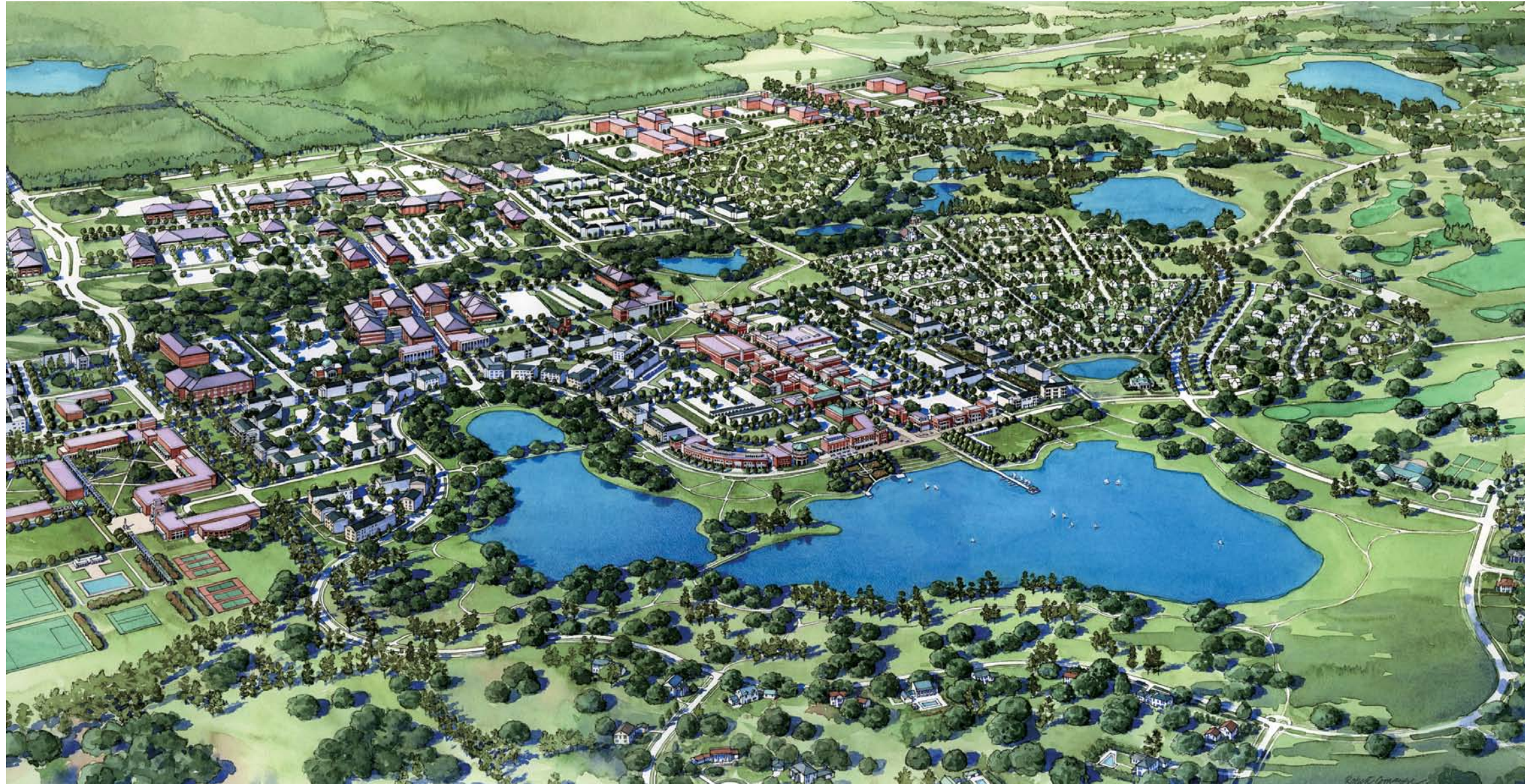


# Community Organization

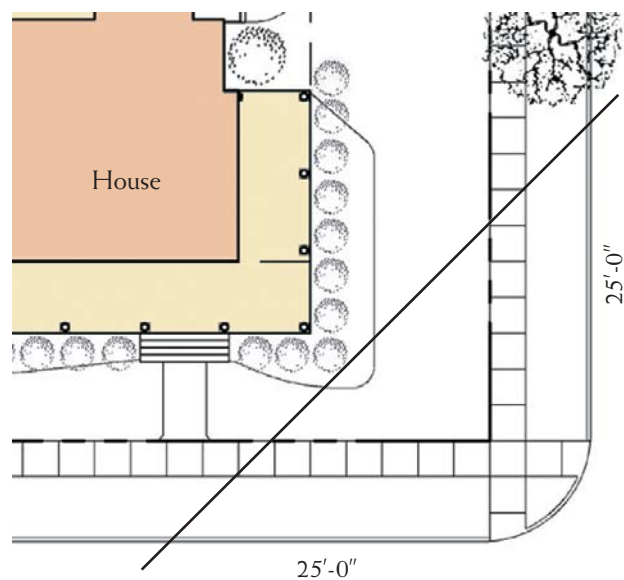


The masterplan of the SouthWood community is inspired by traditional small towns with an informal street pattern, intimate scale, and numerous casual green parks. Houses are organized in small neighborhoods around common landscape features, like Central Park and Lake, which become centers for social and recreational activity. While each park and strip of landscape preserve has a unique character and design, the common circulation spaces which link them – pedestrian walks, jogging paths, and streets – are built on a more consistent and unified manner throughout the community, lined with fences, porches, and trees.

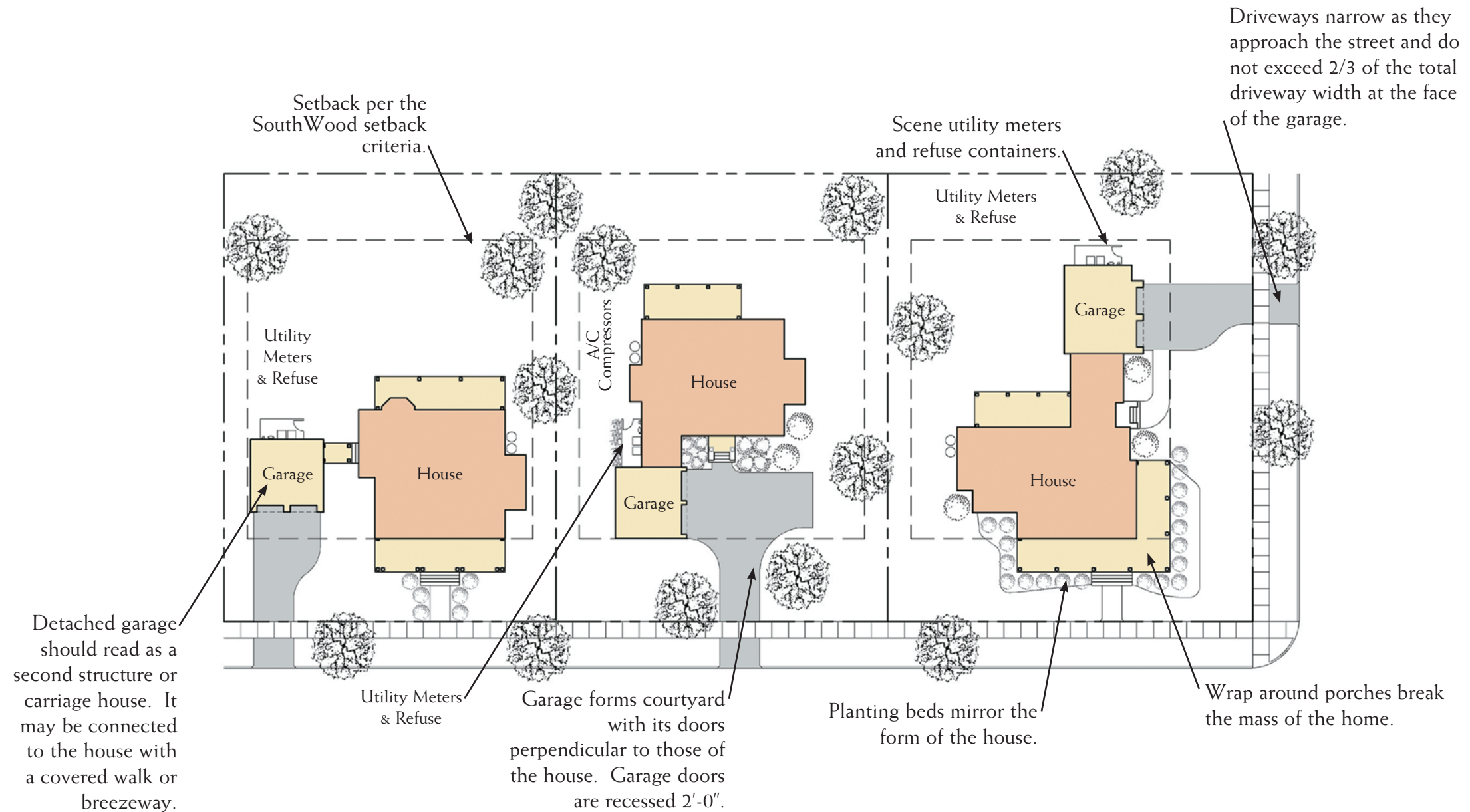
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Buildings should orient to the street, both functionally and visually. Front entries of corner and multiple frontage sites will be determined by the Reviewer (the person or persons designated by the Developer or, ultimately, the SouthWood Residential Community Association, to review site plans). Each building will have a walkway connection between the front entry and the street sidewalk.

Courtyard and carriage house garages are appropriate when designed as a secondary structure and when the style, materials and details are in keeping with the design of the house, also subject to the approval of the Reviewer.



On corner homesites facing two or more streets, no structure or other vision obstructing object, including landscaping, with the exception of existing trees over 4", should be placed within the triangular area formed by measuring 25'-0" along each curb line from the corner and connecting the points to form a triangle.



Guidelines for placement, set backs, orientation and other factors that influence the organization of streetscapes are depicted here. Each homesite at SouthWood has specific setback requirements, as specified in the Setback Criteria pages that follow.

Grading and Cut/Fill: At the discretion of the Reviewer and on sites that are deemed acceptable candidates, a contractor may propose a balanced cut and fill approach to grading for the installation of a foundation system. Sites with considerable grade changes or grade changes that affect natural systems, such as root systems of significant trees, are not considered good candidates for cut and fill.

# Setback Criteria



ERRATA SHEET - please replace P3 with this page. (5-18-05)

		65' & 75' Lots	85' & 100' Lots	1/2 Acre Lots	1 Acre Lots
FRONT	Yard Setback	15'	20'	20'	25'
	Encroachment	10'	10'	10'	15'
REAR	Main House	10'	15'	15'	20'
	Yard Interior	7.5'	10'	10'	15'
SIDE	Yard Side Street	15'	20'	20'	25'
	Rear	5'	5'	5'	5'
POOL	Side	7.5'	10'	10'	15'
	Rear	5'	5'	5'	5'
POOL/PATIO DECK	Side	7.5'	10'	10'	15'

Each lot within the SouthWood community has defined setbacks from the property line. The following chart indicates the minimum setbacks in feet for different lot features.

The plan provided by the Developer establishes the minimum front, side, and rear setback distances. The front setback line is the "built-to" line and in most cases the front of the building should align with it. The main body of the building will normally be parallel to the front setback line.

In some cases, front setback requirements will be greater than indicated in the chart, therefore all setback requirements shall comply with the SouthWood PUD Typical Street Sections and Minimum Design Criteria.

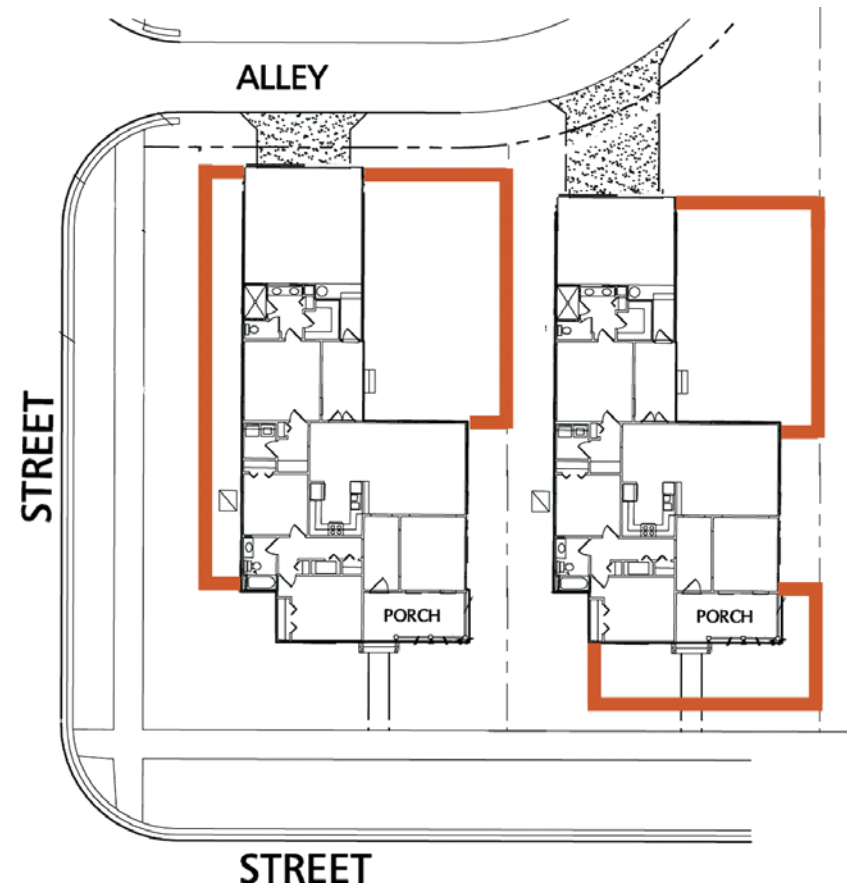
Minimum conditioned square footage per lot size are as follows:

- 1,900** s.f. for 65' and 75' lots,
- 2,100** s.f. for 85' lots,
- 2,300** s.f. for 100' lots,
- 2,500** s.f. for 1/2 acre lots, and
- 3,000** s.f. for 1 acre lots.

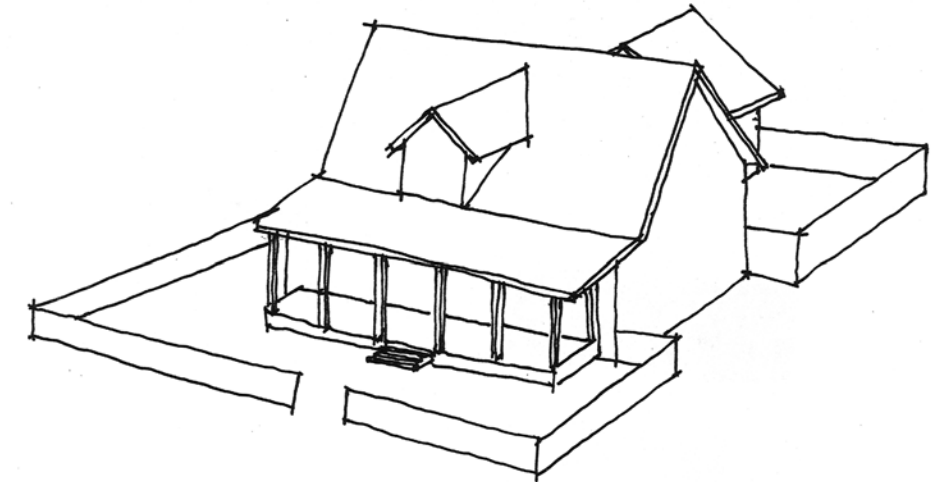
The articulation of property lines will help clearly distinguish between the private areas of the homesites and the common right-of-way areas, which include sidewalks, parks, streets, and lanes. The use of fences within the community shall be used to further bound and enclose exterior space, distinguishing private yard areas from common pedestrian areas.

Single faced fences shall be oriented outward from the property towards public view and adjacent properties. Fences shall not be used continuously around the perimeter of the property. Special consideration shall be given to the location where the fence returns to the house. A fence location plan shall be provided to the Reviewer for approval.

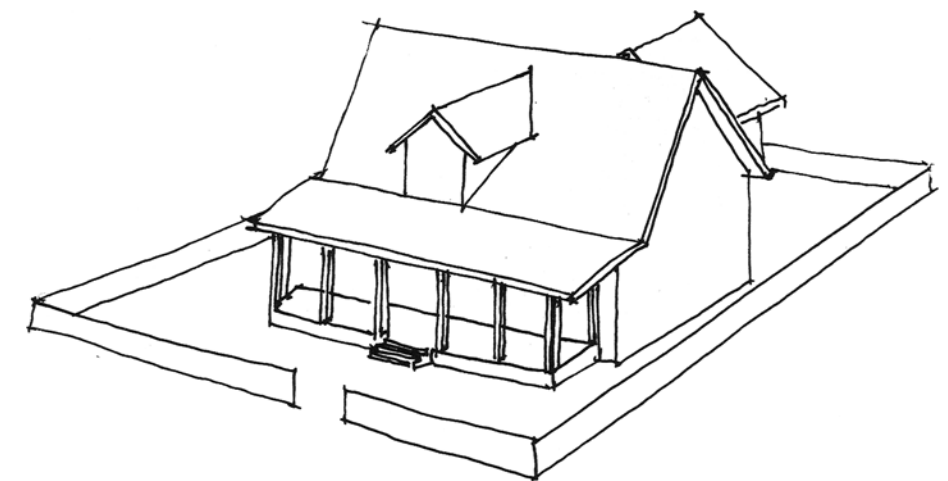
3' White Picket Fence shall be used to further distinguish between the private and public areas of the lot. 4' White Picket Fence shall be used for screening private areas of the lot at the rear of the property. 4' or 5' SouthWood Green or Standard Black Aluminum shall only be used for enclosing pools to provide a secure perimeter enclosure as required by code. 6' White Privacy Fence shall be used for screening private areas of the lot at the rear of the property. For additional fence requirements see page A18.



Fencing Plan Detail: Typical corner lot and typical interior lot layout.



Acceptable Fence Locations: Fences bound yard areas, return into buildings, and stop where structures are near property edges.



Unacceptable Fence Locations: Continuous fence along all property lines.