

**PROGRESS CORPORATE PARK
ALACHUA, FLORIDA**

DESIGN AND DEVELOPMENT
GUIDELINES

CONTACT:

JIM SHAW
INNOVATION PARTNERS, LTD
13709 PROGRESS BLVD. BOX10
ALACHUA, FL 32615

5/15/00

Design and Development Guidelines

PREFACE

The purpose of these Design and Development Guidelines (DDG) is to clarify and expand on the provision of the Protective Covenants and Restrictions filed on behalf of Progress Corporate Park. These Guidelines are intended to set forth the requirements and procedures to be adhered to as well as to provide Owners of sites/parcels within Progress Corporate Park and their architects, with the Development Criteria required within Progress Corporate Park.

The criteria presented in these Guidelines is not intended to take precedence over any Rules, Regulations and Requirements of any Regulatory Agency having jurisdiction over this property. The approval of the ARCHITECTURAL CONTROL COMMITTEE (ACC) of Progress Corporate Park shall not relieve the Owner of the responsibility of complying with the Rules and Regulations of any Government agency, including the City of Alachua.

The ACC of Progress Corporate Park has the exclusive right to delete, revise or alter any portion of this program with no requirement for notice or approval of any entity.

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1. INTRODUCTION AND PURPOSE

INTRODUCTION

Progress Corporate Park is a distinctive 200+ acre corporate park located in Alachua at US441. The Developer and participants in the office park, have a strong dedication to carry through this development with sound planning principles to insure that it is a unified, high-quality corporate park development. An emphasis on the quality design and construction will insure that Progress Corporate Park will be constructed and maintained as a first class office park.

PURPOSE

The purpose of these DESIGN and DEVELOPMENT GUIDELINES (DDG) is to set forth and explain certain standards pertaining to the development of sites within Progress Corporate Park. These DDG are to be reviewed in conjunction with the restrictive covenants, the DRI, and any ordinances that regulate the use or development of the property. These DDG explain the design details and procedures to be used to implement the initial design review, and ongoing controls for the development. All parcels shall conform to these standards and goals of Progress Corporate Park that are:

To assure each owner, tenant or developer a protected investment.

To enhance the traffic flow, parking and access for all owners.

To make working in Progress Corporate Park an enjoyable experience.

To provide uniformity in parking, landscaping, irrigation, and traffic planning.

To avoid waste of human and natural resources, congestion, and destruction of the environment.

To protect property against any conditions which would mar the attractiveness or lessen the desirability of the property.

An ARCHITECTURAL CONTROL COMMITTEE "(ACC)" has been appointed to administer, explain, interpret and enforce these guidelines. This ACC offers its assistance and expertise, both through this manual and through consultation in the development of plans for each parcel within the project.

2. PROCEDURES

PRE-PLANNING CONFERENCE

A conference with the owner, developer, architect, engineer, and contractor (if selected) and a representative of the ACC should be arranged before project planning begins in order to develop an early understanding of the procedures, and project objectives.

SUBMISSION OF PLANS

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Plans and specifications for any buildings to be erected in the project shall have been prepared under the supervision of an Architect registered to practice architecture in Florida and shall bear the seal and signature of such Architect.

Each owner must check to insure that all design and construction will be in compliance with the DRI, local codes, zoning and any other governing authorities having jurisdiction over this property. Any conflicts between these DDG and any governing authority shall be brought to the attention of the ACC, wherein a decision will be made to promptly eliminate the conflict.

No structure or improvement may be erected, placed or altered without written approval of the plans, specifications and other submittal data as required by the ACC.

Applications for approval are to be submitted in TRIPLICATE to:

Progress Corporate Park
ARCHITECTURAL CONTROL COMMITTEE
13709 Progress Blvd. Box 10
Alachua, FL 32615
Attn: Jim Shaw

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STAGES OF PLAN DEVELOPMENT

Prints submitted shall be of the white background type. One set of the submittal data will be returned to the applicant. Approvals will be by 3 sequential submissions:

1. Design Development
2. Site Engineering, design documents
3. Construction Documents

Submissions must contain the following information unless specific permission for deviating from these requirements is granted in writing by the Committee:

DESIGN DEVELOPMENT is a presentation of the design concept illustrating the scale and relationship of the project to its components. This phase fixes and describes the size, shape and character of the building, type of construction, materials, mechanical systems and other such essentials. This submission shall consist of:

- a. Site Plan showing natural features, existing trees, landscaped areas, easements, property lines, streets, parking, service areas, sidewalks, drainage basin, walls and fences, approximate existing and finish grades and north arrow. No smaller scale than 1" = 30'. Preferably 1' = 20'.
- b. Survey showing the location of all Protected Trees on the parcel.
- c. Floor Plans showing major dimensions and openings.
- d. Elevations indicating major exterior colors, materials, samples of these exterior materials, visible roof projections, and visible mechanical equipment.
- e. Outline specifications.
- f. Any other material necessary to explain the character of the project.

SITE ENGINEERING DESIGN DOCUMENTS are the further development of the approved Site Plan. These must be coordinated with the master drainage systems. Copies of the plans of these systems must be obtained from the project site engineers prior to submission to the ACC. This submission shall consist of:

- a. Plans and profiles as necessary of water, sanitary sewer, storm drainage, power, communications and lighting systems.
- b. Engineering calculation sheets on each system as applicable.
- c. Letter from the project site engineer certifying that the plans are in conformance with the drainage and utility systems of the development

CONSTRUCTION DOCUMENTS are the further development of the approved design development submission. These should be fully coordinated final plans and specifications. This submission shall consist of:

- a. Working Drawings.
- b. Specifications.
- c. Samples or catalogue cuts of exterior material and colors.
- d. Landscape Plan

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- e. Samples and/or description of all exterior signage and graphics.
- f. Exterior sign location and design, sculptures, etc.
- g. Site lighting plan.

APPROVAL OF PLANS

The ACC will act promptly to review any submissions. Failure to approve or disapprove any submission within 30 days from the date on which submittal was received by the ACC shall constitute approval of such plans.

CODES AND OTHER APPROVALS

The ACC will review submissions only for conformance with the overall objectives of the development and for general compliance with the requirements in this manual.

Approval of submissions by the ACC does not relieve the applicant of the responsibility of obtaining all other necessary approvals and permits from various agencies and authorities, and from complying with all applicable codes and ordinances.

Approvals will be conditional based on information furnished. If final design differs significantly from approved drawings, the ACC reserves the right to withdraw approval and have work halted until an agreement can be reached.

CHANGES DURING CONSTRUCTION

If, during the course of construction, changes occur to a project that causes it to be significantly different from the approved documents, a request for approval of these changes shall be submitted to the ACC in triplicate in the following manner:

- a. A written statement giving the reason such changes are desired.
- b. A complete description of the change including drawings, specifications or any other descriptive material.

REFUSAL TO APPROVE

Refusal to approve a part or all of any submission may be based by the ACC upon any grounds, including purely aesthetic considerations.

ALTERATIONS TO PLANS

No alterations may be made in such plans after approval by the ACC is given, except in accordance with these regulations and with the approval of the ACC.

ENFORCEMENT

The regulations contained herein have been prepared after extensive research and investigations and represent an effort to establish controls that will protect the project against the development of any conditions that would adversely affect it. These regulations are administered in a manner designed to reasonably accommodate differing individual desires and tastes.

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In the event that activities occur which would represent abuses of the intent of these documents, the ACC will recommend to the appropriate parties that such activities be prohibited by legal means.

AMENDMENTS TO THE DESIGN GUIDELINES

From time to time, amendments and additions may be made to these DESIGN & DEVELOPMENT GUIDELINES by majority vote of the ACC. Such changes shall not change the character of the office park.

3. GENERAL REQUIREMENTS

TEMPORARY CONSTRUCTION FACILITIES

Temporary construction offices, storage sheds, trailers, barricades, fences and the like, will be permitted as necessary during the construction of a permanent building. Such facilities shall be placed as inconspicuously as possible and be no inconvenience or eyesore to the general public or neighboring property owners. Location shall be such as to minimize impact on office flow and parking for the remainder of the sites. The location of all temporary facilities shall be subject to the approval of a designated representative of the ACC.

Temporary personnel parking areas and access roads for use during the construction period shall be subject to the approval of the ACC.

Temporary facilities shall be removed promptly as each becomes no longer required and the area that each facility occupied completely cleaned of all debris, dressed and shaped neatly and temporarily grassed and/or landscaped as required to stabilize the soil. No temporary facilities shall remain more than fourteen (14) days after the date of receipt of certificate of occupancy for the building (s) for which they are used unless written permission is granted by a designated representative of the ACC.

MAINTENANCE

Each owner and/or occupant of the premises shall be responsible for keeping his building site (whether or not improved), buildings, improvements and appurtenances in a safe, clean, and orderly condition and a well maintained condition and shall have removed any rubbish or trash of any kind which may accumulate on its premises. Rubbish and trash shall not be disposed of on the premises by burning in open fires.

Upon completion of the landscaping of a building site, it shall be maintained in a normally acceptable manner.

Maintenance of grass areas shall consist of watering, weeding, cutting, repair of erosion and re-seeding as necessary to establish a uniform stand of grass.

Maintenance of plants shall include watering, mulching, spraying and pruning. Any dead or dying shrubs shall be replaced immediately with comparable size shrubs.

Maintenance of trees shall be the responsibility of the lot owner. Dead or dying trees shall be promptly removed. Trees shall be pruned and maintained. DRC may require a lot owner to replace dead trees. Size of replacement trees shall be negotiable with the ACC.

Occupants/Owners who allow their building or site to become non-conforming to this section shall be notified of such and shall be ordered to maintain such building or site to conform within 72 hours of the notification. In the event of non-compliance, the Progress Corporate Park Owners Association, Inc. (The "Association") may cause to be corrected such building or site at the expense of the responsible person, firm, corporation, occupant or owner of said property. The expense of such corrective work shall become a lien on the property of the responsible party until repaid in full plus costs of any actions necessary to insure compliance.

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4. SITE REQUIREMENTS

CLEARING AND GRADING

All buildings and landscape elements shall be placed on the site so that the existing topography and landscape shall be disturbed as little as possible, and so that the maximum number of Protected trees and other natural features will be preserved.

No desirable natural features shall be removed or destroyed in any parcel of property prior to the approval of final plans and specifications unless written permission has been obtained from the ACC.

Materials resulting from clearing, grubbing and demolition operations, and all other debris, shall be removed from the site promptly. The development shall not adversely affect developed or undeveloped neighboring properties. Finish grading shall be such so as to prevent ponding or washing of water on the site and on adjacent property. Drainage shall be consistent with the master drainage plan. Newly graded areas shall be protected against erosion.

All drainage engineering, construction and maintenance shall be the responsibility of the owner.

Location of topsoil stockpiles, borrow pits on site and excess material disposal areas are subject to the approval of a designated representative of the ACC.

TREE PRESERVATION

No trees shall be removed or destroyed in any parcel of property prior to the approval of final plans and specifications unless written permission has been obtained from the COMMITTEE.

No Protected trees within the tree protective zone shall be cut, damaged or destroyed, except as permitted in writing by the COMMITTEE. The tree protective zone shall correspond with the entire lot except that trees within the building footprint and within five feet of a building foundation wall, parking, or driveway area, shall not be included within the zone.

Protected Trees shall mean all trees with a caliper of at least 8 inches for hardwoods and 12 inches for pines on any lot, measured 4 feet above the ground.

Trees that are not to be preserved are to be removed in a manner that will not damage those trees that are to remain. Trees that are to remain and which have become damaged during the clearing operation must be repaired in an approved manner as soon as final clearing has been completed.

Trees that are to remain shall be adequately protected from damage or destruction by suitable boxing, barricades, or fencing during the building process. Stockpiles of earth will not be permitted within branch spread. Burning shall not be allowed where damage to trees will result.

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DESIGN STANDARDS FOR PROGRESS CORPORATE PARK

CATEGORY	STANDARDS
A. Wall Materials	<p>1. Buildings less than 10,000 sq. ft. All building facades visible from a public or interior road, shall be constructed and/or clad in brick, decorative block, or stucco Wood, when used shall be primarily used for detailing. Fascias, or architectural features.</p> <p>2. Buildings larger than 10,000 Buildings shall be faced with materials that exhibit a durable, permanent quality appearance. Materials should be of a low maintenance type retaining a consistent clean, appearance. The building should be of one predominant material preferably brick, cast in place concrete, pre-cast concrete, glass, stone, or ceramic tile. Corrugated metal and pre-fabricated or pre-engineered metal buildings will not be permitted. Other materials not listed may be used if approved by the Committee.</p> <p>3. All trims, etc. are to be painted or colored to match the surrounding materials. All exterior colors must be submitted to the committee for approval and shall include samples of all finishes.</p> <p>3. Unacceptable materials include, but aren't limited to, exposed standard concrete blocks: prefabricated metal building; simulated brick, stone or wood; weeping mortar joints. Unnatural brick tones.</p>
B. Transparency	<p>1. Front facades must have a minimum of 20% transparency. All windows and glass doors may be included in the calculation of transparency.</p>
C. Roof	<p>1. Roof shape, pitch, materials and colors shall be harmonious with existing buildings and overall building design. The roof is a major design element of the building.</p> <p>2. Buildings with flat roof shall be designed with parapets. No building less than 10,000 sq. ft. shall have a flat roof unless approved by ACC.</p> <p>3. Parapets on flat roofs shall be of sufficient height to screen all roof-mounted equipment from the view of pedestrians within 100 feet of the building.</p>

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CATEGORY	STANDARDS
Roofs	4. Shingled roofing shall be laminated fiberglass, random effect. 5" exposure UL class "A" rated.
D. Building Features	<p>1. Front facades are to be designed to include architectural relief a minimum of every 30 feet. Architectural relief may include, but is not limited to, changes in depth, columns or posts, windows, doors or changes in material.</p> <p>3. Overhangs are encouraged and sunscreen devices are allowed especially over South and West facing facades with windows.</p> <p>4. Awnings shall be wood, metal, or fabric and shall be in keeping with the architectural style of the building. Awnings shall be kept in good repair and shall not be backlit.</p> <p>5. Entry way on the front façade shall be lighted by wall fixtures and/or spot lights and are encouraged to be sheltered by canopies or overhangs in keeping with the architectural style of the building.</p> <p>6. Mechanical equipment shall be mounted on flat roofs behind parapets or, if located on the ground, shall be screened from the view of any road by landscaping.</p> <p>7. Dumpsters shall be located at the rear of the property and out of site from any road wherever possible. High vegetation or fences of wood or masonry shall screen dumpsters.</p>
E. Size, Scales Massing	<p>1. Maximum building height, except hotels or motels, shall be 35 feet or three stories. Roof pitch, parapets, and elevator overhangs are not included in height limitation.</p> <p>2. On lots with multiple buildings, all buildings shall be architecturally compatible, with the principle building being given some entryway feature or treatment that clearly designates it as the primary/public building.</p> <p>3. Every effort should be made to ensure compatibility of scale and massing with surrounding development.</p>

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CATEGORY	STANDARDS
Size, Scales Massing	<p>4. Where new buildings will be of scale significantly larger than existing adjacent buildings the new buildings should be set back from the adjacent. Smaller scale site the standard setback or the distance created by the sixty-degree angle of light. Additionally, such sites shall be designed and landscaped in a manner that provides a gradual transition in scale.</p>
F. Signage	<p>1. INTRODUCTION</p> <p>The intent of these sign criteria is to develop a unity within Progress Corporate Park allowing each participant to display his corporate identity and to identify his facility. It is also intended to provide equality so that no one sign will dominate or distract from the quality or appearance of other facilities.</p> <p>2. GENERAL REQUIREMENTS</p> <p>All signs in Progress Corporate Park shall be designed, erected altered, reconstructed, illuminated, located, moved and/or maintained, in whole or in part, in accordance with the provisions set forth in these regulations and all other applicable codes and ordinances.</p> <p>All signs must first conform to all codes and zoning regulations having jurisdiction over the Progress Corporate Park. All signs must also be approved by the ACC.</p> <p>The ACC does not accept the responsibility of checking for compliance with any codes having jurisdiction over Progress Corporate Park nor for the safety of any sign, but only for aesthetic compliance with this sign criteria and its intent.</p> <p>Color, size and shape will be reviewed and approved by the ACC for all project signs.</p> <p>No sign shall be installed that varies from the approved design and is not in compliance with these criteria.</p> <p>All signs other than real estate signs, construction signs and internal site direction signs will be limited to containing a logo, name of business, and a slogan or general product description. No other information shall be allowed except street name and number when appropriate.</p> <p>3. PROHIBITED SIGNS</p> <ol style="list-style-type: none">No flags, banners, twirling, "A" type, sandwich type, sidewalk or other air or gas filled figures shall be permitted.No rotating, flashing, blinking, fluctuating or otherwise animated signs shall be permitted.No posters, sales announcements or any kind of temporary signs shall be permitted without approval of the Committee.No signs nailed to a tree shall be permitted.No trailer signsNo vehicles with temporary or permanent signs mounted to them or on them will be parked so that they create a sign or advertisement.No signs with changeable or temporary information shall be allowed.No signs shall be painted directly on any building, wall or fence.No neon signs.

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CATEGORY	STANDARDS
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Signage

4. MAINTENANCE

Owners of signs which no longer serve the purpose for which they were intended or which have been abandoned or which are not maintained properly, shall be ordered to remove or maintain such signs with 72 hours of written notice by the Association. In the event of non-compliance, the Association may remove or cause to be removed or maintained such sign at the expense of the person, firm or corporation who erected such sign or on whose premises it was erected, affixed or attached.

5. TEMPORARY SIGNS

Temporary construction signs, denoting the project name, developer and phone number, architect, engineers and/or contractor, will be allowed to identify projects under construction or alterations. All such signs shall be removed from the site within 7 days after completion of the project

Size and construction signs are as follows:

0-2 acres	16 sq. ft. maximum
2-6 acres	32 sq. ft. maximum

In no event shall the sign exceed City code requirements.

Temporary real estate signs denoting the project's or seller's name (company, broker or agents, telephone number, size or property, the message (For Sale, For Lease, etc.), and any other information required by the Florida Real Estate Commission.

Developer signage is not subject to Design and Development Guidelines.

6. DESIGN CONSIDERATION

All signs shall be designed so as to be an integral part of the architecture and landscape of each development and to be harmonious with its surroundings and other buildings. All signs shall be professionally executed with concern for detail and quality.

7. Each site shall be allowed principle entrance sign of a maximum of 40 square feet and one secondary entrance sign of a maximum of 20 square feet.

8. Free-standing monument signs shall be ground mounted and of a maximum height of eight (8 feet from grade. No pylon signs shall be permitted, except for buildings fronting 441.

9. Internal site direction signs shall be a maximum of 15 square feet and shall be a maximum of 6 feet in height.

G. Pedestrian Ways

1. Parking areas, the continuous pedestrian access ways and entrances (not including truck loading areas) shall be connected by sidewalks of a minimum of 5 feet in width and include designated crosswalk areas, where appropriate. The connection point at entrances shall be designated with a landscaped terminus.

2. Sidewalks of a minimum of 5' in width shall be constructed so as to connect each site to the adjoining site(s) along the road right of ways, so as to provide a continuous pedestrian walkway throughout the Park upon build out.

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CATEGORY	STANDARDS
Parking Areas	<ol style="list-style-type: none">1. No parking shall be permitted on any street or drive, or any place other than approved parking spaces. Each owner and occupant shall be responsible for compliance by its employees and visitors. Each site is responsible for providing adequate parking for its users.2. Parking lots are encouraged to be broken into multiple small lots as opposed to single large lots.3. Large parking lots shall be located on the side or to the rear of buildings. Only one side yard shall be used for driveways or off street parking and shall be the one side that least impacts adjacent or nearby public rights of ways.4. Parking lots in front of the principal building shall run parallel to front façade in order to minimize the width of parking between the front façade and the roadway.5. Parking areas and loading areas shall be sited and designed so as to minimize the interaction of automobile and large truck traffic.6. Parking areas shall be lighted to meet IES standards for parking lot safety.
I. Setbacks	<ol style="list-style-type: none">1. A minimum front setback of 30 feet from the public street is allowed and 40 feet from Progress Boulevard.
J. Lot Size and Building	<ol style="list-style-type: none">1. Lot size shall be a minimum of 1 acre except for the lots fronting Highway 441.
K. Landscaping	<ol style="list-style-type: none">1. It is the intent of these covenants that landscaping should be designated in a manner that allows each site to contribute to the overall park like quality of the development. Each owner is encouraged to plant and maintain flowering annuals in beds. Such plantings must be maintained by the owner and should be rotated at least two times per year.2. A minimum of 20% of each site shall be planted landscape area. Planted drainage and parking areas may count toward the required minimum.

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Landscaping	<p>3. Retention areas shall utilize shallow basins and shall be treated as design elements and enhancements to the overall appearance of the campus.</p> <p>4. All landscape materials should be native plants and xeriscape planting is encouraged. No invasive exotic plants shall be allowed. A registered Florida landscape architect shall be consulted to choose or approve the proper tree species and do the design. All landscape plants shall consist of grade Florida #1 or better.</p> <p>5. Automatic irrigation shall be provided to ensure establishment and continued health of vegetation as needed.</p> <p>6. Areas designated to meet the minimum landscaping requirements shall be replanted if and when they fail to meet the planned standard.</p> <p>7. Parking areas shall be landscaped in one of the following manners: (1) with shade trees that will provide a minimum of 30% shading of parking areas at 20 years growth as demonstrated on a shading study provided by a registered landscape architect or, (2) to include landscape islands with shade trees at an average of every fifteen (15) spaces not to exceed a maximum of twenty (20) spaces without a tree island and shade trees spaced a maximum of 75 feet on center along the outer perimeter of the parking area.</p> <p>8. Parking lots shall be screened from public roads and internal roads with shrubs and bushes or with a combination of vegetation and berms to provide sufficient bulk to screen to a minimum of 4 feet in height.</p> <p>9. Fencing, berms, and appropriate landscaping shall be used to screen views of loading and service areas and to reduce noise and light infiltration into adjacent areas.</p> <p>10. General Landscaping Standards Are:</p> <ul style="list-style-type: none">a. Shade trees shall be full headed deciduous specimens, 2-1/2 inches in caliper or larger. They shall be used for shade or features, either singly or in clusters.b. Evergreen trees shall be used in masses for general background planting, screening, and framing of buildings or views. They may also be used as massed, freestanding elements for special effects.c. Small flowering trees shall be grouped in randomly arranged clusters as foreground planting. They may also be grouped for accents or other effects requiring seasonal color.d. Evergreen or deciduous shrubs shall be massed for screening background, planters or foundation planting. They may also be used as free standing elements as low landscape features, but should always be used in masses or groups.e. Ground covers shall be used on all slopes steeper than 2-1/2 to 1. They may also be used in flat areas either alone or in combination with other plant materials for a massed effect. They may also be used to aid in erosion control as well as visual appearance.f. Grasses shall be planted as sod to form lawns

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CATEGORY	STANDARDS
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whenever practical, i.e. slopes of 2-1/2 to 1 or less. Grass shall extend from the curb and over mounds. Only paving, trees or the mulched beds of other plant materials may interrupt lawns. All lawns shall be Saint Augustine sod. Annual ryegrass shall be sown in the fall to provide temporary erosion control where necessary, e.g., sites under construction.

- g. Earth mounds are intended to create a soft, gently rolling effect on an otherwise flat plane. They are to gradually taper into the surrounding area from a maximum slope of 3 to 1 and should have softly rounded tops for ease in mowing. When used repeatedly, mounds should create an irregular natural appearance with variations in both height and width. They are recommended as screening devices, with or without plant materials, to lessen the visual impact of service and parking areas. They may also be used where practical in front of setback areas for a soft visual effect. Although they may be used in combination with plant groupings, mounds are to be covered mainly in grass, with only clustered plant or tree groupings emerging.

See Attachment "A" for additional plant/foliage restrictions

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L. Lighting	<p>1. Site lighting shall be designed and directed in a manner that avoids disturbance of or glare onto adjacent properties</p> <p>2. All site lighting must be approved by ACC.</p>
M. Exterior Building Colors	<p>1. All exterior colors shall be earth tones except that accents of muted colors may be used if appropriate.</p>
N. Fences	<p>1. When functional necessity requires fencing, then it shall be an extension of the design of your office. Use natural plantings to soften the effect. No chain link fencing is permitted for screening. All fences shall be submitted to the ACC prior to the construction.</p>
O. Outdoor Fixtures	<p>1. Any outdoor fixtures in public areas, such as benches, trash containers, planters, sculpture, etc. shall be compatible with and harmonious with the surroundings and shall be approved by the ACC prior to installation</p>
P. Utilities	<p>1. All site electrical wiring for power; telephone, etc. shall be underground. Transformer locations must be approved and coordinated by the ACC. All transformers or switchgear shall be screened from public view.</p> <p>No gas, sewer, drainage or utility lines or wires or other devices for communication or transmission of electric current, power or signals including telephone, television, microwave or radio signals shall be constructed, placed or maintained anywhere in or upon any portion of the subject property other than within buildings unless placed underground. Satellite dishes are allowed with the consent of ACC. The ACC will consider visibility of proposed dish from adjoining lots and streets and proposed screening for the dish, in the decision to approve or disapprove.</p>
Q. Environmental Protection	<p>1.EMISSION CONTROL There shall be no illegal emission of ash, dust, dirt, fumes, vapors or gases into the atmosphere from any operation to any extent.</p> <p>2. GASES, LIQUIDS, AND SANITARY WASTES There shall be no emission of odorous gas or any other odorous material in such quantity as to be offensive beyond the boundaries of the site of such emission. There shall be no discharge of any liquid or solid waste into any portion of the development.</p> <p>3.SMOKE There shall be no emission into the atmosphere of visible smoke. Incinerators will not be permitted in the development.</p> <p>4.STORM DRAINAGE CRITERIA Storm drainage systems must be designed and constructed to tie into the master drainage plan and should be designed to minimize erosion.</p>

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ATTACHMENT "A"

LANDSCAPE DEVELOPMENT

As a general theme, the landscape shall reflect the best qualities of the existing landscape character in the region. The landscape design for each site must therefore be consistent with that in adjacent sites, the Progress Corporate Park as a whole and the region in general.

Each lot owner is encouraged to plant and maintain flowering annuals in beds. Such plantings must be maintained by the lot owner and should be rotated at least two times per year.

All offices will be required to have underground irrigation systems that provide for proper lot coverage and must be maintained at all times in good working condition.

The clear cutting of a lot is not allowed. It is the intent of the ACC to maintain substantial tree canopy on every lot and throughout the office park.

Trees, shrubs and ground covers shall be a combination of native and xeriscape species. No invasive exotic plants shall be allowed. A registered Florida landscape architect shall be consulted to choose or approve the proper tree species and do the design. All landscape plants shall consist of grade Florida #1 or better.

Tree species shall be noted on landscape drawing submittals and are subject to approval by the ACC. A limited list of recommended trees has been selected for landscape use. It is intended that through the consistent repeated use of these species, the overall development will be unified. The landscape elements to be used fall into the following categories:

- a. Shade trees shall be full headed deciduous specimens, 2-1/2 inches in caliper or larger. They shall be used for shade or features, either singly or in clusters.
- b. Evergreen trees shall be used in masses for general background planting, screening, and framing of buildings or views. They may also be used as massed, freestanding elements for special effects.
- c. Small flowering trees shall be grouped in randomly arranged clusters as foreground plantings. They may also be grouped for accents or other effects requiring seasonal color.
- d. Evergreen or deciduous shrubs shall be massed for screening, background, planters or foundation planting. They may also be used as freestanding elements as low landscape features, but should always be used in masses or groups.
- e. Ground covers shall be used on all slopes steeper than 2-1/2 to 1. They may also be used in flat areas either alone or in combination with other plant materials for a massed effect. They may also be used to aid in erosion control as well as visual appearance.
- f. Grasses shall be planted as sod to form lawns wherever practical, i.e. slopes of 2-1/2 to 1 or less. Grass shall extend from the curb and over mounds. Only paving, trees or the mulched beds of other plant materials may interrupt lawns. All lawns shall be Saint Augustine sod. Annual ryegrass shall be sown in the fall to provide temporary erosion control where necessary, e.g., sites under construction.
- g. Earth mounds are intended to create a soft, gently rolling effect on an otherwise flat plane. They are to gradually taper into the surrounding area from a maximum slope of 3 to 1 and should have softly rounded tops for ease in mowing. When used repeatedly, mounds should create an irregular natural appearance with

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variations in both height and width. They are recommended as screening devices, with or without plant materials, to lessen the visual impact of service and parking areas. They may also be used where practical in front of setback areas for a soft visual effect. Although they may be used in combination with plant groupings, mounds are to be covered mainly in grass, with only clustered plant or tree groupings emerging.

Recommended plant materials for Progress Corporate Park are:

Large Trees

Common Name

Botanical Name

Red Maple	Acer Rub rum
Southern Magnolia	Magnolia Grand flora
Slash Pine	Pinus Elliotti
Live Oak	Quercus Virginiana
Bald Cypress	Taxodium Distichum
Shumard Oak	Quercus 'Sbumardii'
Red Oak	Quercus Falcata
Bradford Pear	Pyrus calleryana

Small Trees

Red Bud	Cercis Canadensis
Savannah Holly (Ilex)	Ilex Attenuata 'Savannah'
East Palatka Holly	Ilex Opaca 'East Palatka'
Nellie Stevens Holly	Ilex Opaca 'Nellie R. Stevens'
Crape Myrtle	Lagerstroemia Indica
Drake Elm	Ulmus Alata
Winged Elm	Ulmus Parvifolia
Chickasaw Plum	Prunus Angustifolia

Shrubs

Holy Fern	Cyrtomium Falcata
Camelia	Camelia Japonica
Daylilies	Hemerocallis Species
Burford Holly	Ilex Cornuta 'Burfordii'
Florida Anise	Illicium Parviflorum
Wax Myrtle	Myrica Cerifera
Podocarpus	Podocarpus Macrophyllus
Pittosporus	Pittosporum Tobira
Azalea	Rhododendron Simsii
Viburnum	Viburnum Suspensum
Sago Palm	Cycas Revoluta
Coontie	Zamia Floridana

Recommended plant materials for Progress Corporate Park are: (Continued)

Groundcover

Common Name

Botanical Name

English Ivy	Hedera Helix
Juniper	Juniperus Conferta and Squamata
Jasmine	Trachelospermum Jasminoides
Liriope	Liriope Muscari

Design and Development Guidelines

Heather
Iris

Cuphea Species
Iris Virginica

Landscape plans and specifications submitted to the ACC shall have considered the following general guidelines:

- a. All disturbed ground areas of a building site shall be grassed or covered with plants or landscape materials.
- b. Landscaping as approved shall be installed upon occupancy of the building.
- c. All trees must be planted with proper planting soil, a slow release fertilizer and mulched.
- d. All trees under three inches in caliper shall be staked. All trees over three inches in caliper shall be guyed.
- e. Artificial vegetation will not be allowed.
- f. Grass, shrubs, bushes, trees and other landscape features shall be maintained properly.