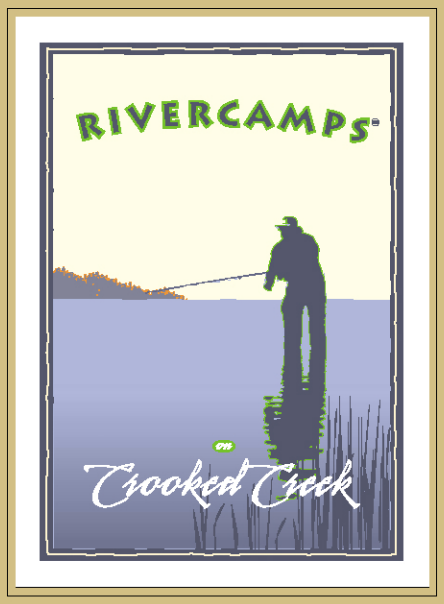


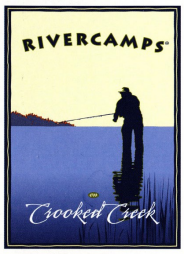
PATTERNS FOR PLACE-MAKING

2004

A Pattern Book for Planning and Architecture

Version 2022

ST JOE
Land Company



RIVERCAMPS®

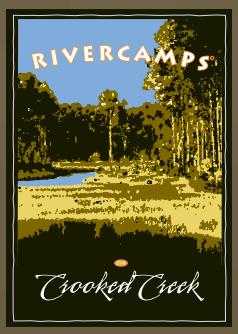
PATTERN BOOK AMENDMENTS 2022

1. Minimum House size, increased to 1,800 sq. ft.
2. Driveways, one entry/exit per lot is allowed. Maximum width, 12’-0”.
3. Design Reviews, performed max. 2 times, after which a $350.00 continuation fee is required per review.
4. Reviews take up to 45 days from date of submission.
5. The maximum size for a carport, boat storage structure, or any accessory building, is limited to 517 sq. ft. gross (24’ x 24’).

"In this rapid-fire 'information age' *we are living in, it seems we're losing that elemental connection to the world around us. For The St. Joe Company, one of Florida's largest private landowners, RiverCamps represents our best effort to recapture the spirit of a way of life that is slipping through our fingers. Nothing in my years at St. Joe symbolizes what we want to become more than RiverCamps. Lightly placed on one of Northwest Florida's most beautiful bays, RiverCamps on Crooked Creek is a place to reconnect with family, friends and nature. We invite you to take a look."*

-Peter Rummell, Chairman and CEO, The St. Joe Company

ST JOE
Land Company



Patterns for Place-Making, *a Pattern Book for Planning and Architecture, has been written to illustrate the design principles of RiverCamps. The Pattern Book is a tool to help explain our design vision for RiverCamps. It is also a visual aid to be used to direct the design of your home at RiverCamps. Finally, the Pattern Book is a benchmark that we will use to try to create a community of high aesthetic value that also generates enduring value for its residents. The examples that follow have been drawn from appropriate regional precedents, and time tested climatic responses to the unique features of this beautiful waterfront site.*

The Pattern Book has been developed in four sections. The first section introduces the book itself, and the Design Team that has worked together to shape RiverCamps. The second section, Planning Considerations, presents the region and site of RiverCamps, the design philosophy behind its conception, and addresses ways to preserve the natural character of the site and ensure privacy to the individual cabin. The third section, Architectural Character, elaborates on the visual and material qualities of the RiverCamps' home. Finally, the Landscape section develops environmental and ecological strategies for the design of the landscape surrounding the house.

The Pattern Book is comprised of detailed texts and diagrams, as well as numerous illustrations and photographs. These are intended to suggest a range of acceptable design solutions but they are by no means exhaustive. The goal of this document is to provide a framework to allow the homeowner the opportunity for individual expression while maintaining a cohesive community.

RIVERCAMPS ON CROOKED CREEK DESIGN TEAM

Lake|Flato Architects

TED FLATO, FAIA
AIA 2004 FIRM OF THE YEAR
Trustee, Nature Conservancy of Texas
Former surfer whose ranch includes a preserve where deer and antelope do play

Background: Though he has traveled the world since his days at Stanford School of Architecture and received national recognition for excellence in regional design, Ted Flato has never forgotten his Gulf Coast roots. As a boy, he sailed the Gulf often, navigating from the Aransas Pass Lighthouse. That same 1900's lighthouse and adjacent buildings became the original inspiration for the RiverHouse to be built on the point where Crooked Creek meets West Bay.

42|40 Architects

RANDY JOHNSON, AIA
Principal for Disney's Grand Californian Hotel
Fisherman of Steelhead and Salmon
#1 RiverCamps Wish: to experience a "dixie-blaster" thunderstorm from the porch of his cabin

Background: For Randy Johnson, the greatest fun in RiverCamps' design is adapting classic southern styles like "the Cracker" and "the Shot-gun," to the RiverCamps' vernacular. Just like these historical favorites, RiverCamps' cabins are overflowing with porches, overhangs and big windows that allow the bay breezes to cool them while extending the living space into the woods. Randy loves the cabins' elevated living spaces, both for great views and as he says, "It gives me a sense of ownership of everything I see. I have no need or desire to leave."

The Landscape Studio

EDWARD L. BLAKE, JR., ASLA
Hattiesburg, Mississippi
Environmental Planner, Watercolorist,
Pool Shooter, Lover of '50s Blues

Background: Our environmental vision for RiverCamps has been focused by our conversations with Ed Blake, an extraordinarily talented landscape architect. Having dedicated a decade of his adult life to directing the planning, design and development of Pincote - a 64-acre "ecological museum" made up of the same flatwoods, ponds and savannas as RiverCamps - Ed was the perfect choice to help us discover, enhance and preserve the environmental "jewels" of Crooked Creek.

EcoPlan

PHILLIP BOGDAL
Land Planner in 36 Countries
Classic Car Restorer, Self-Taught Guitarist
Costa Rican Canopy Tour Expert

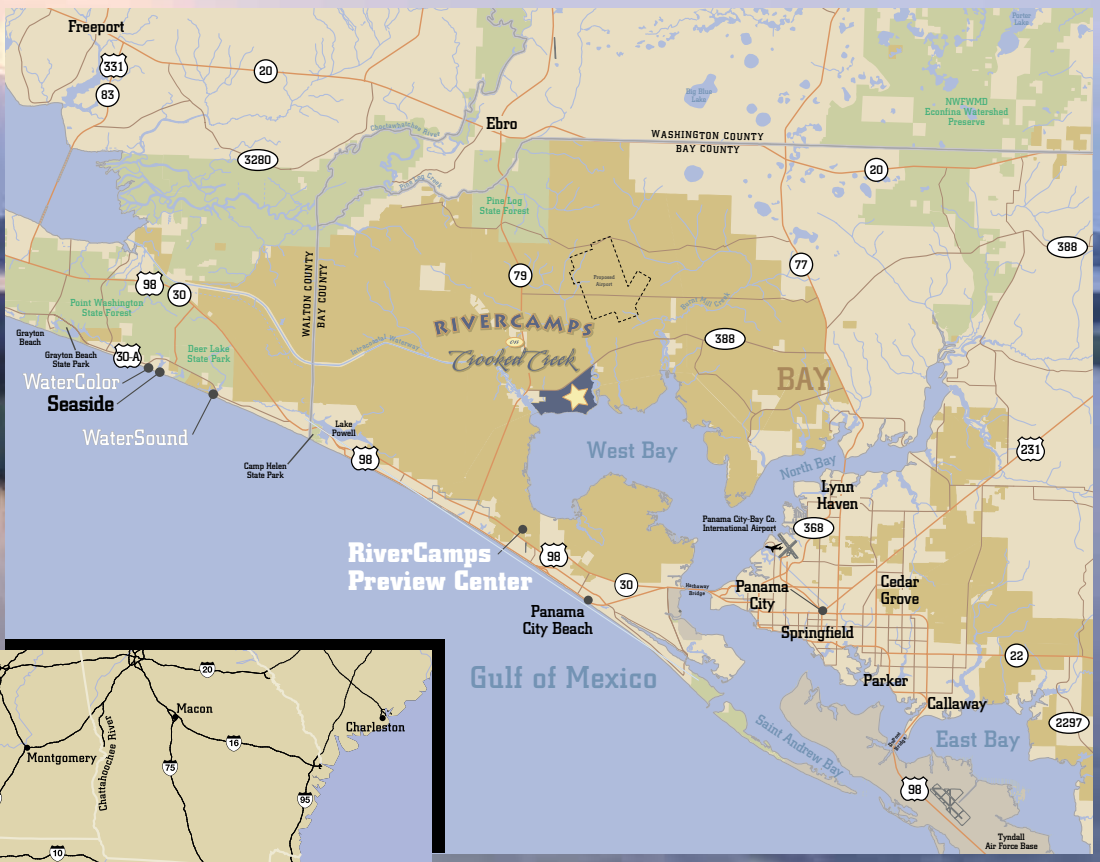
Background: Phil's work in South and Central America's virgin rain forests gave him just the right touch for lightly placing the homes at RiverCamps on Crooked Creek. He mixed home sites with wetlands and environmental "jewels" in a way that will allow homeowners a feeling of freedom in a natural landscape of pine forests, marshes and wild grass savannas. For Phil Bogdal, RiverCamps is a special place where life slows down so you can do the things you never have time for at home.

TABLE OF CONTENTS

PLANNING & CONSIDERATIONS

Setting

The St. Joe Company's new woodland preserve, RiverCamps, is located north of Panama City Beach on the incomparable Crooked Creek and The Great West Bay of Northwest Florida. Its 1,500 acres are surrounded by water on three sides and are characterized by a landscape mosaic of woodlands, wetlands, marshes and environmental jewels. The eastern boundary is buffered by the Crooked Creek Conservation Area, an old growth forest of pine and oak ridges atop bluffs with breathtaking views, and its southern boundary runs for almost three miles along the 18,000 acre expanse of West Bay. The Intracoastal Waterway forms the westernmost edge of the RiverCamps' property and connects it by water to the Gulf of Mexico.



The Landscape of West Bay

The landscape surrounding West Bay and Crooked Creek was originally a combination of open wetlands, oak forests and cypress. Over time it has changed to being predominately a dense pine plantation. The St. Joe Company is returning the land to its earlier state through a series of clearing, seasonal burning and reintroduction of native species that have been lost over time.

It is the stark and subtle differences between this land's plantation geometry and its unplanted natural organic forms that provide the dramatic experience of discovery at West Bay. Pond cypress stands and sand scrub oaks, dwarfed by centuries of harsh growing conditions, were likely growing at West Bay before Europeans discovered this New World. Centuries-old trees grow immediately adjacent to super pines that have been genetically selected and were planted only a generation ago.

The genius of this place is born of the close proximity of diverse contrasts. Old and new, low and high, sun and shade, wet and dry, sand and clay, salt and fresh, woodland and grassland, fire and water…the strong presence of each more clearly revealing the essence of the other.

Climate

The successful design of a RiverCamps' home requires thoughtful consideration of the region's climate and responses that are honest and straightforward. The resulting design structures respond to a broad range of outside temperatures (average 55 degrees during the winter months and 81 degrees in the summer), hot summer sun when outside the protection of shade, a prevailing breeze from the Gulf of Mexico, and average rainfall of 58.5 inches per year.

http://www.weatherbase.com/weather
www.worldclimate.com

Home Site Characteristics

The purpose of the layouts and restrictions of home sites are based on a desire to have a minimal impact on the natural environment and to maintain most of the existing trees and understory vegetation between each house. Most sites have an abundance of shade in addition to long views over open spaces of water, marshes or grass savannas.

The placement of the home should take advantage of both of these amenities: trees for shade and privacy, open spaces for views and breeze.

a Selective clearing corridors for amenity views will be allowed to the rear of cabin sites.

b Existing vegetative buffers, or nature curtains, will be maintained on the sides of cabin sites. Limited visual connection will allow for a sense of "community" security while maintaining privacy.

c Entry roads will wind into the site, discouraging direct views to the property from the main road.

Home Site Organization

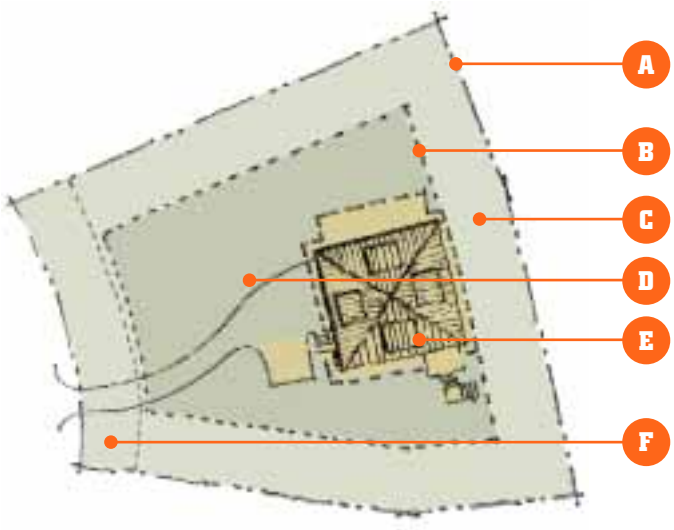
A The **Property Line**

B The **Woodland Clearing Line** is defined by a setback of 30' from the property line or by the Vegetated Natural Buffers (see "F" below), whichever is more restrictive. This defines the developable area of the lot.

C The **Native Zone** is the area at the perimeter of the lot between the Property Line and the Woodland Clearing Line. One of the intangible benefits of a home at RiverCamps is a sense of privacy and seclusion. To enhance this sense of privacy, no clearing is permitted in this zone other than to allow a path or a 12' wide driveway opening where appropriate. Within the Vegetated Natural Buffers, pruning above 36" to open views is permitted.

D The **Woodland Clearing Zone** is intended to be a protective buffer between the Development Zone and the Native Zone. This area should be maintained in a firewise manner. To learn more about firewise practices refer to http://www.firewise.org. During and after construction:

- Keep a clearing of a least 30' around the home except where this would impact a Vegetated Natural Buffer, for fire fighting equipment.
- Remove "ladder fuels" that can link the grasses and tree tops during a fire.
- Prune tree limbs so that the lowest is 6' to 10' from the ground.
- Remove leaf clutter from the roof and yard.
- Remove dead or overhanging branches.



E The **Development Zone** is the area used for structures, parking, stoops, exterior steps, landings and landscaping. This zone may not exceed 35% of the developable area of the lot for elevated homes or 50% for homes that are not elevated (refer to pg. 22). While the Development Zone may abut the Woodland Clearing Line, structures must remain at least 5' from the Vegetative Natural Buffers. Each lot shall accommodate all motorized vehices operated by residents or visitors of that lot. No on-street parking will be allowed in RiverCamps. Parking ratios are as follows:

- Up to three bedrooms shall provide parking space for a minimum of two automobiles and a maximum of four.
- Four to five bedrooms shall provide parking space for a minimum of three automobiles and a maximum of five.
- Six or more bedrooms shall provide parking space for a minimum of four automobiles and a maximum of six.

F Many RiverCamp home sites have **Vegetated Natural Buffers** referred to as VNB's. These are often located in the front and rear portion of the site. Certain restrictions apply within VNB's. Refer to your plat map or ask the Design Review Committee (DRC) where the VNB's are located on your home site and what types of restrictions apply within them.

If your RiverCamps' home site is immediately adjacent to a protected wetland, there may be a 30' wetland buffer on a portion of the site. The DRC will ask that you comply with the following environmental safeguards:

- Locate the 30' wetland buffer on the site plan submitted to the DRC.
- Mark the upland edge of the 30' wetland buffer on your home site with a permanent 4"x4" post at each side lot line and two (2) additional permanent 4"x4" posts between the side lot line markers. The DRC will inspect these markers for compliance prior to granting a construction certificate.
- Construct a hog wire fence along the landward edge of the 30' wetland buffer to insure that construction traffic and materials do not enter this space. After construction is completed, the hog wire should be removed.

ARCHITECTURAL CHARACTER

Lessons from Indigenous Buildings

Indigenous buildings, like the 100-year-old Gulf Coast lighthouse and adjoining structures on the background of these pages, have many lessons to teach us.

The design of the lighthouse is a direct response to its environment. It originated as a consequence of living and working in a coastal environment. Because of this honest and straightforward approach, the result is a simple, practical and elegant structure that illicits respect and admiration.

- *Elevated to stay out of the storm surge, the complex has commanding views of the coast.*
- *Mid-level walkways mitigate the distance between the ground and finished first floor and carry occupants above the fragile landscape.*
- *Native landscape remains and is allowed to grow adjacent to and under buildings. Structures are visually connected to their surroundings rather than distinct from them.*
- *As a result of being built over time, a series of separate structures with narrow profiles benefit from excellent cross ventilation and balanced natural lighting.*
- *Generous porches and breezeways shield the occupants from the sun and protect the walls of the house from the elements.*
- *Simple roof forms are easy to build and readily shed coastal rains.*
- *Exposed roof structure and naturally weathered cypress siding require little maintenance.*
- *Lightweight roof materials reflect heat.*
- *Hefty shutters provide protection from the sun and the occasional storm.*

These are a few of the practical solutions that have weathered the test of time. They are as relevant today as they were a century ago when an adventurous lighthouse keeper built this beacon.

Appropriate Architectural Responses

Like the lighthouse complex, the buildings of RiverCamps should be a natural outgrowth of this rich and beautiful Gulf Coast setting. By responding to the elements in an honest, straightforward manner, the architectural character of RiverCamps will not only be timeless, but create a cohesive community that is directly connected to its environment. To accomplish this, designers must integrate contemporary residential requirements with the following criteria. Homes at RiverCamps on Crooked Creek will:

Respect the Landscape: Because all homes will be elevated to some degree above the reach of rising storm waters, houses will appear as boats floating in a sea of nature. The result is structures that tread lightly on the land and respect native plant materials. Additional landscaping, paving and accessory structures are discouraged and will be limited to preserve the natural qualities of the site. Generous stairs with intermediate landings and walkways will connect elevated living spaces to the land.

Respond to Climate: To facilitate cross ventilation, balanced light and a strong connection to the outdoors, house designs should follow the lead of regional precedents like the lighthouse. One room wide configurations, "dog-run" hallways that function as breezeways and generous porches provide natural ventilation and light to all spaces. Simple roof forms with generous overhangs protect walls and occupants from the sun and rain. Shorter one story walls benefit more from these overhangs than taller two story walls. Multiple porches and balconies that connect most interior spaces directly to the outdoors are required.

Utilize Appropriate Materials: As with the lighthouse, maintenance and longevity are still important considerations when choosing materials. Wood finishes that weather gracefully will require less maintenance than painted wood. Modern materials that hold paint longer are also an option. Metal roofs require little upkeep and can last for generations. Pressure treated woods and hardwoods require minimal annual maintenance.

While it is important to incorporate solutions from notable indigenous buildings, it is equally critical to take into account current lifestyles, modern materials and construction techniques. Therefore, an understanding of these time-tested techniques must be thoughtfully integrated and not applied as decorative elements. The result will be a fitting architecture for RiverCamps on Crooked Creek: an architectural character that is rooted in and respectful of the past, but thoroughly contemporary and appropriate in its execution.

Elements of Composition

The architectural character of the RiverCamps' home is determined by several significant design elements.This section of the Pattern Book describes those key elements, including massing, roof details, openings and shading devices. When combined, these architectural qualities will form a distinctive character for RiverCamps, familiar yet unique and specific to this time and place.

Homes of almost identical design are not allowed on home sites of which any portion is within 500' of each other. The maximum air-conditioned area of the home is limited by the Maximum Lot Coverage. All homes shall be a minimum of **1,800** sq. ft. in size.

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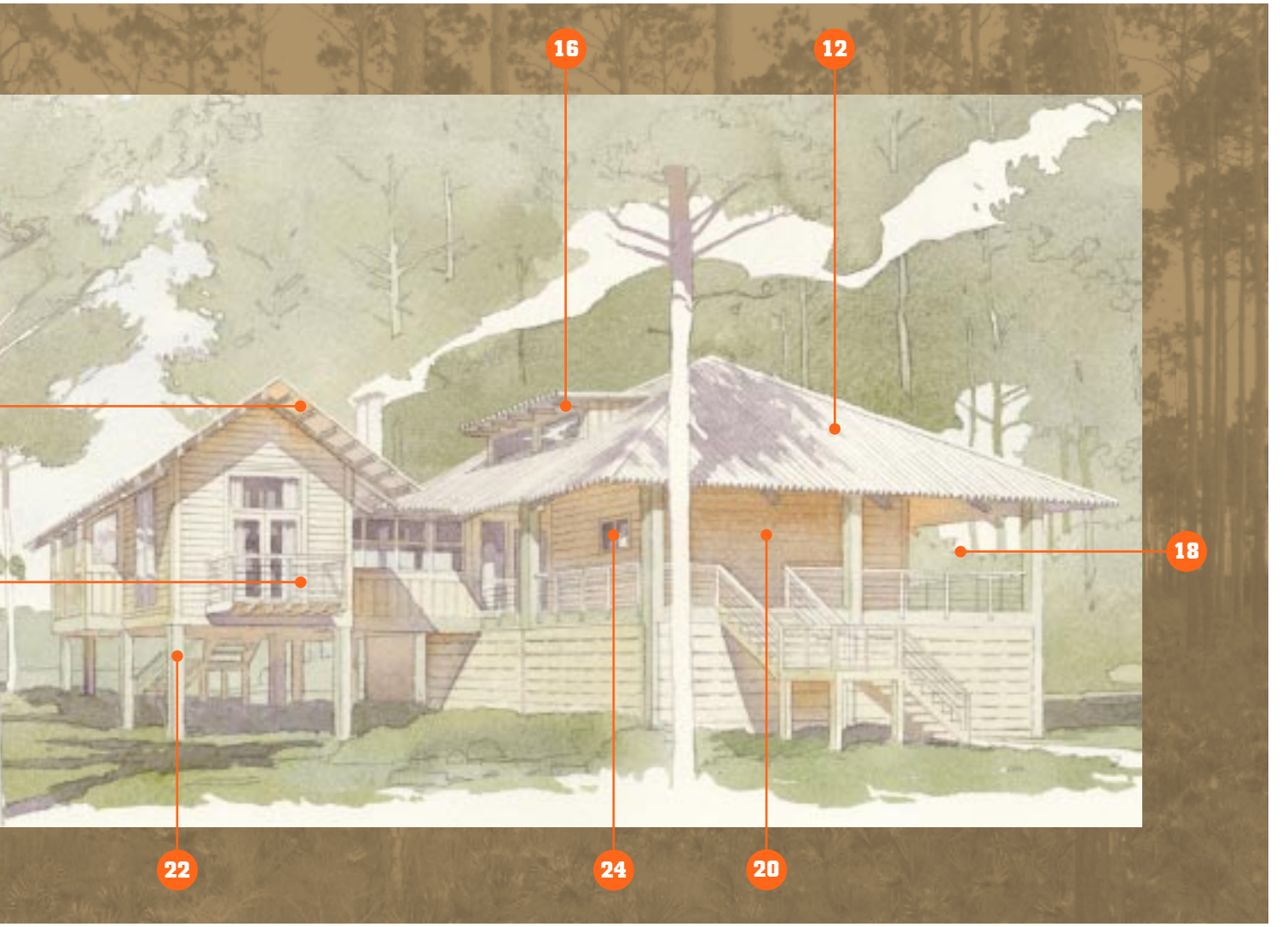

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30

32

Massing + Roofs

To create a house that successfully connects people to the landscape, it is critical to design with consideration for weather, the sun, prevailing breezes and views. This translates into elements such as generous overhangs and porches to shade the walls and openings. A one story, well shaded house will stay cooler and more comfortable than an expansive, unshaded, two story version. One room wide designs, connecting breezeways and "dog-run" hallways will facilitate cross ventilation and balanced natural light. These considerations directly affect the function and massing of the RiverCamps' home.

The massing and roofscapes of homes at RiverCamps are the most critical design considerations for a cohesive community. Both will be simple and informal and reflect the construction of straightforward roof massing of traditional wood houses. They should reflect a direct response to the environment. In these houses, the volume beneath the steep roof pitch is occupied as living space. Thus, the massing and volume of the house are integrally connected with the roof form. The roof massing should be hierarchical, with a clear expression of primary and secondary forms, as well as additive and asymmetrical volumes, like a house that has grown over time.

SCALE

Contemporary houses are considerably larger than the "little cabin in the woods" typically envisioned as a personal retreat. When larger houses are elevated 8'-10' into the air, there is genuine potential for the scale of the structure to dominate its context. In an attempt to blend in with the natural environment, great care must be taken to reduce the scale of the RiverCamps' home. Fortunately, many of the design considerations required to respect the landscape, respond to climate, and utilize the appropriate materials readily lend themselves to this endeavor.

The requirements outlined below are intended to create a harmonious roofscape.

COMPOSITION

- Major roofs shall be used in the most straightforward way, to cover and highlight the primary masses of the buildings with shapes and masses that are easily framed in wood construction.
- The average height of a roof shall be no more than 35'-0" above the first living level from the building's footprint. All roof heights must comply with local code and zoning requirements.
- Gable, hip and shed roofs are encouraged. Shed roofs are prohibited on major roof masses. Mansard roofs are prohibited.
- Shed or mono-pitched roofs and dormers are encouraged when used as additions to a primary mass. These roofs should be of a lesser slope than the primary roof.
- Repetitive or stacked gables, used decoratively to imply a more complex massing than actually exists, are prohibited.
- Decorative roof elements that do not reflect the use of interior spaces are prohibited.

PROPORTIONS & SHAPES

- The slope of the primary roof shall be between 6/12 and 10/12.
- The preferred slope is 8/12.
- Additive volumes such as porches and dormers may have a shallower pitch between 1/12 and 4/12.

The RiverCamps' home should respect the landscape, respond to climate and utilize appropriate materials. Design solutions that accomplish these goals through appropriate massing are illustrated on the page to the right.

CASE 1 - Simple Form with Subtractive Elements

- Low eaves reduce scale without blocking views from interior spaces and create generous overhangs to shade walls and openings.
- Hipped roof recedes up and away from the viewer, appearing less massive.
- Open quality of glazed rooms and wraparound porches visually subtracts mass.
- A central "dog-run" hallway allows for cross ventilation.
- The addition of room size dormers utilizes the space below steep sloped roofs and creates a one story appearance.

CASE 2 - Simple Complimentary Forms

- Multiple roof forms and slopes add visual interest and reduce scale.
- Because they are smaller, individual buildings contain more square footage than a single form, but the overall composition appears less massive.
- Glazed breezeway and narrow forms increase cross ventilation and natural lighting.
- By varying open bays and slatted screen walls at the base of the house, scale is broken down while screening vehicles and storage.
- Generous stairs and landings mitigate the distance between the elevated living area and the natural grade.

CASE 3 - Simple Form with Additive Elements

- Peaks at narrow gables appear lighter and taller than gables over wider sections.
- Lower additive masses break down the scale of the primary form.
- Increased proportions of human scaled architectural elements, i.e. doors, windows, stairs, siding, reduce the visual scale of the house from a distance.
- Utilization of covered spaces at grade makes the house more spacious, reducing the need for air-conditioned space.

Massing + Roofs (Continued)

SIMPLE FORMS WITH SUBTRACTIVE ELEMENTS REDUCE SCALE

YES Variety of subtractive elements reduce scale

YES Glazed walls and grouped windows function as subtractive elements

YES Hip roof over wide footprint reduces apparent height and mass

NO Large expanses of solid walls add mass and increase scale

NO Multiple punched openings in solid walls increase mass

NO Gable over wide footprint increases apparent height and mass

SEPARATE COMPLIMENTARY FORMS ADD VARIETY AND REDUCE SCALE

YES Variety of roof forms and slopes are encouraged

YES Open and closed bays at base add variety

YES Breezeways to connect separate masses are encouraged

NO Similar roof forms and slopes are discouraged.

NO Solid base increases scale

NO Crowded massing is discouraged

SIMPLE FORMS WITH ADDITIVE ELEMENTS MAINTAIN A CLEAR HIERARCHY

YES Smaller additive elements with shallow slopes emphasize hierarchy

YES Variety of additive elements and roof forms emphasize hierarchy

YES Large room size dormers are encouraged

NO Non-hierarchical composition with equal masses and slopes is discouraged

NO Single roof over multiple additve elements confuses hierarchy

NO Small decorative dormers are not allowed

MISCELLANEOUS

YES Using roof volume as living space reduces scale

YES Utilization of space under house is encouraged

YES Alternating vertical relationship of open to infill

NO Large unoccupied attics increase scale and add unnecessary height

NO Additive one story elements at ground level are discouraged

NO Infill stacked over infill is discouraged

Roof Elements + Details

The architectural character of the RiverCamps' house is integrally related to its roofscape. The roofscape is partly defined by its roof profile lines — where the roof meets the eave — and is animated by roof elements, including dormers, light monitors and cupolas. These roof elements and profiles will add scale, texture, and articulation to the skyline of RiverCamps.

In the Southeastern United States, houses have evolved with generous overhanging eaves that provide protection from the daily sun, wind and rain, giving shade to vertical surfaces. The design of eaves is often an expression of numerous regional influences, vernacular construction methods, locally available materials and climate. The meeting of a roof gable and an eave will be resolved in a straightforward manner, with an exposed wood structure, including rafters and purlins, which has become a hallmark of the Floridian vernacular dwelling.

The RiverCamps' house should respond to all these considerations in a simple, straightforward manner.

COMPOSITION

- Roof elements, including dormers, monitors and cupolas are encouraged.
- Deep eave overhangs (18" minimum on gable roofs and 24" minimum on hipped roofs) in all directions are required on all major building masses and should be proportioned to the scale of the building mass. Exposed wood rafters are required.
- Flat skylights and bubble skylights are prohibited. Natural overhead light should be captured with light monitors, clerestory windows or dormer windows.

PROPORTIONS + SHAPES

- Dormers shall be large enough to be occupied. Roof slopes lesser than the main roof are encouraged. Decorative or multiple small dormers are not allowed.
- Widow's walks, roof-level decks and terraces are permitted up to 225 sq. ft. of floor area.
- No portion of a light monitor or cupola may exceed 46'.

Gable dormer

Exposed rafters and purlins

Light monitor

Exposed plumb cut rafters

Exposed square cut rafters

Exposed square rafters and purlins

Cupola light monitor

Exposed rafters

MATERIALS

- Exposed purlins at overhangs and metal roofs are encouraged.
- Roofs can be finished in:
  1. Galvanized or Galvalume 5V Crimp, corrugated or standing seam metal
  2. Architectural grade asphalt shingles
  3. Fiberglass shingles
  4. Corrugated fiber-cement board roof panels
- Batten seams and colored metal roofs are prohibited.
- Three tab and wood shingles are not allowed.

COLORS

- Eaves, rafters, soffits and trim should be painted or stained within the specified color palette (refer to pg. 32).
- Roofing materials should be natural finish or woodland and earth tones.

Shed dormer

Exposed purlins

Shade structure

Exposed truss

Exposed end rafter and trim

Exposed end rafter with visible purlins

Square cut and plumb cut

Zippered cut notched and tapered cut

Porches

Porches are an essential component of the RiverCamps' home. They are typical of coastal vernacular, creating a transition between the privacy of the house and the gathering space open to the natural setting. Porches keep the house cool by blocking the sun and create shaded areas for outdoor living. They blur the line between the inside and outside and connect people to the landscape.

COMPOSITION

- All houses shall have at least one furnishable open air or screened porch and an entry porch.
- Porches may be an additive form onto the primary mass of the house, subtractive, carved out of the primary volume or breezeways that link primary masses.
- They may be glazed, screened or left open to the elements. Combinations and variety are encouraged.
- Houses are encouraged to have at least one porch directly accessible to each primary interior space.
- Suggested and encouraged porch configurations are shown on this page and throughout this book, including wraparound porches, connecting breezeways, and additive porches. As this list is not exhaustive, other porch configurations are shown throughout this book.

PROPORTIONS + SHAPES

- The primary porch shall be at least 16' long and at least 8' deep. If not combined with the required furnishable porch, entry porches shall be at least 6'x8'.

DETAILS

- Porch detailing, including posts and beams, should be simple, such as rough-sawn or smooth solid posts with square or chamfered corners.
- Porches may be screened. Screens shall be located so as to not cover the vertical supports of the porch. The screens cannot run in front of the porch structure. Screen framing must be treated as an integral aspect of the architecture of the house.

Screened porch

Screened porch

Screened porch

Screened porch

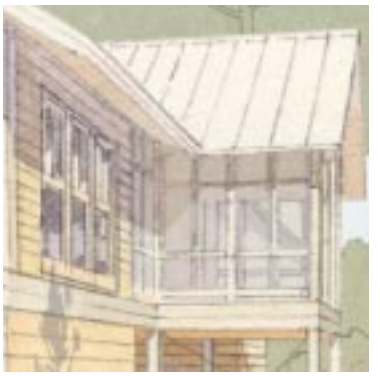
- Square and rectangular posts and grouping of posts are both allowed. Formal classical columns and pilasters, round columns and ornamental turned columns and pilasters are prohibited.
- Above grade porches shall be designed with railings or open balustrades. Knee-walls or solid parapets are not permitted at open or screened porches. Knee walls at glazed porches are permitted.

MATERIALS

- The porch structure shall be made of wood.
- Screens shall be non-reflective and match window screens.

COLORS

- Porches and their associated railings, stairs, etc. should be painted or stained within the specified color palette (refer to pg. 32).



Screened porch (additive gable)

Corner porch

Glazed porch (additive shed)

Glazed breezeway (linking two primary masses)

Open breezeway (linking two primary masses)

Wraparound porch (subtractive from primary mass)

Walls + Trim

WALLS

- Most exterior walls must be finished in the same material and use consistent detailing on all sides of the house, garage and any other structure on the lot.
- Simple pattern changes to distinguish volumes, highlight hierarchy or define design elements are allowed.
- On elevated houses, slatted or louvered walls at the ground level are an important design element. Where solid walls are needed, such as storage closets, they should be pushed back from the perimeter of the primary mass and detailed to resemble the slat walls.

TRIM

- All windows, doors and edges of building masses must be trimmed with painted or stained flat wood or fiber-cement board.
- Trim should be used in a simple manner around doors and windows.

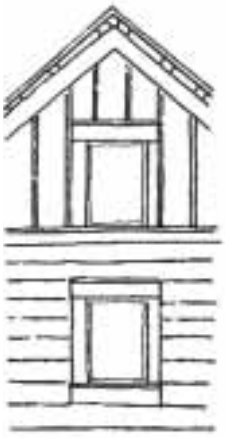
PROPORTIONS + SHAPES

- Trim must be designed in proportion to the scale of the opening or the mass.
- Trim shall protrude a minimum of 1/4" past the leading edge of adjacent siding or clapboard.
- All trim is to be flat. Shaped trim is discouraged.

Coved paneling

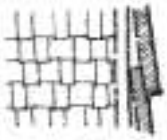
Simulated lap siding

Beveled board

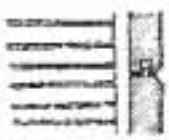


Simple pattern changes emphasize hierarchy.

Lapped board



Shingles



Tongue and groove "v" joint

DETAILS

- Siding and clapboard must stop at the edge of trim. Trim may not be installed on top of siding or clap-board. It may be installed on top of plywood or fiber-cement panels.
- Detailing surrounding windows and doors shall be simple. Classical ornament ogee and crown molding are discouraged.

MATERIALS

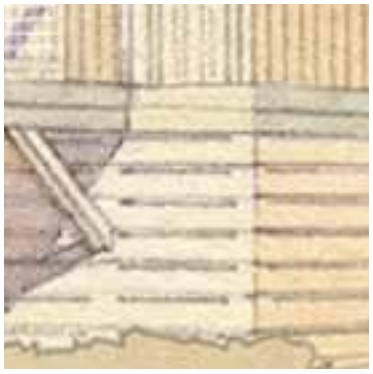
Wall materials shall be one of those below:

- Painted or stained wood siding
- Painted, stained or natural wood shingles
- Painted, stained or natural pressure treated pine shingles
- Painted or stained fiber-cement board siding, panels or shingles
- Marine grade or pressure treated plywood
- Galvanized or Galvalume corrugated metal or flat seam metal panels

COLOR

- Wood cladding may be left natural, stained or painted in one of the wall colors featured in the color palette (refer to pg. 32). All other cladding materials shall be painted in an approved color.
- Trim shall be painted or stained in one of the trim colors featured in the color palette (refer to pg. 32).
- Where metal wall panels are used they should be left in their natural galvanized finish.

Board and batten siding



Horizontal slats

Horizontal slats

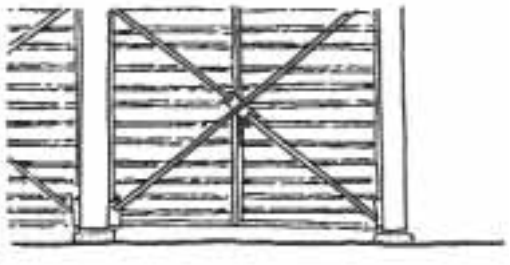
Shiplap siding

Piles + Foundations

As a result of coastal controls and related floor elevation requirements, most of the houses at RiverCamps on Crooked Creek will be elevated with parking below. Some cabin sites located further inland are high enough that the home need only be raised a few feet. In either scenario, houses should be designed so that they are clearly integrated into the surrounding landscape.

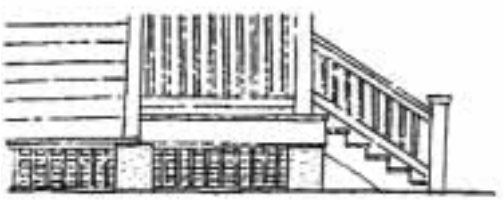
COMPOSITION

- The finished first floor level of an elevated house will be between 8' and 10' above the natural grade of the site. These houses will be constructed on piles.
- Piles may be round or square.
- Elevated houses are to have horizontal louvers or slats to create a visual base for the mass above and to screen the parking area. They must screen a minimum of two sides of parking. Complete screening of the base of an elevated house is not permitted (refer to pg. 14).
- The preferred design is louvers or slats located below open porches. Piles should remain exposed and louvers or slats recessed below glazed porches or solid walls.
- Houses that are required to have a finished first floor greater than 48" above existing grade will be considered elevated houses and the finished floor shall be a minimum of 8' above the average existing grade.
- Imaginative use of the space created below elevated houses will be a defining characteristic of the RiverCamps' home. Designers are encouraged to plan a variety of outdoor functions and spaces below the home. Refer to local codes for classification of these spaces.
- The finished first floor elevation of houses that are not required to be elevated will be between 24" and 48" above the natural grade of the site. These houses will be constructed on foundations or piers.
- Foundations may be straight, tapered or corbelled masonry. Openings between foundations must be covered with pickets, lattice or horizontal boards. These screens should be located between or behind foundations.
- Final raised house floor elevations are to be determined by FEMA and code requirements.

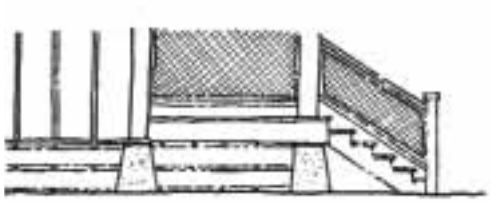


Wood louvers and pipe bracing

Wood slats and timber braces (beyond)



Wood latice



Horizontal board screening

MATERIALS

- Piles for elevated houses may be wood or exposed concrete. The natural finish and color of either material is encouraged.
- Horizontal louvers or slats shall be made of wood. Slats may be constructed of 1x or 2x material, but should have adequate framing so that all slats span members without sagging or warping.
- Where structural cross bracing at piles is required, bracing should be expressed and not covered on both sides. Thoughtful consideration should be given to connection details.
- Foundation or piers may be exposed concrete, masonry or tabby.
- Screening materials over openings at foundations shall be wood.
- Wood screens, louvers or slats may have a natural finish. If painted or stained, colors must be selected from the color palette (refer to pg. 32).

STAIRS

Exterior stairs are an important design feature of the RiverCamps' home. Because all houses are elevated to some degree, ascending and descending stairs will be a daily, repetitive activity. Generous stairs are encouraged to allow easy passage by a group that may have decided to sit for a conversation. Large intermediate landings may have benches and serve as welcoming porches. The preferred width for stairs is 6'-0". Wider stairs are allowed. The minimum width is 4'-0". The stairs themselves will become a space for social interaction. Equally important, on elevated houses, stairs and landings reduce the scale of the home and mitigate the height from grade to the finished first floor. Lastly, stairs directly connect the resident to the ground and the landscape. Refer to pg. 30 for stair details.

Exposed piles

Horizontal slats

Exposed piles with horizontal slats

Horizontal slats

Doors + Windows

Doors, windows and their arrangement are primary compositional tools used to create the casual quality of the RiverCamps' house. The use of generously scaled windows grouped in combinations help to create glazed porches at public spaces that act as lanterns scattered throughout the preserve. Singular traditional punched windows should be simple and straightforward and should reflect interior spaces. Doors and their trim are to be integral parts of the design and composed so that windows and other architectural elements create a balanced but relaxed aesthetic. While windows must always be balanced within a wall space, groups of smaller windows and the occasional large window will emphasize the light and flexible qualities of wood frame construction. Bay windows should be considered miniature lanterns at living areas and detailed to maximize window openings while minimizing wall area.

COMPOSITION

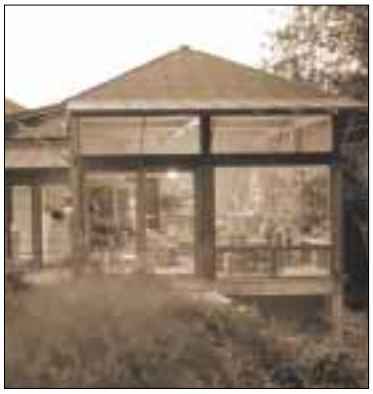
- To create informal compositions and interesting scale juxtapositions, the artful combination of large grouped windows, punched windows and doors is essential. A variety of symmetrical and asymmetrical openings is encouraged.
- All major vertical surfaces shall be articulated with windows.
- Each elevation should be given equal care and attention in door/window composition and placement.
- Multiple exterior doors connecting interior spaces to porches and balconies are required.

PROPORTIONS + SHAPES

- Doors must be rectilinear and simply detailed. Simple French doors are encouraged.
- Solid wood double entry doors are prohibited.
- Split-level entries are discouraged.
- Doors combined with transoms and other windows are encouraged.
- Each house shall incorporate a variety of window sizes that reflect the uses of interior spaces.
- Windows may be vertical or horizontal in proportion and grouped to create larger openings.
- Circular, elliptical, octogonal, diamond shapes, half-circle, eyebrow and round top windows are prohibited.
- Bay windows shall be orthagonal in plan. Curved or segmented bay windows are prohibited.

Large grouped windows with screens

Doors combined with transom window



Large grouped windows and doors

- All window lites are to be large and simple. Recommended sash divisions for double hung windows are 1-over-1. Complex sash divisions into six lites or more, or diamond patterns are prohibited.

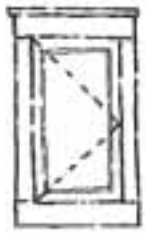
DETAILS

- Muntins are discouraged. If used they must be dimensional. They shall be integral and shall in all cases match at adjacent doors and windows. Flat muntins are prohibited.
- Sliding doors may not be used as the primary entrance door.
- The use of leaded or decorative glass is discouraged.

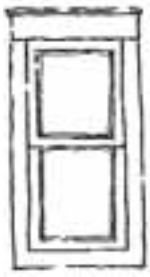
MATERIALS + COLOR

- Doors shall be constructed of wood, wood with aluminum cladding or fiberglass.
- Screen doors and wood window screen frames shall be stained or painted. Screen materials are to be non-reflective and should match screens at porches, if applicable.
- Doors, window sashes and other frames shall be finished in one of the accent or trim colors featured in the color palette (refer to pg. 32). If a trim color is chosen, it must match the surrounding trim.
- All windows shall be surrounded by trim that matches building trim in color and material.

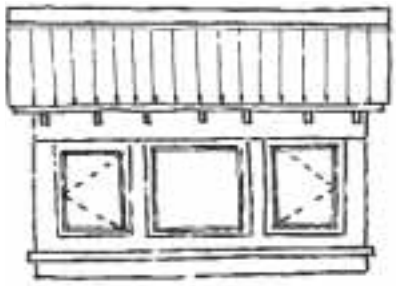
Awning window



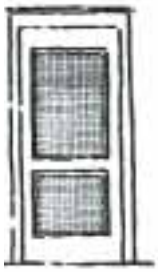
Casement window



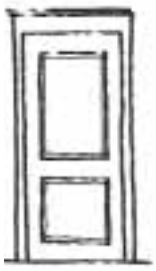
Double hung
1-over-1 window



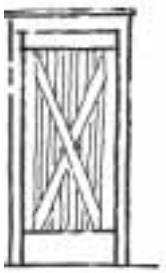
Combination of casement and picture windows



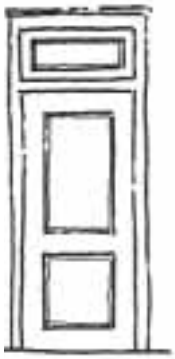
Screen door



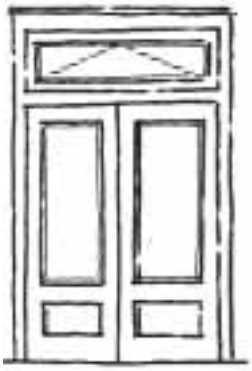
2 panel french door



Barn door



Door with fixed
transom



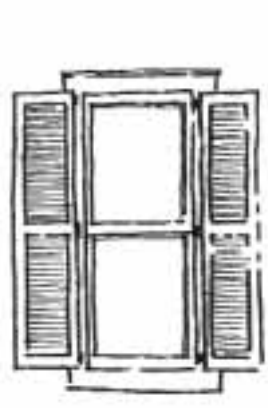
Doors with operable transom

Shading Devices + Balconies

SHADING DEVICES

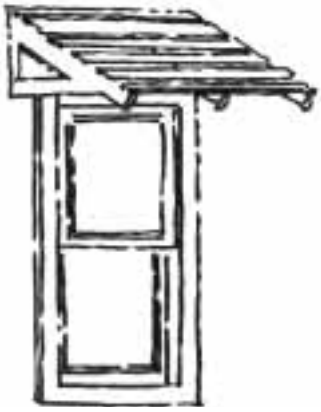
Southern coastal houses have evolved with features to control and reflect light and heat, rather than embrace them. The exterior of a RiverCamps' house is articulated with elements that shade the doors and the windows from the Florida climate. In addition, awnings and louvered shutters give shade to windows, doors and outdoor living areas. Operable shutters provide residents with added protection from Florida's varied weather extremes, allowing residents to control the amount of daylight and heat entering the house on most days, as well as protecting windows during storms.

- Fiberglass resin or wood shading devices are allowed and encouraged. These may include traditional Colonial shutters, Bermuda shutters or barn doors. Shutters, if used, must be operable and must fully close over the window opening. Shading devices shall be painted or stained in one of the trim colors featured in the color palette (refer to pg. 32).



Operable shutters - open

Operable shutters - closed



Lattice shading device

Bermuda shutter - open

Shading device

Shading device

Various shutter types

BALCONIES

Balconies provide shade for sun-drenched walls and blur the line between inside and outside. They should be constructed of wood. An exposed structure is encouraged, and should be simply detailed. Detail of railings should be simple and the same as porches and stairs. Wood members may be left natural, stained or painted in one of the trim colors featured in the color palette (refer to pg. 32).

Covered balcony

Balcony

Covered balcony

Garages + Parking Structures

Garages and parking structures should make an architectural contribution to the neighborhood. To achieve this, the quality of their design, their detailing and their materials should be of the same level as that of the main house.

Separate garages and parking structures are discouraged for elevated houses. Parking under the main structure is recommended. Visually screened carports in lieu of enclosed garages are encouraged.

COMPOSITION

- Garages shall be rectangular in plan and have a roof slope of between 6/12 and 10/12. Massing rules apply here as well (refer to pgs. 12-15).
- A living space, or carriage house, may be placed above the garage and may be accessed with exterior stairs. This must not be built before the main house and its use is considered ancillary to the main house.
- Any parking structure shall be at least 8' from the house. Any roofed space connecting the parking structure to the house shall be no more than 8' wide.
- Carports are to have horizontal louvers or wood slats to create a visual screen for vehicles at a minimum of two sides.
- Carports used for boat storage must be screened from the street and neighboring houses. Designs for boat storage are subject to review by the DRC.

PROPORTIONS + SHAPES

- The maximum size for a single car garage shall be 288 sq. ft. gross (12' x 24').
- The maximum size for a double car garage shall be 517 sq. ft. gross (24' x 24').
- Porches or balconies from a garage's second story spaces are encouraged. They may be additive, as a cantilevered balcony, or cut into from the garage's second-story volume.

DETAILS

- All "architectural character" requirements apply to all garages and carports.
- All sides of the garage structure must be architecturally articulated with trim and at least one window.
- Each car location shall receive a separate garage door. "Double-wide" garage doors are prohibited.
- Garage doors must be paneled and may incorporate glazing. They shall be carefully detailed as traditional swinging, folding or sliding doors. Segmented roll-up doors are permitted only if they are designed to appear as one of these traditional door types.

Garages with living space above

Garages for at grade houses only

MATERIALS

All parking structures (garages, carports, etc.) shall match the material palette and detailing of the adjacent house. Garage doors shall be constructed of wood or fiberglass. Metal garage doors are not allowed.

COLORS

All parking structures (garages, carports, etc.) and garage doors shall be painted or stained in one of the wall or trim colors featured in the color palette (refer to pg. 32) and should match the color palette applied to the adjacent house.

Carport under house

Carport under house

Paneled, roll-up doors

Sliding barn door

Swinging doors

Paneled, roll-up doors

Details

FENCES

Fences are discouraged, but practical considerations may necessitate the enclosure of outdoor spaces, such as a pool or a small dog run. With the exception of a pool, which shall be the minimum amount to meet the code requirements, fenced areas are limited to a 200 sq. ft. maximum outside of the house footprint and are considered part of the Development Zone (refer to pg. 7). Fences should be constructed of unpainted wood posts with transparent panels that are a mimimum of 75 percent open air. They may not create a visual barrier. Enclosure of space under the house for these purposes is encouraged (refer to pg. 22). Privacy fences are not allowed at RiverCamps on Crooked Creek.

RAILINGS ON EXTERIOR STAIRS, BALCONIES AND PORCHES

Railings should follow the simple construction techniques and detailing found throughout the exterior of the house. Pickets should be designed to form rhythms or decorative patterns. The primary pattern must be vertical, horizontal, or diagonal. Galvanized mesh or stainless steel cables may be between wood posts. Railings, posts, pickets, stairs and all associated framing shall be constructed of wood and stained in one of the trim colors featured in the color palette (refer to pg. 32). All railings at stairs, balconies and porches should be detailed similarly.

CHIMNEYS

Chimneys shall be faced with brick, stucco, tabby (coastal concrete) or other materials approved by the DRC. Chimneys shall be topped with a galvanized, stainless steel or clay cap (as by Superior Clay Corporation or equivalent) and shall be scaled to fit the chimney. In general, chimneys should be kept relatively simple in massing and articulation.

TRASH ENCLOSURES

Trash enclosures should be detailed to match the treatment of piles or foundations at the main house (refer to pg. 22). They should be fully enclosed with roofs that match the main house. Design considerations for wildlife are required. At elevated houses, trash enclosures may be under the main house. Trash enclosures combined with equipment enclosures are encouraged.

EQUIPMENT ENCLOSURES

Equipment, such as HVAC condensers, should be thoughtfully considered and integrated into the design of the house or landscape plan. All equipment enclosures should be detailed to match the treatment of piles or foundations at the main house. Where equipment is placed at grade, it can be located below the house, screened with landscaping, or placed in an enclosure.

Chimney

Stair and railing

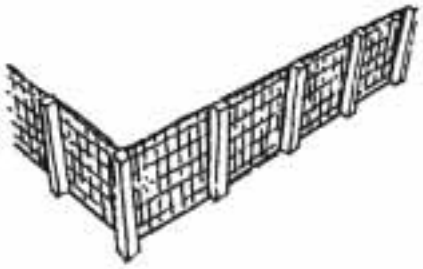
Balcony railing

Conditions at some sites will require that equipment be elevated. It may be located at the elevated levels of the main house, but must be designed not to detract from the house's simple massing. Separate detached enclosures, as seen in the image on this page, are encouraged and may be combined with trash enclosures.

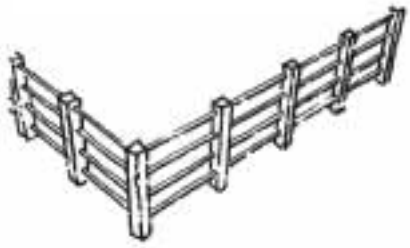
Pole mounted platforms or "tacked on" structures for equipment are prohibited. Clearances required by code and suggested by the manufacturer should be considered at all enclosures.

ADDITIONAL CONSIDERATIONS

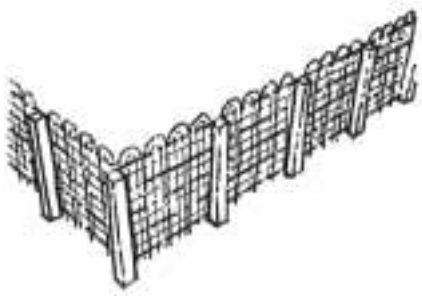
- Antennas and satellite dishes are allowed. However, they should be located so that they are visually screened from the street, adjoining home sites and public areas including trails, creeks, etc.
- Log cabins are not allowed.
- Swimming pools are allowed but discouraged. The area covered by pools and associated decks is part of the Clearing Zone (refer to pg. 8) and is calculated as part of the Maximum Lot Coverage. Change of grade to accomodate a pool is limited to 30". Screens for pools must be consistent with the architecture of the house in design, material and color. The water table must be considered when designing a pool. Vinyl or above ground pools are prohibited.



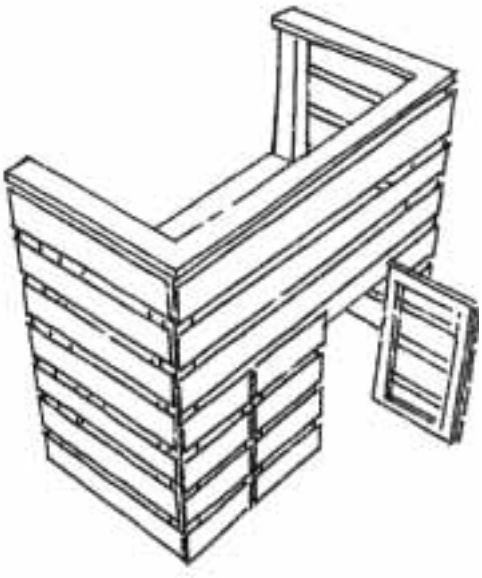
"Hog" wire fence



Pipe rail fence



Wire panel fence



Equipment/trash enclosure

Color Palette

RiverCamps is intended to be a homogeneous place, created with a limited palette of forms, materials and colors. The color palette seeks to blend in and work with the natural surroundings rather than contrast the house against the landscape.

The palette for walls and trim is drawn from woodland and earth tones that include natural greens, golds, taupes, rust/browns and warm grays. Calm wall colors soften the bright Florida sunshine. Trim colors are subtle variations of the wall color and help to frame the massing of the house. They should be a shade lighter or darker than the wall color. Rich complimentary accent colors such as deep blue, green, red, black and bronze, highlight door and window openings in the volume.

The palette shown on the next page displays a limited range of colors. Other combinations are acceptable. All color schemes are to be submitted to the DRC for review. Note that printing techniques used to produce this Pattern Book approximate the represented colors. Architects and contractors shall provide owners with color chips samples, and have them on hand for review.

DETAILS

- Natural wood or muted transparent stained siding with complimentary trim are preferred.
- All-white buildings are not allowed.
- Primary siding, if painted or stained, must be done in a single color from colors similar to those illustrated on the next page. Where siding varies to highlight the hierarchy of masses, one additional complimentary color may be used.
- Trim at doors and windows shall match main house trim.
- Accent colors are limited to doors and window sashes.
- If doors and window sashes are not an accent color, then they should match the trim color.

WALL + TRIM COLORS

GREENS

Hardware
SW 6172

Cocoon
SW 6173

Andiron
SW 6174

GOLDS

Restrained Gold
SW 6129

Mannered Gold
SW 6130

Chamois
SW 6131

TAUPES

Sands of Time
SW 6101

Portabello
SW 6102

Kaffee
SW 6104

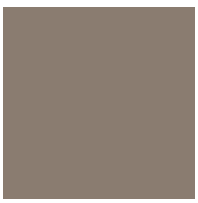
BROWNS

Universal Khaki
SW 6150

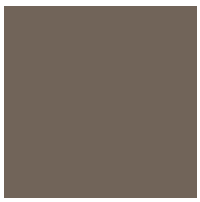
Superior Bronze
SW 6152

Protégé Bronze
SW 6153

WARM GRAYS



Intellectual Gray
SW 7045



Anonymous
SW 7046

Porpoise
SW 7047

ACCENT COLORS

DEEP BLUE

Liberty Blue
P725

DEEP GREEN

Black Emerald
P703

DEEP RED

Redwood
P504

BLACK

Black Licorice
P777

DEEP BROWN

Bronze
P002

Trim and wall colors shown by Sherwin Williams.
Accent colors shown by Pozzi Wood Window.

LANDSCAPE

Lessons from Indigenous Landscapes

When designing and developing RiverCamps' landscapes, look for the patterns, colors and textures that are expressive of its piney woods low country. Accentuate the distinguishing characteristics that are most dramatic. Use the remaining ones to fill the in-between places.

This landscape's architecture is distinguished by its distinctive vertical stratification and the closed to open, sunny to shady rhythm of woodland and grassland. Edges between woodland, grassland, dryland and wetland are distinguished by compressed, tiered transitions from tree to shrub to grass and wildflowers. The view in every direction includes vivid contrasts between horizontal and vertical, many subtle variations of green, abstract and silhouette-like views of distance and horizon and juxtaposed, quilt-like mosaics of human-made and nature-made.

Often, a patch of ground the size of a tablecloth will hold as much finely detailed variety as the breath-taking panorama of sea and shore. A change in the land's elevation measured by a stair step or two is all that is needed to bring about significant changes in the structure and appearance of the landscape.

Where the land is slightly higher and drier, it is covered by a greater variety of lower growing evergreen shrubs and groundcovers. Broadly spaced pyramid-like evergreen magnolias and oaks stretch towards the high canopy of pine.

Where the land is slightly lower and wetter, it supports a diminished variety of evergreen shrubs. These grow higher and are mixed with many grasses, rushes and sedges, especially in more sunny areas. Dense clusters of lanky, column-like cypress, gum and bay stand at varying heights beneath a thinning and dwarfed scattering of slash pine.

Appropriate Landscape Architectural Responses

RiverCamps consists of web-like relationships between humans, plants and place. Each patterned portion of the vegetative mosaic is expressive of its genesis. Conserving the indigenous genius of this place begins with limiting disturbances to its community of plants and carefully stitching them back together again once construction is complete.

Consider pruning to be as good as or better than planting. Careful editing can clearly and dramatically reveal a landscape's inherent sensual qualities. When adding plants, choose and place them in proportions appropriate to the communities from which they came. Plant them in a clustered variety of heights so that they will mature into a community of all ages. And choreograph the plantings so that they are allowed to evolve into their own rather than merely getting bigger and older in a designed setting that resists change.

Consider the areas immediately adjacent to buildings as clearings in the woodland and make plantings the lowest of all. Place the tiered, planted edge between clearing and woodland around the perimeter of the clearing and away from the perimeter of the building.

Allow the massing and clustering of plants to broadly move along and over drives, walkways, fences and out-of-doors enclosures. Avoid lining their edges with tiered plantings commonly associated with foundation plantings.

All of RiverCamps' plants grow to occupy distinctive vertical layers in the woodland canopy. These layers, known as canopy levels or strata, give the piney woods low country its distinctive layered, silhouette-like quality. To sustain this landscape's dominant feature, place each plant so that it can attain the height of the strata for which it is adapted. All plants are listed in the Plant Palette according to their mature canopy level.

RiverCamps' plants also group themselves into communities preferring drier and wetter soils. Placing plants according to their adaptation to the wetness or dryness of the land is important to sustaining the patterned integrity of RiverCamps' landscape. Plants are grouped in the Plant Palette according to the greater number of individual species seen growing on drier or wetter soils. Placing plants according to the strata to which they mature and in numbers appropriate to the wetness or dryness of the ground will result in a designed landscape that is expressive of and contributes to RiverCamps' one-of-a-kind mosaic of plant communities.

Plant Palette

The Plant Palette is a key element for maintaining the beauty and unique character of RiverCamps. Each plant has been chosen because its features contribute to the distinguishing characteristics of the larger landscape. Use the Plant Palette as a means of limiting choices, always a key ingredient to successful landscape design. Further limit choices to those plants that are best adapted to the micro-environment in which they will be placed. Carefully place each in relation to the others so that all work together in forming a vegetative structure expressive of its place in the larger landscape.

An important benefit of using plants best adapted to RiverCamps' ecology is that irrigation and maintenance needs are minimal. Existing wildlife habitat is strengthened by these plants that provide ample food and shelter.

Small areas of turf are allowed, but discouraged. Areas where turf can be placed are shown as part of the Development Zone (refer to pg. 7) and calculated as part of the maximum lot coverage.

Houses at RiverCamps on Crooked Creek shall use 5 percent of the value of the home and lot, excluding irrigation and hardscape costs, as a target budget for landscaping. This budget includes plantings and installation.

HUMAN-MADE AND NATURE-MADE, A PARTNERSHIP

The lessons, appropriate responses and plant palette are methods for sustaining RiverCamps as a place where life flourishes. This effort requires developing and conserving the land's individual parcels so that they remain expressive of RiverCamps' park-like pine woods and jewel-like habitat features. As this is achieved, RiverCamps will become a human-made place containing and expressing the essence of its nature-made genius.

AQUATICS


Pickerel-Weed


Arrowhead

BULBS


Spider Lily


Swamp Lily

FERNS


Netted-Chain Fern


Cinnamon Fern

GROUNDCOVER STRATA


Conradina


Wire Grass

HIGH SHRUB STRATA


Orange-Flowered Azalea


Possum-Haw Viburnum

LOW SHRUB STRATA


Sweet Pepperbush


American Beautyberry

VINES


Yellow Jessamine


Coral Honeysuckle

PERENNIALS


Bay-Blue Iris


Rose-Mallow

WOODLAND CANOPY TREES


Pond Cypress


Longleaf Pine

WOODLAND UNDERSTORY TREES

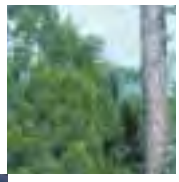

Southern Red Cedar


Bay Magnolia

*See full plant listings on pages 38 and 39

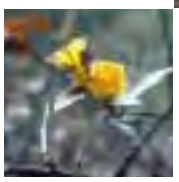
Plant Palette

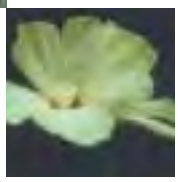
SCIENTIFIC	COMMON
Woodland Canopy Trees	
Drier	
Magnolia grandiflora	Southern Magnolia
Pinus palustris	Longleaf Pine
Quercus laurifolia	Diamond-leaf Oak
Quercus nigra	Water Oak
Quercus virginiana	Live Oak
Wetter	
Acer rubrum	Red Maple
Liquidambar styraciflua	Sweetgum
Pinus elliottii	Slash Pine
Nyssa biflora	Swamp Blackgum
Taxodium ascendens	Pond Cypress
Woodland Understory Trees	
Drier	
Ilex opaca	American Holly
Juniperus silicicola	Southern Red Cedar
Juniperus virginiana	Eastern Red Cedar
Sabal palmetto	Cabbage Palm
Wetter	
Crataegus opaca	*Mayhaw*
Magnolia virginiana	Bay Magnolia
Persea palustris	Red Bay
High Shrub Strata	
Drier	
Baccharis halimifolia	Salt Bush
Chionanthus virginica	*Grancy Graybeard*
Ilex vomitoria	Yaupon Holly
Illex vomitoria 'Pendula'	*Weeping Yaupon Holly*
Myrica cerifera	Southern Wax Myrtle
Osmanthus americana	Wild Olive
Rhododendron austrinum	*Orange-flowered Azalea*
Rhododendron canescens	Pink Honeysuckle Azalea
Symplocos tinctoria	Horse Sugar
Vaccinium arboreum	Tree Huckleberry
Wetter	
Ilex cassine	Dahoon Holly
Ilex myrtifolia	Myrtle-leaved Holly
Lonicera fragrantissima	*Winter Honeysuckle*
Lyonia lucida	Fetterbush
Rhododendron serrulatum	Swamp Honeysuckle Azalea
Viburnum nudum	Possom-haw Viburnum



SCIENTIFIC	COMMON
Low Shrub Strata	
Drier	
Abelia x grandiflora	*Glossy Abelia*
Amorpha fruticosa	Indigo Bush
Callicarpa americana	American Beautyberry
Cycas revoluta	*Sago Palm*
Callicarpa americana	American Beautyberry
Hypericum cistifolium	St. John's-Wort
Hypericum spp. 'Cultivar'	*Cultivated St. John's-Wort*
Illex glabra	Gallberry Holly
Kerria japonica	*Japanese Rose*
Rhapidophyllum hystrix	*Needle Palm*
Serona repens	Saw Palmetto
Vaccinium myrsinites	*Shiny Blueberry*
Wetter	
Clethra alnifolia	Sweet Pepperbush
Hypericum brachyphyllum	Short St. John's-Wort
Hypericum fasciculatum	Tall St. John's-Wort
Itea virginica	*Virginia Willow*
Groundcover Strata	
Drier	
Andropogon glomeratus	Bushy Broomsedge
Andropogon gerardii	Big Bluestem
Asarum spp. 'Cultivar'	*Winter Ginger*
Aristida stricta	Wire Grass
Conradina canescens	Conradina
Eremochloa ophiuroides	*Centipede Grass*
Gardenia jasminoides 'Prostrata'	*Dwarf Gardenia*
Gaylussacia dumosa	Dwarf Huckleberry
Hosta spp. 'Cultivar'	*Cultivated Hosta*
Indigofera kirilowii	*Indigofera*
Kalmia hirsuta	Wicky
Schizachyrium scoparium	Little Bluestem
Zoysia 'Empire'	Empire Zoysia
Wetter	
Aristida spiciformis	Bottlebrush Threeawn
Erianthus giganteus	Giant Beard Grass
Muhlenbergia filipes	Gulf Muhly
Muhlenbergia spp. 'Cultivar'	*Cultivated Muhly Grass*
Muhlenbergia expansa.	Flatwoods Muhly
Panicum virgatum	Switchgrass
Spartina patens	Saltmeadow Hay
Sporobolus virginicus	Virginia Dropseed

SCIENTIFIC	COMMON
Vines	
Drier	
Bignonia capreolata	Cross Vine
Clematis spp. 'Cultivar'	*Cultivated Clematis*
Gelsemium sempervirens	Yellow Jessamine
Lonicera sempervirens	*Coral Honeysuckle*
Trachelospermum jasminoides	*Confederate Jasmine*
Vitis rotudifolia	Southern Fox Grape
Wisteria frutescens	Native Wisteria
Wetter	
Clematis crispa	Native Clematis
Smilax laurifolia	Bamboo Vine
Smilax walteri	Coral Greenbriar
Perennials	
Drier	
Amsonia tabernaemontana	*Blue-star*
Carphephorus odoratissimus	Vanilla Plant
Coreopsis floridana	Yellow Coreopsis
Coreopsis spp. 'Cultivar'	*Cultivated Yellow Coreopsis*
Echinacea angustifolia	*Purple Coneflower*
Erythrina herbacea	*Coral Bean*
Eupatorium coelestinum	*Wild Ageratum*
Eupatorium spp. 'Cultivar'	*Cultivated Ageratum*
Hedychium spp.'Cultivar'	*Cultivated Ginger*
Helianthus angustifolius	Narrow-leaf Sunflower
Hemerocallis spp.'Cultivar'	*Cultivated Daylily*
Hibiscus aculeatus	Pineland Hibiscus
Liatris spicata	Blazing Star
Liatris pycnostachya.	Dry Prairie Blazing Star
Liatris spp. 'Cultivar'	*Cultivated Blazing Star*
Wetter	
Balduina uniflora	Balduina
Coreopsis nudata	Pink Swamp Coreopsis
Dichromena latifolia	White-topped Sedge
Eragrostis elliottii	*Blue Love Grass*
Eragrostis spectabilis	Purple Love Grass
Hibiscus lasiocarpus	*Rose-mallow*
Iris fulva	*Copper-colored Iris*
Iris giganticaerulea	*Giant-blue Iris*
Iris hexagona	Anglepod Blue-flag Iris
Iris tridentata	*Bay-blue Iris*
Iris virginica	*Southern Blue-flag Iris*
Kosteletzkya virginica	Seashore Mallow
Lachnanthes caroliniana	Red Root
Lobelia cardinalis	Cardinal Flower
Rhexia alifanus	Tall Meadow Beauty
Rhexia lutea	Yellow Meadow Beauty
Xyris caroliniana	Yellow-eye Grass





SCIENTIFIC	COMMON
Ferns	
Drier	
Cyrtominum falcatum	*Holly Leaf Fern*
Nephrolepsis exaltata 'Bostoniensis'	Boston Fern
Pteridium aquilinum	Bracken Fern
Wetter	
Osmunda cinnamomea	Cinnamon Fern
Osmunda regalis	Royal Fern
Woodwardia areolata	Netted Chain-fern
Woodwardia virginica	Virginia Chain-fern
Bulbs	
Drier	
Hippeastrum x Johnsonii	*Saint Joseph's Lily*
Leucojum vernum	*Snowdrops*
Lilium formosanum	*Formosa Lily*
Lycoris radiata	*September Lily*
Wetter	
Crinum americanum	Swamp-lily
Hymenocallis crassifolia	Spider-lily
Hymenocallis occidentalis	*Spider-lily*
Aquatics	
Eleocharis tuberculosa	Spike Rush
Juncus effuses	Soft Rush
Nymphaea odorata	White Water-lily
Orontium aquaticum	*Golden Club*
Pontederia cordata	Pickerel-weed
Sagittaria lancifolia	Arrowhead
Saururus cernuus	Lizard's Tail
Xyris caroliniana	Yellow-eye Grass

Plants currently not found growing at RiverCamps are shown in italics

Surfaces: Materials + Paving + Exterior Lighting

The selected materials for landscape and garden surfaces will contribute to the character of RiverCamps. Limited walks, paths, patios, decks, driveways and parking areas should be constructed of natural materials such as stone, brick or wood. With minimal disturbance to the landscape, quality materials will strengthen its unique character. This clean simple landscape will be reminiscent of the local vernacular traditions of handiwork and craft.

To further reduce the amount of unnecessary paving, the driveway should be constructed with crushed rock and geo-grid pavers. The same driveway should be used as the path to connect pedestrians and bikers to the landscape rather than additional walkways. The recommended design and materials listed here will provide an intimate and unique arrival to each residence. To ensure a congruent design the same materials selected for the driveway should also be used for paths and walks and patios. Paths and walks should be narrow to minimize the impact to the environment and maintain the residential scale of the community.

Paving materials may include the following:

- Gravel over compacted base.
- Sand and crushed rock.
- Wooden boardwalks raised slightly above the ground (built with cypress, cedar, sustainable harvested tropical hardwoods or synthetic wood).
- Dry-laid pavers: cut stone (bluestone, granite, limestone). Brick, concrete pavers, clay tile, and cast stone (natural colors). All concrete pavers and paving stones shall be rectangular or square shapes only.
- Natural concrete or stained concrete of natural hue is allowed below the footprint of the house.

Prohibited paving materials:

- Asphalt and stamped concrete.
- Synthetic or unnatural hue colored concrete pavers, concrete or tile.

Crushed stone

Crushed stone with synthetic wood boardwalk

Stone pavers

EXTERIOR LIGHTING

The clear night sky is another defining character of RiverCamps. It is important to reduce the amount of light pollution to minimize disturbance to wildlife and surrounding residents. Only light porches, patios and paths where necessary. Hooded lanterns and other forms of subdued, indirect low-level lighting are required. It is recommended that these lights be set on timers or security sensors to illuminate the community during the off-season. Incandescent bulbs, 40 watts or below, are recommended. Spotlights are not allowed.

Flush boardwalk

Elevated boardwalk

Disclaimer

All plans, dimensions, improvements, amenities, features, uses, specifications, materials and availabilities depicted herein are subject to change without notice. Illustrations are artist's depictions only and may differ from completed improvements.

These architectural guidelines are not intended to be a complete list of all criteria that must be satisfied in connection with construction of improvements. Compliance with these architectural guidelines does not assure approval of any particular design. The St. Joe Company reserves the right to approve particular designs which vary from or otherwise do not comply with these architectural guidelines.

These architectural guidelines are a mechanism for maintaining and enhancing the overall aesthetics of RiverCamps. They do not create any duty to any person. Review and approval of designs shall be based on aesthetic considerations only. The St. Joe Company shall not bear any responsibility for ensuring the structural integrity or soundness of approved construction or modifications, for ensuring compliance with building codes and other governmental requirements, or for ensuring that every structure is of comparable quality, value or size, of similar design, or aesthetically pleasing or otherwise acceptable to other property owners in the RiverCamps' community.

How to visit us:

Our RiverCamps' Preview Center is on Highway 98
just east of State Road 79 in Panama City Beach,
right across from Pier Park.

How to contact us:

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