

EXHIBIT "G"

CHATEAUX DES LACS ARCHITECTURAL REVIEW BOARD PLANNING CRITERIA

The Property shall be subject to following restrictions, reservations and conditions which shall be binding upon the Developer and upon each and every Owner who shall acquire hereafter a Lot located within the Development or Additions to the Property, and shall be binding upon the respective heirs, personal representatives, successors and assigns as follows:

1. Land Use and Building Type. No building shall be erected, altered, placed or permitted to remain on any Lot other than one detached single family dwelling not to exceed thirty-five (35) feet in height, a private enclosed garage for not less than two nor more than four cars, and a storage room attached to the ground floor of such garage. No Lot shall be used except for residential purposes. No structure shall be erected upon any Lot without prior approval thereof by the Architectural Review Board ("ARB") as set forth in Article VI of the Covenants and Restrictions to which this exhibit is attached. No owner may subdivide a Lot; however, the Developer hereby reserves the right to replat any Lots in the Property and Additions to the Property as set out in Article II, of the Declaration. Unless approved by the ARB as to use, location and architectural design, no garage, shed or other structure (e.g. barbecue pit, trellis) shall be constructed separate and apart from the dwelling nor can any of the aforementioned structures be constructed prior to the main residence. There shall be no occupancy of a residence until completion of construction, and obtaining of the Certificate of Occupancy.

2. Dwelling Quantity and Size. Each single family dwelling shall be located on a Lot and have a minimum living area of three thousand five hundred (3,500) square feet exclusive of screened porch and opened porches, terraces, patios, garages, and the like. Each dwelling shall have a minimum of two (2) inside baths.

3. Building Location and Setback.

A. Setbacks in the front, side, and rear yards shall, at a minimum, conform to the Code of Ordinances, respecting same, and shall be further limited as provided in the schedule attached as Exhibit "H" to the Covenants and Restrictions.

B. Dwelling Units located on Lots 1 through 8, inclusive, shall be sited as prescribed by Developer as indicated in the schedule attached as Exhibit "I" of the Covenants and Restrictions.

C. All residential structures shall meet the minimum requirements for Federal Flood Regulations, as well as those requirements set forth in the Site Plan attached as Exhibit "C" to the Deed Restrictions.

D. Dwelling Units constructed on Lots 1-7, inclusive, if pool, porch or other related enclosed areas are constructed to the rear of the home, shall not have such enclosure extend any more than half the maximum length of the home from side lot line to side lot line, excluding garages. Also, the enclosure shall not exceed an overall width equal to more than half the maximum length of the home from side lot line to side lot line, excluding garages. The highest part of the enclosure may not extend any higher than the roof fascia of the main living structure.

4. Roofs and Roofing Materials. Flat roofs shall not be permitted unless approved by the ARB. Such areas where flat roofs may be permitted are Florida rooms, porches and patios. There shall be no flat roofs on the entire main body of a residence, unless the ARB shall deem it appropriate in relationship to the overall design. No built-up roofs shall be permitted, except on approved flat surfaces. Roofing materials shall be wood shakes or asphalt shingles unless specifically approved by the ARB. Cement tile, other than a natural, unfinished, gray color concrete, shall be acceptable.

5. Garages. All garages must have a minimum width of twenty-two (22) feet for a two-car garage. All garages must have either a single overhead door with a minimum door width of sixteen (16) feet for a two-car garage or two, eight (8) feet in width overhead doors. No carports shall be permitted. Openings of garages shall not be visible from the street, if possible. All garage doors must be maintained in a usable condition. Metal garage doors shall be acceptable, provided that same are of architectural quality, of heavy gauge construction, and painted.

6. Driveway Construction. All Units shall have paved driveways of stable and permanent construction materials (e.g. concrete, brick, etc.) of at least sixteen (16) feet in width at entrance to the garage, except for driveway located on Lot 10, which shall comply with such requirements only to the extent of the first one hundred (100) feet from the street. In this regard except for Lot 10, asphalt driveways are specifically prohibited. Inasmuch as each driveway must cross a culvert, it shall not impede the flow of storm waters or other such drainage improvements as may be required. Moreover, all culverts shall be approved by the ARB as to both design and size

7. Games and Play Structures. All basketball backboards and any other fixed games and play structures shall be located at the side or rear of the dwelling or on the inside portion of the corner Lots within the setback lines. Tree houses or platforms of a like kind or nature shall not be constructed on any part of the Lot located in front of the rear line of the residence constructed thereon, nor be visible from the street.

8. Fences, Walls, and Hedges. Composition, location and height of any fence, wall, or hedge to be constructed or planted on any Lot shall be subject to the approval of the ARB. No chain link or metal fencing visible from the street or adjoining Lots shall be allowed, and all fences which utilize posts and stringers shall be constructed in such a manner that the post and/or stringer shall be completely concealed from view of the street any adjacent Lot.

9. Swimming Pools and Tennis Courts. Any swimming pool, tennis court, hot tubs or other such bathing facility, or playing surfaces which is of permanent construction (e.g. basketball or shuffleboard courts) to be constructed on any Lot shall be subject to requirements and review by the ARB. Particular attention shall be paid to avoid excessive noise and illumination from night lighting systems on adjacent Lots. No tennis court shall be permitted on Lots 1 through 7, inclusive, and Lots 16 through 21 inclusive.

10. Garbage and Trash Disposal. All trash, garbage and other waste shall be kept in sanitary containers, and, except during pick-up, if required to be placed at the curb, all containers shall be kept within an enclosure which the ARB shall require to be constructed with each home. Such enclosure shall be shown on the construction plans for approval by the ARB and shall be located in such a manner that it will be out of sight from the front or side streets. There shall be no burning of trash or other waste material.

11. Clotheslines. All clotheslines shall be placed at the rear and within the area encompassed by a rearward extension of the sidelines of said Dwelling and in no case shall be visible from the street or from adjoining Lots.

12. Window Air Conditioning Units. Unless prior approval of the ARB is obtained, no window air conditioning units shall be permitted.

13. Mailboxes. Stucco, brick, and stone are the only three materials that shall be allowed to be used for the mailbox, whichever of these materials is being used most on the exterior of the home it serves. All other requirements concerning dimensions and detailing shall be as shown on the attached exhibit.

14. Windows. All exterior windows shall be of anodized bronze finish or painted aluminum.

15. Sight Distance at Intersections. No hedge, shrub, tree, or other planting which obstructs sightlines and elevations shall be permitted on Lots 1 through 9, inclusive, and 19 through 21, inclusive.

16. Utility Connections. All house connections for all utilities including, but not limited to, water, sewer, electricity, telephone and cable television shall be run underground from the proper connecting points to the dwelling structure in such a manner to be acceptable to the governing utility authority as well as the ARB.

17. Exterior Post Lights. Paragraph removed by amendment on 12/14/1988

18. House Numbers. On each Lot the house number shall be clearly displayed in such a manner that it can be visible from the street. Numbers shall be displayed on the residence, mailbox, post light or other such structure built specifically for this purpose with the approval of the ARB.

19. Antennas. It is the general intent that no external antennas or satellite dishes for transmission, reception, or for any other purpose shall be allowed to be constructed on any Lot.

20. Dwelling Quality. The ARB shall have final approval of all exterior building materials. Exposed concrete blocks shall not be permitted as an exterior finish of any living unit or detached structure above grade. No artificial or imitation materials (e.g. stone, brick) shall be permitted. The ARB shall encourage the use of wood, brick, stone or other such material that will blend with the environment of the Development. In intent, this criteria discourages the practice of placing materials on the sides and rear of a residence that are essentially different from the front elevation.

21. Landscaping, Sodded and Natural Areas. All Lots shall be completely grassed and landscaped except in areas outlined to remain "natural" as defined on the engineered development site plan. All sod shall be Floritam. Owners shall install a full irrigation system covering all areas of their Lots not retained in a natural setting as defined by the ARB.

22. Review Documents. Prior to the obtaining of a building permit or application for any commitment for construction financing, plans and specifications for all improvements shall be submitted to the ARB. The following criteria shall apply to those documents:

A. Drawings and documents required for review shall consist of the following:

1. Site plan at a scale of not less than 1" = 20'-0".
2. Floor plans of a scale of not less than 1/8" = 1'-0".
3. Elevations of all sides of contemplated structures at a scale of not less than 1/8" = 1'-0".
4. Summary specification list of all proposed exterior materials.
5. Finished floor slab elevations of the main living area in order to assure conformance with engineered site plan recommendations.

B. The site plan shall show the following:

1. Location and size of all structures with dimension setbacks from property lines.
2. Location of all walkways, driveways, retaining walls, steps, fences, pools or any such improvements to be constructed on the Lot.
3. Existing and proposed topographic elevations for Lot grades, as well as, all floor elevations for proposed structures. Elevations shall also be given for all proposed walks, stairways, retaining walls, driveways and the like improvements. Drainage patterns should also be illustrated.
4. Locations and type of all trees in excess of six (6) inches in diameter at two feet above the existing ground.
5. Location of all mailboxes, post lamps, house numbers, trash receptacles, air conditioning compressors, swimming pool filters and other such appurtenances which may be associated with the dwelling unit.
6. The location of all utility connections for sewer, water, electricity and the like.
7. All easements, setbacks and other such requirements as shown on the plat or as per governmental regulations.
8. All areas to receive landscaping, sodding or to be left in their natural state. Any areas which are indicated for landscaping shall indicate the type and size of such plant materials.

C. The floor plan shall delineate the names of each room and/or the purpose of such room. There shall be an overall computation of the total living area, roofed or covered area, and garage or storage space.

D. All building elevations should clearly indicate the materials shown as well as color and/or texture if not known by its designation. If house numbers are to be displayed on the residence, they shall be located on the appropriate elevation.

E. All contractors shall be given a list of "Contractors Rules" with which they shall agree to comply prior to the commencement of any work. Non-compliance shall result in the Association having the right to impose whatever measures are necessary for compliance and to back-charge the contractor accordingly.

23. Gutters and Downspouts. Gutters and downspouts may be required in cases where runoff from roof surfaces may cause erosion of the Lot. All downspouts will have splash blocks, sumps or other such erosion control.

24. Exterior Materials. If any exterior material designation is not commonly known as to the color, texture or other such characteristic of its appearance and cannot be specified in such a manner that it is clearly understood by the ARB, a sample of such material shall be supplied for approval prior to its application and/or installation.

25. Exterior Doors. All exterior doors shall be wood or have a wood facing. Glass may be included into the door.

26. Pool/Screen Enclosures. All screened enclosures (e.g. pools, porches, patios) shall be anodized bronze or black with screen to match.

27. Walkways. Walkways shall be constructed of materials of equal or greater quality to those utilized in the construction of driveways.

28. Television Monitoring System. All Owners purchasing a Lot in the Development subsequent to the date hereof shall be required to install a television monitoring system regulating access to the security gate at the entrance to the Development.