo
(Bambusa multiplex)	
Fiddle Leaf Fig	(Ficus lyrata) Rubber
Plant	(Ficus Elastica) Schefflera
(Brassaia Actinophylla)	Birds Eye Bush
(Ochna multiflora)	Brazillian Plume
(Justicia Carnia)	
Sea Grape	(Cocculuba uvifera)

Croton	(Codiaeum variegatum)
Wax Myrtle	(Myrica Cenifena)

Acceptable Ground Covers:

Mondo Grass	(Ophiopon japonicum)
Border Grass	(Liriope muscari)
Parsonii Juniper	(Liriope “Evergreen Giant”)
African Iris	(Monraea iridiodes)
Blue Lily of the Nile	(Agapanthus africanus)
Boston Fern	(Nephrolepis exaltata)
Holly Fern	(Cyrtomium falcatum)
Ivies	(Hedera canariensis)
Daylillies	(Hemerocallis species)
Periwinkle	(Vinca Major)
Society Garlic	(Tulbaghia fragrans)
Confederate Jasmine	(Trachelospermum Jarminiodes)
Confederate Jasmine Dwarf	(Trachelospermum Jarminoides Nana)
Carpet Bugle	(Ajuga Reptans)
Asparagus Fern	(Asparagus Sprengeni)
Begonia	(Begonia cultorum)
Yellow Daisy Bush	(Camolepis spp.)
Carolina Yellow Jas.	(Gelsemium semp.)
Algerian Ivy	(Aederia Canariensis)
British Ivy	(Hedera helix)
Impatiens	(Impatiens spp.)
Dwarf Gold and Lavender Lantana	(Lantana camara)
Japanese Honeysuckle	(Lonicera Japonica)
Weeping Lantana	(Lantana Mont. Lavender)
Boston Sword Fern	(Nephrolepis exalta)
Leather Leaf Fern	(Polystichum adiantiforne)
Petunias Hybrid	(All varieties)
Spathiphyllum	(Spathiphyllum Clevelandii)
Dwarf Marigold	(Tagetes Tenuifolia)
Periwinkle Dwarf	(All varieties)
Wedelia	(Trilobata)
Annuals	(All Varieties)

**F. SPECIAL CONDITIONS/DESIGN GUIDELINES**

The following guidelines have been established to assist the owners in the planning and construction of their homes. Creativity is encouraged within the bounds of appropriateness, but the DRC has set basic standard to promote harmonious aesthetics compatible with the community of Cory Lake Isles.

1. No trees on a Lot owner’s property will be removed without the written approval of the DRC.

- 2. Conservation Areas: Cory Lake Isles has islands and areas on or adjacent to platted Lots, which are designated "Conservation Area". What this means to you as a Cory Lake Isles Owner is that you will be permitted to explore and enjoy the areas but prohibited from cutting or removing any vegetation within these areas.
- 3. Any intercept swale and berm system along the lakeshore must be completed during the process for home construction if the DRC requires such berming and swales.
- 4. Other site elements are allowed within the following guidelines:
  - (a). Barbecues: The Board encourages the design of barbecue units that are integral with the Design of the house.
  - (b). Exterior Shower: Exterior shower enclosures or equipment should not be exposed to the street, lake, or adjacent property.
- 5. Contractors who specialize in the fertilization and pest control of lawns in Cory Lake Isles shall conform to the following schedule and requirements:
  - a. Contractors who specialize in the fertilization and pest control of lawns in Cory Lakes Isles shall conform to the following schedule and requirements:

Minimum Schedule of Services

¾ROUND 1	Potash Treatment (0-0-62)
¾ROUND 2	22-0-8 (30% SCU, 2% FE) fertilization
¾ROUND 3	24-2-11 (40% SCU, 6% FE) fertilization
¾ROUND 4	15-0-5 (25% SCU, 2% FE) w/ Talstar
¾ROUND 5	24-2-11 (50% SCU) w/ Talstar
¾ROUND 6	15-0-5 (25% SCU, 2% FE) w/ Talstar
¾ROUND 7	24-2-11 (40% SCU, 6% FE) fertilization
¾ROUND 8	22-0-8 (30% SCU, 2% FE) fertilization
¾ROUND 9	15-0-15 (30%AS, 1%FE) fertilization

Fertilization shall not be applied within 10 feet of the edge of the lake bank behind any home within the community to prevent leaching of fertilizer into the lake.

Only licensed fertilization and pest control operators may be contracted to perform the fertilization and insect control on the turf on each single family lot within the community. In addition, all homeowners must register their licensed exterior fertilization/pest contractor with the Property Owners Association.

**5. LANDSCAPE INSPECTIONS:**

Refer to Inspections of Construction as described in Section 5, Architectural & Landscape Constructions Inspections.

**6. IRRIGATION SYSTEM:**

- a. All landscape and grassed open space on residential properties shall be irrigated with 100% coverage.
- b. The irrigation or sprinkler system shall be connected to the potable water system of the City of Tampa serving the subject property. An irrigation meter is required.
- c. No irrigation or sprinkler system on residential property may be connected to a well in Cory Lake Isles or any other lake or pond.



- d. The plans and specification for each irrigation or sprinkler system shall be approved by the DRC.
- e. The irrigation system shall be designed so as to blend into the landscape when not in operation. Pop-ups shall be used where practical and all risers shall be clamped to a steel stake. Risers shall be painted to blend into the landscape.
- f. All valves shall be buried in Ametek (or equal) valve boxes. Backflow preventers shall be located in planting beds with plant material of sufficient size to hide it. All work shall be done in accordance with local codes. Controllers shall be located inside garages or screen walls out of view and protected from the weather.

## 7. EXTERIOR LIGHTING:

Exterior lighting is often the only way to perceive a landscape at night. It serves not only as a strong design element but can provide direction and safety. Overall principles for Lot lighting will embody the following:

- (a) All exterior lighting fixtures shall be approved in advance by the DRC.
- (b) Above-grade flood lights for the lighting of trees and plantings shall be concealed as much as possible by shrubs to prevent daytime visibility. These fixtures are not allowed in grass areas visible from the street, Lake Cory or adjacent property. They shall be installed and shielded so as not to produce GLARE into neighboring properties, streets or Lake Cory.
- (c) All outdoor fixtures shall use only incandescent lamps.
- (d) No post lights will be permitted except as specifically approved by the DRC.
- (e) Avoid excessive light spillage onto buildings, garage doors, driveways, etc., to show the quality effect of the landscape lights and beauty of the garden.
- (f) All exterior wall-mount or ceiling-mount "decorative" fixtures shall be of high quality and in conformance with the house architecture. Only incandescent lamps will be allowed.
- (g) An Owner may desire additional outside lighting. All outside lighting must be approved by the DRC, after finding that there will be no adverse effects on other property owners.
- (h) Walk lights placed in grass areas or adjacent to walkways in shrub or undercover areas must use below-grade junction boxes to minimize the daytime visibility of the hardware.
- (i) The DRC recommends field testing of all fixture locations at night prior to final installation.
- (j) All solar lighting shall be either black or green. Solar lighting shall only be used in landscape beds and shall not be used to line driveways.

## 8. DOCKS:

- a. No docks shall be constructed on lakefront, residential property without prior written approval of the DRC.

- b. All dock locations shall be approved by the DRC and the DRC will provide approved dock design from which the Lot Owners may select.
- c. Only one (1) dock shall be permitted for lakefront Lots which shall be approved for a dock.
- d. Should any permit be required by the Florida Department of Environmental Regulation, Corps of Engineers, City of Tampa or any other governmental agency, it will be the sole responsibility of the Owner to obtain these permits and submit approved copies to the DRC prior to installation of any dock.
- e. No dock or dock railings shall exceed three (3) feet in height.
- f. No dock shall contain showers or cooking facilities.
- g. Refer also to the Declaration of Restrictions, 12.15.
- h. Each dock shall be equipped with one 110 volt light with light sensor. The light fixture and location of mounting will be approved by the DRC.
- i. Dock and retaining/seawalls shall conform to the Dock and Retaining Wall policy approved by the Board of Directors.

## 9. GAZEBOS

Each Lot will be allowed one gazebo with a maximum 144 feet under roof and 56 square feet of deck area around or adjacent to the gazebo, not including the dock platform. The maximum height for gazebos is 12 feet from ground level. Gazebo roofs and colors must be coordinated with the residence. The gazebo building must be located above the normal high water elevation and the location must be approved by the DRC. Barbecue facilities, water, and lighting will be allowed in each gazebo with the approval of the DRC.

## 10. DRIVEWAYS:

- 1. Driveways, turnarounds and parking areas must be located a minimum of ten feet (10') from adjoining property lines provided, however, all driveway locations must be approved by the Design Review Committee pursuant to the procedures outlined in this Declaration. The Design Review Committee shall have the right to grant a variance to the said ten foot (10') minimum setback if the aesthetic quality of the proposed structure will be enhanced.
- 2. Because of the importance of the driveway as an aesthetic transition zone, Owners should strive to direct views from the driveway towards attractive vegetation, specific areas of the residence, or other attractive sights. Driveways should be sited around existing vegetation whenever possible, and must be curved or meandered rather than straight, provided that where the size or configuration of the Lot prohibits such curving or meandering, the Design Review Committee shall have the right to grant a variance of the said requirement in order to permit a straight driveway.
- 3. No driveway may be wider than twenty feet (20') except for courtyard entries or where entering a multi-car garage where a maximum of twelve feet (12') of width will be allowed for each garage stall.
- 4. Materials for driveways *are limited to concrete* pavers, brick or stone. Asphalt or concrete is not acceptable or allowable. Other materials may be used only if approved by the Design Review Committee.
- 5. Plans for driveways shall be submitted to the Design Review Committee prior to construction to assure aesthetic and structural quality. For the purposes of this paragraph c.5 of Section 10.4, driveways shall mean all

artificially constructed pathways on said lots utilized or envisioned to be utilized for vehicular travel or parking and not covered by permanent structure such as a garage.

6. Vehicular access to each Lot shall be through or over such driveway or driveways and street curb cut or cuts as shall be approved by the Design *Review* Committee prior to construction. The location, size and angle of the *approach* of all driveways and curb cuts shall be subject to the approval of the Design Review Committee.

#### **SECTION FOUR: APPLICATION, PLAN SUBMITTAL AND DESIGN REVIEW PROCESS**

In order to assure every resident of Cory Lake Isles that the proper standards of development, design and construction will be encouraged and maintained to everyone's benefit, the DRC has been established and these Architectural Design Standards and review criteria have been created.

The purpose of the DRC is to enforce the design standards, requirements and restrictions as contained in the Declaration of Restrictions and this Manual. The DRC shall be composed of one to three persons, all familiar with the overall Master Plan, individual parcel concepts, design standards and construction processes. The DRC is the interpreter of the meaning and intent of the design standards, requirements and restrictions as contained in the Declaration of Restrictions and this Manual as well as the administrator of same. Questions concerning meaning, intent or administration of the design standards, requirements and restrictions as contained in the Declaration of Restrictions and this Manual should be addressed to the Chairman of the DRC.

The objective of the DRC is to ensure that all design, development, construction, landscaping and exterior decoration within Cory Lake Isles is in conformance with the Declaration of Restrictions and this Manual and is aesthetically compatible with the standards established for Cozy Lake Isles. Accordingly, all development and construction on Lots within Cory Lake Isles shall be subject to prior review and approval of the plans and specification for same by the DRC. The DRC shall ensure that the design review process for each submittal is conducted in a manner that is consistent and timely and in accordance with the requirements of this Manual and the Declaration of Restrictions.

The design review process begins with a site visit and orientation for the Lot Owners to inspect their very unique Lot in Cory Lake Isles. The visit will assist the Owners of each Lot to conceptualize how their home may relate to and take advantage of the natural amenities. Subsequently, the Owners shall submit plans and specifications as follows:

- a. Preliminary Design Submittal Optional: This submittal is optional and may be presented when the Owner.; and their design team have reached the concept for the floor plan and general character of the house, the exterior site layout, elevations and general exterior color.
- b. Mandatory Submission of Construction Plans and Specifications: The final plans and specifications suitable for construction shall be submitted to the DRC for its review and shall be subject to its approval as provided herein and in the Declaration of Restrictions. These documents must provide the Committee with a complete and final understanding of the site planning, architecture, and landscaping for the proposed improvements.

The amount of time it takes the DRC to complete the review will vary with the complexity of the design.

## **GENERAL CONDITIONS OF THE DRC ARCHITECTURAL DESIGN STANDARDS**

1. Review and act on all submissions of plans and specifications within fifteen (15) days after receipt of same together with the fee therefore.
2. Review and act on resubmissions and specifications within fifteen (15) days after receipt of same.
3. Revision to this Manual becomes effective ten (10) days after adoption by the DRC.
4. All plans and specifications submitted for review will be submitted in three (3) complete sets.
5. One (1) set of comments and/or approved plans and specifications will be return to the Owner.

The plans and specifications suitable for constructions, as approved represent the Lot Owner's commitment to construction intent. If the Owner, or his design team, wishes to change approved plans and specifications, proposed revisions must be submitted to the DRC for further review and approval. No revisions may be implemented prior to written approval to the DRC.

## **GENERAL CONDITIONS PROFESSIONAL CONSULTANTS' REQUIREMENTS AND RESPONSIBILITIES**

1. Each Owner shall use only Florida licensed professional consultants (Architect, Landscape Architect or Designer, and Land Surveyor) and Florida licensed general contractors and subcontractors.
2. Each Owner shall be responsible to make sure that his licensed professional obtains approval of the DRC on all plans and specifications and all revisions to all proposed improvements.
3. Each Owner shall be responsible for ensuring that his contractors construct all Improvements in accordance with approved plans and specification and approved revisions.
4. Each Owner shall provide the DRC with the names and addresses of all consultants, subcontractors and subcontractors when selected.

## **SUMMARY OF DESIGN REVIEW PROCESS**

1. Owner selects design team and submits names.
2. Owner and design team receive design guidelines.
3. Owner and design team participate in onsite orientation prior to commencing any design.
4. Optional preliminary design submittal (application fee paid at this time if this option elected).
5. Submission of plans and specifications suitable for construction (application fee paid at this time if preliminary design submittal option not elected).
6. Submit one copy of City of Tampa approved construction drawings and permits to DRC prior to commencing construction.
7. Submit certificate of completion signed by licensed Florida architect or general contractor to DRC.

## DESIGN SUBMITTAL

The first design submittal shall be accompanied by a \$500.00 nonrefundable application fee payable to Cory Lake Isles Property Owners Association. If a concerted effort in pursuit of final approval of any submission is interrupted by the Owner for a period of more than six months, or if the design solution is substantially modified as determined by the DRC, a new application requiring a new nonrefundable application fee is required. If the plans and specifications suitable for construction are disapproved, each re-submittal shall be accompanied by a \$100 nonrefundable fee. Each submission shall include an information block containing:

1. North arrow and scales;
2. Street names;
3. Submission dates;
4. Date of each revisions; change or plan reissue;
5. Name of the Lot Owner;
6. Name, address, telephone number and Florida License numbers of the design professionals.

### A. THE OPTIONAL DESIGN SUBMISSION:

The Preliminary Plans give the DRC its first look at the design of the Owner's residence at this state, the DRC will focus on architectural form and fundamental relationships between the Owner's residence and the surrounding environment of neighboring homes, landscaping, islands, conservation areas, and lakefronts, if any. The DRC does not focus on detail at this point. In general, the DRC is looking to see if the consultants are presenting a home with substance and one which complements the spirit of the Cory Lake Isles Design Standards.

If the Owner elects this option, the DRC requires three (3) sets of the following Preliminary Plans:

1. Preliminary Site Plan showing building placement, walks, drives, patios, decorative fences, pools, setbacks, existing trees and schematic drainage.
2. Preliminary Floor Plans showing door and window locations, overhangs and features important to the design.
3. Preliminary building elevations identified as front (street), rear (islands, conservation areas, lakeside, (as applicable) and sides, showing proposed exterior materials.
4. One set of photographs showing structures built (if any) on all sides of the Lot in question. Study models or perspective studies to improve understanding of the design are encouraged.

### B. SUBMISSION OF PLANS AND SPECIFICATIONS SUITABLE FOR CONSTRUCTIONS:

The submissions of Plans and Specification suitable for construction in meant to provide the Owner and the DRC with drawings and specifications that fully illustrate and communicate not only a fully developed design concept that is well integrated with the site and surroundings, but also constructions details that permit evaluation of the quality of the improvements and compliance with all requirements. The drawings shall be hard line, to scale.

The DRC requires one (1) material board for review purposes, and three (3) sets of the following drawing and specifications suitable for construction:

1. Final Site Plan showing or including:

- (a) Certified survey showing 4 inches and larger trees, minimum building elevations and easements;
  - (b) Building and pool setback lines and any other applicable setbacks;
  - (c) Roof overhang line;
  - (d) Slab elevations and drainage and grading plans;
  - (e) All service yards, mechanical equipment and trash areas;
  - (f) All utility service locations;
  - (g) Architectural walls, gates, patios, walks, decks, pools or fountain with material finishes designated.
  - (h) One set of photographs showing structures built, if any, on all sides of lot in questions.
2. Final Floor Plans showing:
- (a) Rooms designated by name and dimensions;
  - (b) Appliances noting gas or electric;
  - (c) Square footages of:
    - (a) Total building space
    - (b) Enclosed Air Conditioned Space
    - (c) Covered Patio Space
    - (d) Garage
    - (e) Driveways
    - (f) Utility and mechanical space inside Garage
    - (g) Greenspace
    - (h) Paved Walks
3. Exterior Elevations showing:
- (a) All exterior elevations colored to reflect final arrangement;
  - (b) Exterior materials and finishes;
  - (c) Special architectural elements, such as skylight, solar panels and ornaments, courtyards, and other improvements, etc.
4. Landscape and Irrigation Plan, which may be submitted as late as 30 days prior to completion of the house, showing:
- (a) Tree, shrub, lawn, berming and ground cover area.
  - (b) Plantings should be identified by form or name (i.e., canopy tree, etc.) size and quantity.
  - (c) Complete Irrigation Plan showing head type, line sizes, and coverage.
5. Material Board:
- The Plans and Specifications should be accompanied by samples of all proposed exterior finishes and should show materials, textures, and color of the building, trim, doors, windows, millwork, fascia, hardscapes and roof.

## **OWNER'S OBLIGATION**

The respect to any and all improvements and landscaping on his Lot, it shall be the Owner's obligation to comply with all requirements of this Manual and all covenants, conditions, restrictions, easements, reservations, terms and provisions of this Declaration. Unless specifically identified as exceptions to the covenants or restrictions, no item contained within an approved plan which conflicts with these covenants or restrictions shall be deemed approved.