



Building Requirements

Design and Development Board of

The Jumbolair Aviation Estates Homeowners Association, Inc.

The Jumbolair Aviation Estates “Unit I & Unit II” Architectural Standards and Criteria (V-1.0)

The following Standards and Criteria have been adopted by the Design and Development Board (DDB) of the “Jumbolair Aviation Estates Homeowners Association, Inc” & the Jumbolair Development, LLC (Developer) in accordance with Article V of the Neighborhood Declaration of Covenants (Book/Page 02928/0548 - 02928/0554 and Book/Page 4943/1927 – 4943/1934) and shall apply to all construction, improvement, or alteration of any structure, to any change to the exterior of any structure, and to grading, excavating, tree removal, landscaping or any other change to the grounds of a lot within the “Jumbolair Aviation Estates Unit I & Unit II”.

The Jumbolair Homeowners Association Development Code, as adopted by the DDB/MARC, is an integral part of these architectural standards and shall be referred to where appropriate to provide additional detail and explanation.

No construction, improvement, alteration, or change to any structure or a lot shall commence in any manner or respect until approval by the DDB and the Developer has been granted in writing.

Use Restrictions. All lots and the improvements thereon shall be used for single family residential purposes and the allowed other purposes as set forth throughout this Neighborhood Declaration and in this Article.

1. Size of Residence

The living area of each residence shall contain a minimum of two thousand eight hundred (2,800) air-conditioned square feet/exclusive of garages, hangars, porches, patios, and terraces. A two-story residence must have a minimum of three thousand five hundred (3,500) air-conditioned square feet/exclusive of garages, hangars, porches, patios, and terraces with a minimum of 2,000 on the first floor. Residences shall be limited to a maximum of two stories, and the main level height of any structure may not exceed thirty-five (35) feet.

2. Setback Criteria and Placement of Residence



With the exception of driveways, walks, fences, and mailboxes, no structure shall be allowed on any lot outside the building setback lines. Minimum building setback requirements for a typical standard lot are as follows:

Front: 35'

Side: 15' each side

Rear: 20'

Setbacks for corner lots, interior lots, cul-de-sac lots, and those lots that have an interface with Common Areas may require different minimum setbacks and are referred to separately in the Community Development Code.

Placement of the building within the setback limitations shall be in the most advantageous position to ensure that no trees are unnecessarily disturbed and that the views and privacies of surrounding residences are not adversely affected.

All structures must be built within the boundaries defined as "Development Area".

3. Grading and Drainage

All buildings will be constructed at a minimum finished floor elevation established by the Declarant's engineer. All buildings will conform to the typical grading plan provided in the Community Development Code.

Existing trees and vegetation should be spared whenever possible. Cuts and fills should be designed to compliment the natural topography of the site. Existing drainage structures shall not be altered or effected in any way.

Flow of water shall be directed to existing drainage structures in such manner as not to allow run-off onto adjacent property nor allow puddles or ponding in paved or swale areas.

4. Design and Elevation

Each architectural design shall be considered on an individual basis with specific emphasis on impact and harmony with surrounding homes and styles. Elevations that are similar in appearance are prohibited on any four adjacent lots, any three lots immediately across the street, or any two lots on a cul-de-sac. Notwithstanding the above, similar elevations in the same parcel section will be limited to a maximum of three (3).



Elevation approval shall consist of a review of front, side, and rear elevations. All elevation treatments shall follow the common architectural design theme of the residence as closely as possible.

5. Exterior Material and Colors

Artificial, simulated, or imitation materials (i.e., plywood, aluminum siding, simulated brick, etc.) are not permitted on the exteriors of a residence. The following exterior materials, in most cases, are acceptable and appropriate:

- A. Stucco
- B. Masonry- stone or brick
- C. Wood- timbers, board(s) and batten, tongue and groove, solid wood siding, rough sawn lumber
- D. Metals- factory finished in durable anodized or baked-on enamel.

All materials sample board and color plan (8 ½ x 14”), to include stucco, fascia, soffit, interior pool tile, decking, pavers, roof tile, and any building highlights, accent materials, eyebrows, etc. will be required which shall conform to the natural color scheme of the development. Exterior colors and textures that, in the opinion of the MARC would be in harmonious, discordant, or incongruous shall not be permitted. The colors of roofs, exterior walls, doors, and trims shall be integral to, and harmonious with, the exterior color scheme of the residence.

6. Roofs

Cement tile, clay tile, slate, architectural shingles, and architectural standing seam metal shall be the only roof materials permitted on all pitched roofs. Architectural metal standing seam roofs are allowed in black color only. No wood shingle or wood shake shall be permitted.

The proportions of the roofs shall be consistent with the architectural style of the residence and generally shall consist of at least three distinct levels.

All roof stacks, vents, flashing, and chimney caps shall be painted to match the approved roof colors. Roof stacks and vents shall be placed on rear slopes of the roofs and shall not be visible from the street unless determined to be absolutely necessary.

Flat roofs and tar and gravel surfaces are not recommended in the rear and are prohibited in the front and sides of the building.



A parapet roof may be allowed if it is not a dominant feature of the building and is consistent with the architectural style of the residence. Individual treatments shall be determining factor.

Gutters and downspouts shall be painted to blend with the exterior color scheme. Storm water flow must be directed to, and conform with, the approved drainage plan and requirements.

Solar water heating panels shall be reviewed on an individual basis, and if approved shall not be visible from the street.

7. Windows, Doors, and Awnings and Shutters

Unfinished aluminum, bright-finished, or bright plated metal on exterior doors, windows, trainee, screens, louvers, exterior trim, or structural members shall not be permitted. Metal frames shall be either anodized or electro-statically painted and be in harmony with the exterior color and texture of the residence. Wood frames must be painted, sealed, or stained. Dominant awning or jalousie windows are not allowed.

Awnings, canopies, and shutters shall not be permitted or affixed to the exterior of the residence, except where it is an integrated and architectural design feature and only when approved by the MARC.

8. Garages, Hangars, and Driveways

Each residence must have a private, fully enclosed garage for not less than two (2) vehicles. Garages shall be attached and part of the main dwelling and in keeping with the architectural style of the residence. No garage may have an entrance facing the street, except where specifically approved by the MARC. Double garage doors shall be minimum of sixteen (16) feet in width; doors for individual stalls shall be a minimum of nine (9) feet in width. Automatic garage door openers are required.

All aircraft parked on home sites shall be hangered. The hangar shall be a minimum of 1,600 square feet and be of sufficient size to hangar all aircraft parked or stored on the home-site. No hangar shall directly face a residential street.

The exterior surface of the sides of any garage or hangar shall be comparable with the exterior surface of the residential dwelling. No hangars will be accepted with standard metal skins. EFIS or Pre-manufactured panels may be accepted.



All residences shall have a poured-in-place driveway of at least sixteen (16) feet in width at the garage entrance. Finished, patterned concrete, brominates, pavers, and impregnated stone finishes are permitted. Driveways may also be constructed of brick or interlocking pavers but must be of stable or permanent construction. Asphalt, blacktop driveways are prohibited. Driveway aprons must be patterned in the same manner as the driveway.

9. Fences and Walls

Except as authorize in the Master Declaration, fences and walls shall not be constructed of chain link, wire, or similar materials. Fences may be constructed out of wrought iron or anodized aluminum. Walls must be constructed of compatible with materials, colors, finishes, textures, and architectural style of the principal structure. Decorative entry walls, entry gates, courtyard walls, and privacy walls surrounding, and abutting pool decks are considered structures appurtenant to the residence and may be allowed within the building setback. Said structures, if approved, may not exceed an average height of six (6) feet exclusive of pilasters or ornaments and shall be designed and constructed of material identical to or compatible with the materials, colors, finishes, textures, and architectural style of the principal structure. Individual treatment shall be a determining factor of any approval.

Notwithstanding the above, the declarant or the MARC, as defined in the Community Development Code, may construct, or require construction of, a perimeter wall or fence on or near the property line of a lot or a screening wall within the setback area of a lot as a special condition.

10. Swimming Pools and Enclosures

All swimming pools must be in ground. Raised decks, spa areas, etc. shall not project more than two (2) feet above the established grade. Pools shall not be permitted on the street side of the residence. No screening of a pool area may stand beyond a line extended and must align with the side walls of the dwelling. No portion of any pool, decking, or enclosures shall be permitted to extend outside the building setback lines.

No flat-roof screen enclosures will be permitted. All screen framing, doors, doorframes, and structural members of enclosures shall be anodized or electro-statically painted a color in harmony with the exterior color and texture of the residence. All screening shall be of a bronze tone unless approved by the MARC.



11. Mechanical, Electrical, and Electronic Equipment: Garbage and Trash Containers and Antennas

All mechanical, electrical, and electronic equipment, including air conditioning compressors and condensers, swimming pool equipment, transforms and meters, and sprinkler controls shall be properly housed within an enclosure constructed with the residence or landscaped (minimum of 80% coverage when installed) in a manner that will blend with the site. No window or wall air conditioning or heated unit shall be permitted.

All trash, garbage and other waste shall be kept in sanitary containers and, except during pickup, if required to be placed at the curb, all containers shall be kept within an enclosure constructed with the residence. All antennas of any type must be of the concealed type and installed inside the residence.

12. Play Equipment, Accessory Structures, and Decorative Objects

No basketball-backboard, swing set, other fixed game or play structure, platform, doghouse, tool shed, or structure of a similar kind or nature shall be constructed on any part of a home-site except when approved in writing by the MARC.

No decorative objects such as sculptures, birdbaths, fountains, flagpoles, and the like shall be placed or installed on the street aide of any lot without approval of the MARC.

13. Mailboxes

All mailboxes and house address signs shall be comparable with the exterior surface of the residential dwelling and subject to the approval by the MARC.

14. Landscaping

A landscaping plan must be submitted to and approved by the MARC prior to commencing construction. A landscaping plan shall include a landscape scheme, a list of all plants stock, and size (in feet and inches) of such stock at the time of planting. The MARC shall make available a list of unacceptable trees and shrubs that may not be used. It is a goal of the MARC in the approval of any landscape plan to preserve all existing trees where possible.

Sodding shall be required on the entire "build-able" lot area. Additionally, sodding shall extend to the pavement edge of any street, the water line of any retention area or canal, swales and easements, the manicured edge of perimeter walls, or adjacent owner's boundary lines abutting the lot, and shall maintained by said residence owner. All sodding shall be with St. Augustine 'Florataro' or other grass as specified by the MARC. No gravel, rocks, artificial turf, or other similar materials shall be permitted as a substitute for a grass lawn. Landscaping beds may not be mulched with gravel or very small rock.



An automatic underground irrigation, system of sufficient size and capacity to irrigate all sodded and landscaped areas must be installed and used properly maintain the aesthetic nature of the areas in good and living condition at all times.

Wells will be used as a source for irrigation water. Irrigation from adjacent lakes or retention areas is not permitted. Well location, size, and depth must be approved by the MARC.

15. Lighting

All exterior lighting of a home-site shall be accomplished in accordance with a lighting plan approved in writing by the DDB. Any other exterior fixtures not attached to the building structure or appurtenant walls must be approved in writing by the DDB and, if approved, shall be connected to a photosensitive switch for continuous lighting during non-daylight hours. All other exterior lighting shall be buffered from surrounding residences, and all flood lights are required to have adjustable heads. Colored lighting shall not be permitted.

Additional Information

These Architectural Standards and Criteria for the "Jumbolair Aviation Estates I & II" may be amended at any time and from time to time only by the Jumbolair Aviation Estates Homeowners Association, through its Board of Directors, with the consent of Jumbolair Development LLC., as Developer or by the Developer as required.

Homeowners Association Annual Fees for 2022 are \$12,728.00 per Class A or Class B Membership:

- 4,278.00: Operating expenses
- \$7,725.00 Runway Capital Reserve and Maintenance
- \$725.00 Street and Taxiway Capital Reserves and Maintenance

All lots must be mowed a minimum of twice per month from March through October and once per month for all other months. For the 2022 year, the developer can provide mowing at \$125.00 per acre per cutting.