

This design manual is intended to be used as a guide to design your home or to make improvements/additions or alterations to your property. A structure is defined in the Toscana Declarations and included in this document, as any manmade item placed on, in or under the lands or placed on, in or under any improvement or facility, including, but not limited to, buildings, dwelling units, swimming pools, fountains, fences, walls, signs, barbecue pits, television or radio antennae, or satellite dish or microwave antennae, clotheslines, garages, sheds, outbuildings, porches, balconies, patios, driveways, walls, lighting apparatus, window barriers, window awnings, pipes, poles, recreational facilities such as basketball courts or goals, tennis courts, shuffleboard courts, and lawn decorative objects such as statues, tables, tents, shacks, barns, sheds or other temporary storage or residence facilities, and/or any alterations to such structures must comply with local and state codes and shall require prior approval from the Design Review Committee.

****Any and all construction, addition or improvement plans MUST be submitted on appropriate forms and MUST be approved in writing by the Design review Committee PRIOR to commencing work. Any changes or alterations to DRC approved plans MUST be submitted in writing PRIOR to initiating changes. An official and complete set of Builder's plans must be submitted for review/approval by the DRC.**

A \$2500.00 Refundable Security Deposit will be required prior to commencing new construction projects. This deposit will be returned only if no damage is suffered to the common elements or other property maintained by the Association.

All submittals to the Toscana DRC must be made on the appropriate form (available from the property manager) and are subject to final approval by the DRC; such approvals are based on a commitment to protect the overall character, harmony and integrity of the Toscana Community and abide by the complete Covenants and Restrictions of Toscana Association, Inc.

The Toscana DRC shall have 30 calendar days from the receipt of the application within which to provide a written approval or disapproval of the application. Such approval or disapproval shall be in the sole discretion of the DRC. Rejected submittals will be accompanied by a narrative describing the deficiencies.

Building Sizes. New construction on any lot shall comply with the following minimum size requirements:

The Main Body of the structure is to be a minimum of 3000 square feet of living area (exclusive of open porches or garages), under one continuous roof, single family home

Additions.

Additions (exterior walls, windows and roof) to the main body of the house shall match and integrate with the materials, colors, and architectural details of the existing house.

Building Materials/Colors.

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Exterior Walls: Materials shall be constructed of CMU block. Second story frame will be permitted.

Exterior Wall Cladding: Exterior walls shall be finished with stucco, or EFIS (DRYVIT). Wood/cedar shake accents/siding is not allowed. Fiber cement siding may be permitted upon DRC review, and will be based on maintaining harmony and character within Toscana. No vinyl siding shall be permitted.

Roofs: All roofs shall be constructed of high quality materials that exhibit a multi-dimensional design/appearance and any such roof must comply with the harmony and character of the community. Examples include: barrel tile, slate, concrete and premium, multi-dimensional architectural shingles (Examples of approved signs: Presidential Shake from CertainTeed and Designer Roofing Shingles from GAF). Any dwelling constructed on any lot must have a minimum of 6/12 roof pitch. The DRC must approve the materials to be used in the construction of and the design of the roof and any dwelling in the Association. Colors shall be neutral or natural. Metal roofing materials must look like barrel tile, slate, or premium, multi-dimensional architectural shingles. No standing seam metal roofs are permitted. All roofing materials must be submitted and approved by the DRC. Vents, power vents, rain diverters, skylights and plumbing vents shall blend with the roof color. No Metal chimney stacks shall be permitted.

The Main Body of the House: The main body and bandings/trim of the house may be repainted in the same color without prior approval by the DRC, however, prior approval is required if any color change is desired. The DRC may disapprove a proposed color change if the committee determines that the color change is not consistent with the color range and aesthetic values of the Toscana community. Colors must be neutral or natural.

Driveways/Garages.

A minimum 2 car garage with driveway space for at least two cars outside the garage is required. Garages are intended for storage of vehicles. At no time may garages be finished as living space. Garage doors may not face towards the street. Variances to this subsection may be made for good cause only and any variance must be approved by the DRC.

The following are permitted materials for driveways: pavers of concrete or masonry, concrete with “contrasting” paver accents and a continuous paver border, or stamped concrete. No product other than a clear sealer can be applied to driveways.

A sample of paver choice along with a photo of the paver pattern must be submitted.

No asphalt or wood driveways will be allowed.

Landscaping and Fences.

For all new home construction, a detailed Landscape Plan is required and must be approved by the DRC before commencement.

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Plans must meet Volusia County Landscape and Irrigation requirements as well any Toscana community requirements. The builder/homeowner shall be responsible for meeting the requirements of the Volusia County LDC. In addition, if right-of-way trees are required, they shall be placed per development order. Every effort shall be made to preserve the maximum number of trees. The entire lot shall be sodded except for natural areas and landscaped beds. Automatic sprinkler systems are required.

All proposed fencing must have location and materials submitted to the DRC for approval. Fences shall be built so as to not obscure the view of neighboring properties. The DRC will take neighboring properties into consideration with regard to houses skewed on lots or homes on corner lots. Fences shall not exceed 5 feet in height (as measured from the natural ground). No chain link fencing will be permitted.

Security fences enclosing pools shall not exceed 5 feet in height (as measured from the natural ground).

Wood fencing shall not be allowed.

As per Toscana Declarations: Lot #'s 18, 19, 20, 21 shall construct connecting wall/fencing of consistent condition, material and color as that which presently appears in front of Lot's 1, 22, 16, and 17.

Wells for Irrigation.

As stated in the Toscana HOA Governing Documents: Declaration Article IV Covenants, Section 2e, The BOD may pass a resolution that the Association will cease providing irrigation to all lots within ninety (90) days from the passing of such resolution. Therefore, it is advisable, that upon commencement of any new construction, the owners install an individual irrigation well upon their lot.

All wells installed by a Lot owner on any lot must have an iron filtration unit to prevent staining of driveways, sidewalks, walls, fences, etc.

Setbacks.

No dwelling shall be located any nearer to the front lot line than 30 feet. No dwelling shall be located any nearer to the side Lot line than 15 feet. In the case of a side Lot line abutting a street, no dwelling shall be located within 30 feet of the side Lot line which abuts a street. No dwelling shall be located within 15 feet of the rear Lot line. Lots abutting Drainage Retention Areas or other bodies of water shall not have dwellings located with 20 feet of the average water line of such area or body of water. County of Volusia easements/guidelines are also applicable to setbacks.

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Home Positioning on Lot.

Homes in Toscana must be placed on lots so as to not obscure or obstruct neighboring lots privacy and/or views. Customary placement for homes is to be positioned squarely on the lot and the front of the home parallel to the street. An engineered site plan with the home’s location/positioning must be submitted for DRC review/approval.

Improvements and Exterior Elements.

The community wide mailbox is the standard, and only, mailbox permitted within Toscana. No other mailbox will be allowed. Owners are solely responsible for all costs of purchasing, repairing or replacing mailboxes, and for keeping their mailbox in a neat, clean and serviceable condition, including ensuring that mailbox posts are maintained in a vertical position. All mailboxes are to be installed according to USPS guidelines. Mailboxes are to be installed in alignment with side property lines and along the outer edge of the roadway. No mailboxes are allowed on the inner portion of the roadway per USPS regulation.

Exterior screen doors are permitted subject to approval of material, design, and color by the DRC.

Exterior garage door screens are not permitted.

No doghouses, runs or pens are permitted.

Gazebos, courts (tennis, pickleball or other courts) and play structures must be submitted for approval by the DRC.

All trash/garbage receptacles must be stored in a garage, unless screened by a concrete wall.

Solar collectors or other energy devices based on renewable resources shall be permitted. The material, design, color and location of such devices shall be subject to prior approval by the DRC.

No exterior lighting shall be installed that shines into or affects neighboring properties.

No above ground tanks (oil/water etc.) shall be permitted in Toscana.

Air conditioning units shall be installed on a concrete pad and shall be screened from view by landscaping or an enclosure of materials matching the exterior of the house. A/C units on roofs or in windows are not permitted.

Pool enclosures and Screened Patio Enclosures shall incorporate white, bronze, or black aluminum framing (with or without matching kick plate). Screened Lanais shall incorporate white, bronze, or black aluminum framing (with or without matching kick plate).

No above ground pools are permitted on any Lot.

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Hurricane shutters shall be permitted upon DRC review.

Docks or piers shall not be permitted in the Drainage Retention Area located in the center of Toscana.

Radio antennae shall not be permitted.

Installation of a satellite dish must have prior approval from the DRC.

Portable basketball goals shall be permitted without prior approval by the DRC; however, they must be stored in an upright position at the top of the driveway when not in use. In-ground basketball goals must be submitted to the DRC for approval prior to installation.

Fire pits shall be permitted based on DRC approval. A design plan along with proposed location and materials must be presented with the appropriate application for DRC review. Additional information required shall include:

- a) Fires will be burned only in compliance of state, city, or county laws.
- b) The fire pit will be located completely on homeowner's lot.

Yard waste must be burned in accordance with Volusia County Fire Dept. regulations

Approved Signage.

Signs permitted on any Lot include an approved sign advertising the premises for rent or sale. All signs must be approved by the BOD before posting and may not be placed in Common Areas.

Sign Specifications include: Size measuring no larger than 2ft x 3ft, black background and post with gold lettering.

Construction signs.

During construction, builders are permitted to place signs advertising the design and building of the home so long as they meet the following:

- 1. Are limited in size to 6'x6'.
- 2. Are professionally designed and the design work is approved by the ARC when submitting home plans.
- 3. Sign is permitted to stay up no longer than Certificate of Occupancy is issued.
- 4. Sign advertising should be limited to the house and lot under construction. Signs are not permitted to advertise other off site properties.
- 5. Signs Must be maintained by builder including removal of weeds surrounding it.

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- 6. Signs must be placed on homeowner's property and not on HOA easements or county property.
- 7. Signs must be removed immediately if the area goes under a hurricane Watch. HOA has authority to remove and bill the builder for the cost of removal of sign, if it has to be removed by HOA for the protection of homeowners.

Utilities.

There is no County sewer system in Toscana. Septic system placement is to be identified on the Builder's plans for review.

Propane Gas is available for individual owner hook-up through Florida Public Utility Co.

Drinking water is provided to all lots via the Toscana HOA Water Treatment Plant located within the neighborhood. All homes that receive water from the plant must have a water meter installed on their connection line. Biometric Utilities Inc., the company which supervises and maintains the Water Treatment Plant will install your water meter and box for you. Please contact them for charges related to install.

****The Toscana water system is for DRINKING WATER ONLY; please note, it is NOT for irrigation hook-up.**

Variiances.

All requests for Variiances to this manual must be made in writing and submitted to the DRC. Upon review of a Variance Request, decisions will be granted on a case by case basis as deemed appropriate by the DRC.

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