



NORTH RIVER **RANCH**

Project Design Standards

March 2024 v10

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INTRODUCTION

North River Ranch Covenants, Conditions, and Restrictions (CCRs) do not list all specific design criteria necessary for exterior design approval or subsequent changes as may be requested by homeowners. The purpose of these Project Design Standards is to define the criteria that will guide architectural integrity of the homes in North River Ranch. They are intended to enable the Developer (“Declarant”) and/or the North River Ranch Homeowners Association Architectural Review Committee (“ARC”) to achieve the development goals of having compatible, consistent, and complementary architectural aesthetics throughout the community. These Guidelines are intended to provide the foundation upon which North River Ranch will evolve.

The Project Design Standards have been prepared to assure long-term community quality. They are not intended to limit development choices or design alternatives, but rather to encourage creativity, harmony and innovation, while creating a blend of home styles that will enhance the community environment. The ultimate result will be to heighten property values. The Declarant and/or ARC will update and revise these Guidelines over the course of the development as it determines necessary. No assumptions can be made that prior approvals will govern future decisions. The Declarant and/or ARC has the right to interpret the criteria on a case-by-case basis.

PROCESS

Builder application forms provided by Declarant. Homeowner application forms are available from the North River Ranch Master Association management company.

Homeowners an Architectural Review Committee (ARC) application (available **exclusively** [online](#)) must be completed by the homeowner and submitted for review. **Written** approval shall be required **prior** to any construction, restoration, reconstruction, improvement, modification or expansion is performed or installed. Refer to North River Ranch Recorded Declarant of Covenants, Conditions, and Restrictions - Article 9.

The committee has thirty (30) days for approval from the date of receipt of a completed application (including exhibits). Faxed applications will not be accepted. Applications submitted without a copy of a survey, drawing, color sample, or photo will be considered incomplete. Any incomplete application will be returned to you and shall be considered automatically denied.

NOTE: There is no application fee required, however, certain homeowner improvements may require a refundable deposit. Consult with the North River Ranch Master Association management company representative.

GUIDELINES

Section 1. The Community

North River Ranch is a master planned community located in Manatee County, Florida, offering several products as well as architectural styles to choose from including Cottages, Villas, Mediterranean, Neoclassical, Island, Spanish, Tuscan, Country French and British West Indies. North River Ranch is intended to provide a comfortable and rewarding environment in which to live and play. A coherent and orderly pattern of "neighborhoods", open spaces, and amenities will merge with the site's natural characteristics. It will include a variety of amenities, wetlands, lakes, ponds, trails, native habitat, landscaped open spaces, roads, and more.

Section 2. Special Treatment Lots

Certain lots within North River Ranch are viewed as lots with significant visual impact within the community or from outside the community. Some Lots within North River Ranch where two-story homes are proposed may have additional setback requirements imposed by zoning.

Section 3. Site Development Guidelines

The scale of the streetscape, determined by building setbacks and placement of garages, is important in developing a sense of consistency in a community such as North River Ranch. Setbacks have been developed in order to achieve a well-proportioned streetscape as well as to meet the requirements set by Manatee County. These minimum setbacks will determine the placement of the home, garages, fences, and landscaping. All setbacks are from the applicable property lines to the foundations and/or face of porches, and are as follows:

Single-family Detached Homes

- Front setback – 23' to garage. 20' to habitable structure.
- Side setback - 5'
- Rear setback – 15'

Section 4. Exterior Materials and Finishes

Exterior materials and finishes, including but not limited to: colors, lighting, trim or stone embellishments, roof materials, front doors, garage doors, door hardware, house numbers should reflect the chosen architectural style of the home being built.

Corner lots must have banding on side windows similar to front elevation. Corner lots with front elevation Hardie Board are required to wrap corner to first architectural break on side of home.

Concrete or concrete pavers are required for driveways and lead walk. Driveway apron and sidewalk requirements are neighborhood-specific.

See Section 11 for approved exterior house body, trim, garage door, front door, and roof color schemes.

Section 5. Allowed Architectural Styles

- A. Island. A more casual design inspired by architecture of the Caribbean and South Florida, used in response to the hot tropical environments. Common design features include:
- Columned porches
 - Shingle roofs
 - Shutters
 - Siding on the front
 - Rectangular windows
 - 7/12 pitched roof
 - Gable appliques
 - Color palette of whites, earth tones, and pastels. Bold colors may be used as accents on shutters or brackets.
- B. Country French. Inspired by traditional farmhouse and opulent chateaus of France, with architecture that mixes the formal with the informal, and the old with the new. Common design features include:
- Cladding materials such as brick and stucco/cementitious coating
 - Flat concrete roof tiles preferred
 - Faux stone
 - 7/12 pitched roof
 - Decorative brackets
 - White fascia and soffit
 - White windows
 - Color palette of whites, light earth tones, and light greys for both body and trim.
- C. Tuscan. Generally elegant with clean lines and simple taste. Common design features include:
- Cladding materials such as stone, wood, terracotta, and stucco/cementitious coating
 - Barrel-style roof tiles preferred
 - 6/12 pitched roof
 - Decorative brackets and shutters
 - Musket fascia and soffit
 - Bronze windows
 - Color palettes in the Tuscan style come from the earth. Terracotta, brick, ochre, greens, and golden yellow are seen everywhere. Charcoals, browns, and darker blues are added to contribute a visual cooling effect.
- D. Mediterranean. Mediterranean style adapted for the South Florida climate, with ornamentation ranging from simple to dramatic. May draw from a number of Mediterranean references, and Classical, Spanish, or Beaux-Arts architectural details are often incorporated into the design. Common design features include:
- Cementitious coating to add depth and texture
 - Barrel-style roof tiles preferred

- Faux stone accents at door and window surrounds
- Brackets and gable applique
- Arches, especially above the main entry and windows
- Spanish baroque or dark wrought iron details
- Color palette of light body colors, typically shades of tans or yellows, and dark browns cover beam ends, wood posts, or decorative brackets.

E. Neoclassical. An approach to design that can describe several very different styles, inspired by the classical architecture of ancient Greece or Rome. Common design features include:

- Roofing material can include flat tile, slate, or shingle.
- Symmetrical shape
- Elaborate or decorative designs above and around doorways
- Roof-line balustrades
- Triangular pediment at front entry
- Tall columns that rise the full height of the building
- May include porch (es) with identifying Ionic or Corinthian columns that often extend the full height of the house.
- Color palette of whites, light earth tones, pastels and light greys for body. Trim bands are white or lighter shades of the main body. Darker bold colors accent the doors and shutters.

F. British West Indies. A more casual design is inspired by the architecture of the British influenced islands south of Florida into the Caribbean. Other influences are European, African and Asian and used in response to the hot tropical environments. The incorporation of the columned porches and balconies is prominent. Shallow roof pitches with generous overhangs allow for exposed rafter tails. The use of shutters as a prime architectural theme is common as well. Metal roofs enhance the simple rooflines. The potential for creative detailing and outdoor living makes this a good choice for the Florida market. Common design features include:

- Cornice brackets
- Exposed rafter tails
- Simple gable end details
- Louvered shutters
- Porches with wood post work detailing
- Color palette of whites and earth tones to pastels. Often bold expressions of color used as accents on shutters, brackets and knee braces.

Section 6. Roof Accessories, Gutters, and Downspouts

All exposed metal materials should be hidden or muted from the public eye wherever possible. All roof vents, plumbing stacks and flashing should closely match the color of surrounding materials, and are encouraged to be located behind the main ridgeline. Gutters may be added to the front elevation of single-family homes. The gutter color must match the approved fascia color or be white, no contrasting colors are permitted.

Downspouts can be white or the same as the house body color. A single rain chain may be installed in matching tones to house body color.

Thru-roof vents are not allowed on front elevation of homes. Gutters must be maintained, and in good working order.

Section 7. Windows and Shutters

A variety of window types and styles (single hung, double hung, and transoms, are acceptable providing they match the architectural style of the residence. Materials can include aluminum and vinyl. Window frames should blend in with color scheme of trim. Transoms are encouraged to add articulation to wall and roof planes. Windows may be square, rectangular, round accent, or arched, based on architectural style. Use of shutters is encouraged with traditional styles on front elevation. Shutters should match the style of the home.

No newspaper, aluminum foil, sheets, or other temporary window treatments are permitted, except for periods not exceeding one week after occupancy on a dwelling, or while permanent window treatments are being cleaned or repaired. Milled or anodized finishes are not allowed, except for temporary hurricane shutters. Also, not allowed are: reflective glass or applied reflective film; untrimmed windows on front elevations; awnings on front, rear, or side elevations.

A homeowner who plans to be absent during the hurricane season must prepare his home prior to his departure by designating a responsible firm or individual to care for his home. Hurricane shutters may only be placed on a structure once a Storm Warning is issued by the appropriate governmental authority, and shall not remain on the structure for more than seven (7) days after the storm event; however, clear storm shutters may remain on the structure for a reasonable period of time while the lot owner(s) is/are not present. No storm or hurricane shutters may be installed by a homeowner except for those that comply with specifications, design, color, and style approved by the Declarant.

Section 8. Parking

All vehicles owned by residents must be garaged or parked in the driveway. No vehicles will be allowed to be parked in the street overnight. Vehicles must never be parked in front of or near mailboxes to allow for delivery of mail.

No boats, trucks over ¾ tons, commercial vehicles, trailers, recreational vehicles, or other motor vehicles, except four-wheel passenger automobiles or non-commercial vans or pick-up trucks, shall be placed, parked or stored upon the Property or in the Common Property for a period of more than eight (8) hours, unless such vehicle is necessary in the actual construction or repair of a structure or for ground maintenance, or if parked within an enclosed garage; nor shall any maintenance or repair be performed upon any boat or motor vehicle not owned or controlled by the Declarant in the Properties, except within a building where totally isolated from public view.

Commercial moving vans, including U-Haul, Penske, etc., may be parked or stored on the property for up to 8 hours while loading or unloading household items. This does not include overnight parking.

Storage and Moving pods shall be located on driveways and be removed within 5 days.

Section 9. Front Entry, Service, Garage, and Patio Doors

Door styles and colors should be used in such a way to emphasize the front entry and de-emphasize the garage (where applicable). Exterior doors are focal points and should be protected with sufficient overhangs or by front porches at the main entry door. Monotony should be considered, and use of a variety of door styles is encouraged. Doors should be energy conscious. Accent color at front entry doors is encouraged.

Garage doors must be kept closed at all times except when in use, and during reasonably limited periods when the garage is being cleaned or other activities are being conducted which require the doors to be left open. No trailer, camper, motor home, boat, boat trailer, canoe, or motorcycle shall be permitted to remain upon a lot unless within an enclosed garage other than for temporary parking. Temporary parking shall mean the parking of such vehicles belonging to or being used by owners and their guests for loading and unloading purposes only. All temporary parking shall be restricted to paved driveways. No commercial trucks or vans, tractors, service vehicles, or other commercial vehicles shall be permitted to remain within the Subdivision other than for temporary parking unless parked within an enclosed garage. Garage door styles are chosen by architectural style.

Not allowed: Flush, non-accented front doors (either by color or by detail); translucent fiberglass garage doors; strong accent colors on garage and service doors; painted designs on garage doors; garage screen doors.

Section 10. Porches, Decks, and Balconies

If entry porches are used, they should be designed as dominant features that invite entrance to the dwelling. The use of arches, pediments, columns, and railings are encouraged. Porch columns should be sized appropriately for the architectural style chosen and are subject to review by the Declarant. Larger 10" or 12" tapered columns are also encouraged and should be selected to complement the architectural style. Columns shall have a base capital treatment in keeping with the architectural style of the house. Porch rail designs will be reviewed on an individual basis. The base facade of porches shall be integrated with the materials used on the rest of the house. Materials such as lattice are acceptable if appropriate to the elevation style of the house.

Encouraged are: Wood decks, painted or stained to be compatible with the house finishes, oriented to the rear; recycled PVC decking of appropriate color.; porch handrail systems simple in design, using wood (or other such material as approved by the Declarant) vertical balusters and built-up rails or aluminum of appropriate design. Porches that fit the architectural style on rear elevation only; dominant entry porches; appropriate scale for columns supporting porches, including built-up box or tapered forms subject to review by the Developer.

Not allowed are: awnings on the front, back, and/or sides of the home, or screened front porches. Rear porches must have a roof material consistent with main structure. Flat roofs and metal roofs are not permitted on rear screen porches.

Section 11. Exterior Colors

The Declarant shall approve exterior color choices appropriate for each architectural style for the Builder and subdivision. Any deviations from the approved colors will be reviewed on a case-by-case basis.

Proposed color selections and the intermixing of color packages shall be subject to approval by the Declarant.

Shutter accent color should be compatible with the body, trim, and roof colors.

Not allowed are: roof areas in pure white; siding and trim in bright, harshly contrasting shades; the same color scheme on homes next to or directly across the street.

Section 12. Elevations, Restrictions and Size

The same elevation cannot be built next to, or directly across from itself. 40' wide lots must be 1,500 SF-2,500 SF. 50' wide lots must be 1,850 – 2,900 SF. 60' lots must be 2,500 – 3,550 SF. All SF refer to A/C square footage.

Section 13. Accessories: Mailboxes, House Numbers and Lighting

The Declarant will provide gang boxes per the requirements of the post office.

All exterior lighting should be "down" or "area" lighting and be dark sky-friendly. All light sources should be white (no colored lights) and no spillover of lights should occur on neighboring properties. Lighting should be shielded to conceal glare. Tree up-lighting should be concealed in shrubs. Coach lights on the home on each side of the garage are required. Blinking or colored bulbs are not permitted (except seasonal, see Section 20 Holiday Decorations and Lighting). A maximum of two (2) double-gang security floodlights are allowed per home.

Not allowed are: non-shielded spotlights; exterior semi-permanent soffit strip LED or other lighting (colored or white); spillover of light onto neighboring property or conservation areas; lighted bollards at walkways exceeding 18" in height from above ground. Colored lights are only permitted during holidays.

All exterior lighting, including decorative landscape pathway lighting, is subject to ARC approval prior to installation. The permitted style should be contemporary in design and complement the architecture. Colors are restricted to black, grey or neutral brown tones. The decorative landscape pathway lighting may not exceed 18 inches (18") in height from the top of the light fixture to the ground. Decorative landscape pathway lighting must be located in landscape beds only. All lighting and fixture hardware and junction boxes must be below grade or concealed with landscaping.

Examples of suggested approved and not allowed designs:



Not allowed: any decorative landscape pathway lighting in front yard grass adjacent to driveways and sidewalks.

House numbers should reflect the architectural style. Numbers must be affixed to home. Not allowed are: freestanding yard signs or reflective numbers on driveways or sidewalks.

Section 14. Pools, Spas, Water Features, Screen Enclosures, Play Equipment, Other Structures, & Decorations

Pools and Spa must be fenced or screen-enclosed and not visible from the street. Water features are not permitted in the front or side yards. Screen enclosures must be black frame with charcoal screens. All play equipment, including but not limited to portable basketball nets, soccer nets, and other sports equipment, must be removed from the front yard and driveway daily and stored out of public view. Permanent play structures must be located in the rear yard and not visible from the street or side-street. No free-standing sheds of any kind are permitted. Any exterior improvements should be confined to the rear yards, should not be in side yards, and not in public view. All exterior improvements, modifications, changes, and/or additions are subject ARC approval before installation.

Section 15. Fencing

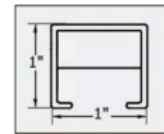
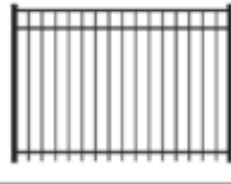
Only 4' or 6' black powder coated aluminum fencing is permitted at North River Ranch. Subject to the following:

- It is the intention that the fencing or buffer landscaping would not obstruct or obscure a neighbor's view.
- Side yard fencing shall be setback 5' from the front house elevation.
- No front yard fencing is permitted.
- No 6' side yard fencing is permitted.
- Back-to-back homesites and those homesites that border power lines are permitted to install 6' fencing along the rear property line with buffer landscaping.
- Back-to-back homesites on drainage easements and those homesites with rear yard drains are permitted to install 6' along the rear property line. 4' side yard fencing is permitted. Buffer landscaping is recommended, but not required. **It is highly recommended the builder installs the fence to ensure drainage and drains remain intact and undamaged.**
- Conservation, preservation, lakefront and wetland homesites are permitted to install maximum 4' fencing along the rear property lines and side yards. The side yard 4' fence is permitted to the 5' setback from the front house elevation. To provide privacy for the pool and lanai areas, buffer landscaping may be installed from the rear edge of the house to the rear edge of the pool or extended lanai screen enclosure. Where this is no pool or extended lanai screen enclosure, a buffer landscape may extend along the side yard fence for a maximum of 12' from the rear edge of the house.
- Corner homesites are permitted to install 4' fencing on side yards and shall require buffer landscaping along the entire length of the side yard fence facing the street. Corner homesites that border power lines are permitted to install 6' fencing along the rear property line with buffer landscaping.
- Fences may not restrict access to dedicated easements or to utilities and their above and below ground appurtenances, or obscure a neighbor's view.
- It is preferable that fences do not function as property line markers, but can be used to define exterior spaces.
- Fencing and landscaping placed within utility easements are subject to disturbance by utility companies, and are not under the control of the Developer. Restoration of these disturbances is the responsibility of the homeowner.
- Black aluminum add-on pet panels permitted as per specifications below.
- NOT ALLOWED: No fencing is allowed at any townhome or paired villa home.

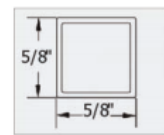
Section 15a. Fencing Design and Specifications

- Black Aluminum Flat-Top Fencing with Vertical Picket
- 1" x 1" channels
- 5/8" x 5/8" pickets spaced 3-7/8" apart
- Pet panel pickets spaced approx.. 1 5/8" apart. The panel height is approx.. 16" above the bottom horizontal rail.
- 2" x 2" posts on 72" centers

- 30 lbs. concrete around each post
- Standard Flat post caps
- Mechanically Assembled
- Black Powder Coated finish



Horizontal Channel



Vertical Picket

Section 16. Sidewalks, Entry Walks and Driveways

In all cases with front-load garages, the front door and porch will be connected to the driveway by a walkway. Walkways and driveways are to be constructed of concrete or concrete pavers, which have been preselected based on architectural style. Asphalt, gravel, and painted concrete are prohibited on all driveways and walkways. Any modification of the driveway must use the same material as the driveway. Expansion of a driveway past the vertical wall of the garage is **prohibited**.

Not allowed: Stepping stones and pavers to be used to extend the driveway.

Examples (not limited to) of **prohibited** styles and locations:



On front loading homes with front facing garages, driveways shall not extend beyond the side planes of the garage. On front loading homes with side entry garages, it is encouraged that driveways do not extend beyond the side plane of the garage.

The installation of a sidewalk is required in front of homes (located in the street right-of-way) and is the responsibility of the Builder. The Declarant will provide the Builder with specifications for the sidewalk.

Section 17. Service Areas and Equipment

Satellite dishes are discouraged on roofs or on the front of the home and shall not be visible from the street.

Solar panels and piping shall blend architecturally with the roof of the home, and can be placed on rear facing rooflines only (unless otherwise prohibited by Federal standards).

Air conditioner units, generators, heat pumps, pumps, or other accessory structures shall be screened from view from the street and neighbor.

Installations of generators must comply with the state and county regulations and require a county permit. The generator must be installed professionally. It must be plumbed by a licensed plumber and electrically connected by a licensed electrician. The generator must be located at least 5 feet from any door or window opening, and at least 10 feet from all neighbors. Generators must be located on the exterior of the home, excluding the lanai on single-family detached homes. Sound levels produced by the generator may not be greater than 72 db(A) at 23 feet while operating at full load. Generators are to be used for emergency purposes only when commercial electrical power is not available.

Generators may be operated once a week for test and maintenance purposes, but for no longer than 15 minutes and only on weekdays between the hours of 10:00 AM and 2:00 PM. Shrubs must be used to screen the generator on all three sides and must be indicated on the plan. Portable generators must be stored within the garage.

Not allowed are: Exposed trash receptacles. Garbage, Yard Waste and Trash Disposal Containers must not be placed out for pick up sooner than twelve hours before scheduled collection and must be removed and stored in the garage within twelve hours after collection. Garbage and refuse shall be placed only in designated areas.

Section 18. Landscape and Planting Guidelines

Establishment of a strong community landscape image is critical to the success of North River Ranch. The recommended landscape character should encourage the use of [Florida Friendly](#) plant materials. Front yard plantings should be sympathetic to the overall neighborhood streetscape in form, texture, and simplicity of design. This can be achieved by limiting the front yard planting to lawn, trees, and layered foundation-planting beds.

Mulch and Decorative Landscape Rock: All landscape beds within residential lots must be mulched or covered by an approved landscape rock style/color. Only brown cocoa mulch is permitted.

Landscape Rock is permitted provided it does not exceed 3” in diameter and is in neutral earth tones colors (i.e.: grey, buff, beige or brown). Color selections must complement the exterior paint colors.

Landscape Borders

Permitted edging will consist of black PVC material. Landscape edging must be properly installed and maintained. Edging should be installed as close to the ground level as possible. Concrete curbing, whether plain or stamped, scalloped concrete borders, rocks, stacked stone, and other like materials are not permitted as a landscape edging/border.

Example of permitted edging:



Not allowed: “bare-ground” areas, or decorative landscape rock or stone used as ground cover or as bed-edging material.

Planters and potted plants are permitted with plants from the approved list. These must be portable with a maximum size not to exceed 36” x 24”. Color palettes should complement the home’s exterior finishes.

Treatment of rear yards is dependent on their location. On lake front lots, the landscape should enhance the rear patio or pool area while filtering the view of the homes from the lake area, while keeping the rear perimeters of the property open so as not to interfere with an adjoining neighbor's view of the lake. On back-to-back lots, the homeowner's privacy is the main concern. The goal in landscaping is a balance between the homeowner's goals and those of the overall community.

Section 18a. Approved List

The following serves as an approved list of the most regionally-tolerant plant materials. For more information and options, refer to <http://floridayards.org/>

TREES	
Stiff Bottlebrush	Calestemon viminalis
Cassia Tree	Cassia surattensis
Silver Buttonwood	Conocarpus erectus 'Sericeus'
Carolina Sapphire Cypress	Cupressus arizonica 'Carolina Sapphire'
Japanese Blueberry Tree	Elaeocarpus decipiens TM
Dahoon Holly	Ilex cassine

Yaupon Holly	Ilex vomitoria
Eagleston Holly	Hex x attenuata 'Eagleston'
Jatropha Tree	Jatropha integerrima
Southern Red Cedar	Juniperus silicicola
Tree Ligustrum	Ligustrum japonicum
Bracken's Southern Magnolia including Little Gem	Magnolia grandiflora 'Brackens Brown Beauty'
Wax Myrtle	Myrica cerifera
Densa Slash Pine	Pinus elliotti 'Densa'
Slash Pine	Pinus elliotti
Southern Live Oak	Quercus virginiana
Hong Kong Orchid	Bahuiiia blakeana
Dura Heat River Birch	Betula nigra "Dura Heat"
Cathedral Live Oak	Quercus virginiana 'Cathedral'
American Sycamore	Platanus occidentalis
Royal Poinciana	Delonix regia
Crape Myrtle White	Lagerstroemia indica "Natchez"
Indian Hawthorn	Raphiolepis "Majestic Beauty 3349"
Silver/Yellow Trumpet Flowers	Tabebuia caraiba
Pink Trumpet Flower	Tabebuia heterophylla
Puerto Rican Hat Palm	Sabal causiarum
Allee Elm	Ulmus parvifolia "Allee 7552"
Oak Leaf Holly	Ilex cconaf "Oak Leaf"
Bald Cypress	Taxodium distichum
Red Maple	Acer rubrum "Florida Flame"
Black Gum Tupelo	Nyssa sylvatica
Hickory	Carya (Genus)
Highrise Oak	Quercus virginiana 'Qvtia
Loblolly Bay	Gordonia lasianthus
Longleaf Pine	Pinus palustris
Sweetbay Magnolia	Magnolia virginiana
Sweetgum Rotundiloba-seedless	Liquidambar styraciflua
Winged Elm	Ulmus alata
PALM TREES	
Bismarck Palm	Bismarckia nobilis
Cascade Palm	Chamaedorea cataractarum
Chinese Fan Palm	Livistona chinensis
Ribbon Palm	Livistona decipiens
Reclinata Specimen	Phoenix reclinata
Pigmy Date Palm	Phoenix roebelenii
Sylvester Palm	Phoenix sylvestris
Caranday Wax Palm	Copernicia prunifera caranday
Cabbage Palm	Sabal palmetto
Montgomery Palm	Veitchia montgomeryana

SHRUBS	
Mediterranean Fan Palm	<i>Chamaerops humilis</i>
Bravo Croton	<i>Codiaeum variegatum</i> 'Bravo'
Mammey Croton	<i>Codiaeum variegatum</i> 'Mammey'
Silver Buttonwood	<i>Conocarpus erectus</i> 'Sericeus'
Ti Plant	<i>Cordyline terminalis</i>
Red Sister Ti Plant	<i>Cordyline terminalis</i> 'Red Sister'
Green Crinum Lily	<i>Crinum augustum</i>
Green Island Ficus	<i>Ficus microcarpa</i> 'Green Island'
Thryallis	<i>Galphimia glauca</i>
Queen Emma Crinum Lily	<i>Crinum augustum</i> "Queen Emma"
Small Leaf Clusia	<i>Clusia guttifera</i>
Chinese Hibiscus	<i>Hibiscus rosa-sinensis</i>
Ixora 'Nora Grant'	<i>Ixora coccinea</i> 'Nora Grant'
Dwarf FireBush	<i>Hamelia patens</i> "Compacta"
Dwarf Red Ixora	<i>Ixora coccinea</i> 'Petite Red'
Downy Jasmine	<i>Jasminum multiflorum</i>
Wax Myrtle	<i>Myrica cerifera</i>
Split Leaf Philodendron	<i>Philodendron selloum</i>
Yew Pine	<i>Podocarpus macrophyllus</i>
Podocarpus Hedge	<i>Podocarpus macrophyllus</i> 'Pringles'
Dwarf Podocarpus	<i>Podocarpus macrophyllus</i> 'Pringles'
Dwarf Variegated Schefflera	<i>Schefflera arboricola</i> 'Variegata'
Silver Saw Palmetto	<i>Serenoa repens</i>
White Bird of Paradise	<i>Strelitzia nicolai</i>
Evergreen Sweet Viburnum	<i>Viburnum awabuki</i>
Sweet Viburnum	<i>Viburnum odoratissimum</i>
Sandankwa Viburnum	<i>Viburnum suspensum</i>
Sweet Olive	<i>Osmanthus fragrans</i>
Walter's Viburnum	<i>Viburnum obovatum</i>
Mrs Schiller's Delight	<i>Viburnum obovatum</i> M.S. Delight
Var Confederate Jasmine	<i>Trachelospermum jas</i> Variegated
Dwarf Indian Hawthorn	<i>Raphiolepis indica</i> "White"
Var Shell Ginger	<i>Alpinia zerumbet</i>
Imperial Blue Plumbago	<i>Plumbago</i> "Imperial Blue"
Mirror Leaf Viburnum	<i>Viburnum odoratissimum</i> awabuki
Dwarf Yaupon Holly	<i>Ilex vomitoria</i> "Stokes Dwarf"
Coontie	<i>Zamia floridana</i>
GROUND COVERS	
Foxtail Fern	<i>Asparagus meyeri</i>
Emerald Blanket Carissa	<i>Carissa</i> 'Emerald Blanket'
Blueberry Flax Lily	<i>Dianella tasmanica</i> 'Blueberry'
Yellow African Iris	<i>Diets bicolor</i>
Green Potato Vine	<i>Ipomoea batatas</i> 'Margarite'

Parsons Juniper	Juniperus chinensis 'Parsonii'
Emerald Goddess Liriope - Certified	Liriope muscari 'Emerald Goddess'
Wart Fern	Microsorium scolopendrum
Pink Muhly	Muhlenbergia capillaris
Apostle's Iris	Neomarica caerulea 'Regina'
White Fountain Grass	Pennisetum setaceum 'White'
Dwarf Pink Pentas	Pentas lanceolata
Seasonal Annuals	Seasonal Annuals
Asiatic Jasmine	Trachelospermum asiaticum 'Asiatic'
Fakahatchee Grass	Tripsacum dactyloides
Desert Candle	Bulbine frutescens 'Orange'
Blue Daze "Blue My Mind"	Evolvulus glomeratus
Basket Grass	Lomandra longifolia breeze
Evergreen Paspalum	Paspalum quadrifariumF
Sand Cordgrass	Spartina bakeri
Society Garlic	Tulbaghia violacea
Gold Mount Duranta	Duranta erecta "Gold Mound"
Florida Privet	Forestiera segregata
Pineapple Guava	Feuoa sellowiana
Thryallis	Galphimia gracius
Florida Anise	Illicium floridanum
Nora Grant Ixora	Ixora "Nora Grant"
Blue Pacific Juniper	Juniperus conferta "BL Pacific"
Dwarf Fakahatchee	Tripsacum floridanum

Section 18b. Prohibited List

The following is a list and link of [prohibited invasive plants](#). These are not permitted at North River Ranch under any circumstances.

Not allowed: Edible fruit-bearing trees, bushes or shrubs

PROHIBITED INVASIVE PLANTS	
Rosary Pea	Abrus Precatorius
Coral Vine	Antigonon leptopus
Coral Ardisia	Ardisia crenata
Calico Flower	Aristolochia littoralis
Asparagus Fern, Sprenger's Fern	Asparagus densiflorus
Paper-Mulberry	Broussonetia papyrifera
Inch Plant	Callisia fragrans
Basswood Australian Pine	Casuarina cunninghamiana
Australian Pine	Casuarina equisetifolia
Suckering Australian Pine	Casuarina glauca

Dayflowering Jessamine	Cestrum Diurnum
Camphor Tree	Cinnamomum Camphora
Wild Taro	Colocasia Esculenta
Carrotwood	Cupaniopsis Anacardioides
Umbrella Plant	Cyperus Involucratus
Dwarf Papyrus	Cyperus Prolifer
Indian Rosewood	Dalbergia Sisso
White Yam, Winged Air Potato	Dioscorea Alata
Air Potato	Dioscorea Bulbifera
Water Hyacinth	Eichhornia Crassipes
Surinam Cherry	Eugenia Uniflora
Hydrilla	Hydrilla Verticillata
Cogon Grass	Imperata Cylindrical
Water Spinach	Ipomoea Aquatic
Golden Shower Tree, Golden Rain	Koelreuteria Elegans
Lead Tree	Leucaena Leucocephala
Chinese Privet, Sinensis	Ligustrum Sinense
Asian Marshweed	Limniphilia Sessiliflora
Japanese Honeysuckle	Lonicera Japonica
Japanese Climbing Fern	Lygodium Japonicum
Old World Climbing Fern	Lygodium Microphyllum
Melaleuca, Punk Tree	Melaleuca Quinquenervia
Cat's Claw Vine	Macfadyena Unguis-Cati
Chinaberry Tree	Melia Azedarach
Sword Fern, Boston Fern	Nephrolepis Cordifolia
Asian Sword Fern	Nephrolepis Multiflora
Skunk Vine	Paederia Foetida
Torpedo Grass	Panicum Repens
Napier Grass	Pennisetum Purpureum
Golden Bamboo	Phyllostachy Aurea
Water Lettuce	Pistia Stratiotes
Strawberry Guava	Psidium Cattleianum
Guava	Psidium Guajava
Kudzu	Pueraria Montana
Downy Rose Myrtle	Rhodomytrus Tomentosa
Castor Bean	Ricinus Communis

Mexican Petunia	Ruellia Brittoniana (=Tweediang)
Mother-In-Law's Tongue	Sansevieria Hyacinthoides
Chinese Tallow Tree	Sapium Sebiferum
Brazilian Pepper	Schinus Terebinthifolius
Purple Sesban	Sesbania Punicea
Twinleaf Nightshade	Solanum Diphyllum
Turkey Berry	Solanum Torvam
Tropical Soda Apple	Solanum Vigrum
Arrowhead Vine	Syngonium Podophyllum
Wedelia	Wedelia Trilobata
Chinese Wisteria	Wisteria Sinensis
Elephant Ear	Xanthosoma Sagittifolium

Section 19. For Sale and For Rent Signs

Homeowners may place 1 (one) **For Sale or For Rent** sign in their front yards for the duration of the listing. **For Sale By Owner (FSBO)** signs **must** be submitted to the Architectural Review Committee (ARC) for approval.

No signs allowed in windows or attached to the home, fencing, columns or trees.

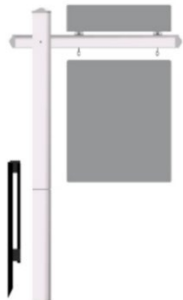
No real estate Open House signs allowed at any time or anywhere throughout the community (common area and owner lot.)

No signage of any description is allowed along Moccasin Wallow Road between the North River Ranch Marketing Group Keep Manatee Beautiful Adopt-a-Road signs

Signs **MUST** be removed immediately upon sale/rent of home.

Signs **MUST** comply with the following design:

- Material: Powder coated aluminum or white painted wood posts (post and end caps)
- Post Dimension: Max. 66" above ground (installed)
- Arm Dimension: Max. 40" long
- Sign Panels: Max. 24" x 36" (vertical or horizontal)
- Sign Riders: 24" or 36" long as per the panel length x 6" high



Section 20. Holiday Decorations and Lighting

Exterior holiday decorations may be installed 30-days preceding all public observed holidays and must be removed within 15-days post the holiday.

Section 21. Flags and Decorative Items

American Flags: This is a homeowner option. Brackets may be attached to the house or garage to hold a pole for a flag, which is no larger than four and a half feet (4' 5") by six feet (6'). The American flag must be flown in accordance with Federal Statutes.

Decorative Items: Accessory structures, sculptures, and decorative objects such as birdbaths, English globes, decorative flags, signs and fountains are prohibited in the front yard.

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