Osceola Corporate Center

General & Specific Development Guidelines

Prepared for:

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GOVERNING DOCUMENT

In the event of any inconsistency or conflict between these guidelines and the Osceola Corporate Center Planned Development ("PD"), the PD provisions shall control.

I. GENERAL DEVELOPMENT GUIDELINES

The following comprise General Development Guidelines applicable to the Osceola Corporate Center. Owners are encouraged to carefully review the General Development Guidelines together with the Specific Site Development Guidelines, which are set forth herein. Within the context of this document, the term "Developer" refers to Deerfield Land Corporation; in the case of bulk sale, the majority property owner of Osceola Corporate Center; or, the Osceola Corporate Center Master Owners Association ("MOA"). The term "Owner" refers to individual purchasers of property within Osceola Corporate Center.

1. Applicable Codes

Any development within the Osceola Corporate Center must conform to or with the following items and amendments thereof per Developer:

- Osceola Corporate Center Zoning Regulations - PD District
- Osceola County Comprehensive Plan
- Osceola County Code of Ordinances
- Other Ordinances of Osceola County not contained within the Code of Ordinances
- Osceola County Land Development Regulations
  South Florida Water Management Stormwater Permits
  U.S. Army Corps of Engineers Nationwide Permit
- Florida Department of Environmental Protection Permit
- Osceola Corporate Center Application for Development Approval
  Osceola Corporate Center PD Approval
  Florida Fish and Wildlife Conservation Commission Permits
- Comprehensive Development Plans (CDPs)

2. Waiver and Exceptions Prohibited

An Owner within Osceola Corporate Center is prohibited from seeking exceptions, waivers, or variances from the codes, standards, approvals, permits and plans listed in the preceding paragraph from any governmental agency, or elected official, or appointed official without the prior written consent of the Developer.

3. Exceptions

Exceptions to the requirements provided herein may be considered by the Developer and may be granted, at the sole discretion of the Developer, if such exceptions do not interfere with the design integrity of Osceola Corporate Center and if such exceptions do not conflict with the existing PD and other Osceola County and/or City of Kissimmee regulations, and previously obtained regulatory agency approvals. After the Developer approval, an Owner may approach the corresponding local government jurisdiction or regulatory agency to seek an exception or variance, provided however, that the Owner cannot accept conditions of approval from said entities which would affect any other part of Osceola Corporate Center.
4. **Ongoing Compliance and Monitoring**

As required by the Development Order for Osceola Corporate Center, the Developer maintains the right at any reasonable time to conduct the following activities on any parcel within Osceola Corporate Center:

A. Inspect stormwater management facilities to ensure maintenance of water quality from each development parcel.

B. To ensure that during construction, areas adjacent to wetland buffers are provided with temporary stormwater retention areas to control construction runoff and to ensure that silt screens backed up with hay bales along the perimeter of construction zones to prevent siltation in undisturbed areas are provided, in accordance with South Florida Water Management District permit requirements.

C. The Developer may also monitor wetlands as part of an operation and maintenance program to include evaluation of health and growth of trees and understory plant life in wetlands areas utilized as receiving waters for stormwater discharges from retention and lake areas.

5. **Owner's Responsibility**

Each Owner shall continually maintain all structures, parking areas and other improvements comprising its Site, and any landscaping within any adjacent road right-of-way. Such maintenance shall include, but is not limited to, the following:

A. responsibility to ascertain and maintain all necessary permits;

B. prompt removal of all litter, trash refuse, waste, and unpermitted signage;

C. keeping exterior lighting and maintenance facilities in continuous working order;

D. implementing and maintaining erosion-sedimentation control measures;

E. painting or staining, as appropriate, and maintenance and repair of the exterior of all improvements and signage;

F. roof replacement as necessary;

G. keeping parking areas, driveways and roads in good repair and free of potholes, excessive cracks and weeds;

H. complying with all government health requirements;

I. promptly repairing exterior damages to improvements;

J. periodically cleaning abutting streets, water ways and landscaped areas lying between public right-of-way lines and Site boundaries unless such streets, water ways or landscaped areas are Common Areas, to be maintained by the MOA; and

K. if appropriate, striping of parking areas and repainting of improvements.

If any Owner fails to properly perform such Owner's maintenance responsibilities hereunder, the Developer or the MOA may perform said maintenance and assess all costs incurred by the MOA against the Site and the Owner.
6. **Master Plan**

Osceola Corporate Center has an approved master development plan that depicts the allowable locations of various land uses. This master plan is referenced as the General Development Guidelines. The most current version of the Master Plan is available at the offices of the Developer.

The land uses permitted for Osceola Corporate Center are office, office warehouse, hotel, commercial, multi-family, County Roadway Stormwater System, Approved Upland Mitigation Areas (Per SFWMD, FDEP and ACOE), Jurisdictional Wetlands (Per SFWMD, FDEP and ACOE Approvals) open space and conservation. The PD allows for a mix of uses within the parcels. The intensity of this use is governed by the Osceola Corporate Center PD and the Developer. Site planning for each parcel is subject to review and approval by the local government as well as the Developer.

7. **Project Zoning**

Osceola Corporate Center is zoned PD- "Planned Development" by Osceola County. The PD zoning designation provides Owners with flexibility in Site planning and design. A copy of the PD zoning document for Osceola Corporate Center is available from the Developer. This document identifies approved uses and also addresses Site planning and design issues.

8. **Restricted Activities**

The following activities are prohibited within Osceola Corporate Center unless expressly authorized by, and then subject to such conditions as may be imposed by, the Developer, Osceola County, the City of Kissimmee (if applicable), and appropriate permitting agencies:

A. Parking of trucks or other vehicles on streets or thoroughfares, for delivery, loading, unloading or otherwise;

B. Any activity which, in the opinion of the Developer or Master Association, tends to cause an unclean, unhealthy, untidy or unattractive condition to exist outside of enclosed structures on a parcel;

C. Any activity which emits foul or obnoxious odors, fumes, dust, smoke or pollution outside of an enclosed structure or which creates noise, nuisance, unreasonable risk of fire or explosion, or other conditions which tend to disturb the peace or threaten the safety of the occupants of other structures and parcels, provided that, nothing within this paragraph shall preclude normal and customary operation of any restaurant;

D. Any activity which violates local, state or federal laws or regulations;

E. Outside burning of trash, leaves, debris or other materials, except for agency-permitted burning of resultant Site clearing vegetative debris;

F. Obstruction or rechanneling of drainage flow after location and installation of
drainage swales, storm sewers, or storm drains, except that the Developer or the MOA or Subassociation, where applicable, shall have the right to obstruct or rechannel said flow at their sole discretion, provided that the necessary permits are obtained;

G. Outdoor storage or outdoor business operations of any kind, including, without limitation, displaying of products outside of the permanent buildings, except that outdoor storage of building materials in a central location shall be permitted during construction;

H. Subdivision of a parcel into two or more parcels, or changing the boundary lines of any parcel after a subdivision plat including such parcel has been approved and filed in the Official Records of Osceola County, except that the Developer shall be permitted to subdivide or change the boundary lines of parcels which it owns;

I. Fishing, swimming, boating, and the use of personal flotation devices, or other active use of lakes, ponds, streams or other bodies of water within Osceola Corporate Center (swimming pools excepted). The Developer shall not be responsible for any loss, damage, or injury to any person or property arising out of the authorized or unauthorized use of lakes, ponds, streams or other bodies of water within or adjacent to Osceola Corporate Center; and,

J. Overnight parking of boats, boat trailers, RVs, trailers (except for actively used construction trailers and noted herein), and commercial trucks.

9. **Prohibited Conditions**

The following conditions or facilities are strictly prohibited in Osceola Corporate Center:

A. Plants, animals, devices or other things of any sort whose activities or existence in any way is noxious, dangerous, unsightly, unpleasant, or of a nature as may diminish or destroy the enjoyment of the parcels;

B. Sprinkler or irrigation systems of any type which draw water from ponds, wetlands, canals, or other ground or surface waters within Osceola Corporate Center;

C. Septic systems and wells, except that irrigation wells are permitted if approved by the relevant jurisdiction and where reuse water lines are not in existence;

D. Any fence, wall, hedge, or shrub planting which does create or tends to create a traffic or sight problem;

E. Any structure of a temporary nature, such as a tent, shack, trailer, or utility shed, except for actively used construction trailers during ongoing construction on a parcel;

F. Overhead service entrance conductors, except for temporary lines as required during construction and high voltage distribution lines; and

G. Unpermitted signage on Owner property or Common Areas.
10. **Prohibited Uses**

The following uses or activities are strictly prohibited in Osceola Corporate Center:

A. oil, gas or mineral exploration, drilling, boring development, refining, quarrying, or mining operations and all construction and equipment incident thereto, oil or gas wells, related equipment or facilities, excavations for minerals, and mine shafts;

B. junk yards, scrap metal yards, construction equipment storage, sales or leasing, automobile used parts and/or dismantling operations, sanitary landfills, and recycling facilities (which shall include facilities for the processing of recyclable materials but shall not include centers established solely for collection and sorting of household recyclable materials);

C. commercial excavation of building or construction materials, except in the usual course of construction of improvements;

D. dumping, storage, disposal, incineration, treatment, processing of garbage, dead animals, medical waste, toxic waste, or refuse;

E. lumberyards, sawmills, or outdoor storage of building or construction materials, except that storage of materials related to ongoing construction on a site;

F. flea markets, and fire and bankruptcy sale operations;

G. truck terminals and truck stop-type facilities;

H. businesses engaged in the sale of obscene or pornographic materials or in the provision of entertainment featuring topless or nude performers;

I. business involving the extended boarding of pets or other animals;

J. any industrial use, except light manufacturing activities which otherwise comply with all restrictions set forth herein;

K. any automotive, heavy equipment or machinery sales or distribution operation;

L. such other uses as the Developer may from time to time deem inappropriate or inconsistent with the balance of Osceola Corporate Center;

M. "Theme Parks" like Universal Studios, Universal Islands of Adventure, Sea World, Gatorland, or any other entertainment or amusement establishments such as go-cart tracks or miniature golf courses;

N. short term rentals as defined by Osceola County, or, if annexed, by the City of Kissimmee; and,

O. signage except as provided herein.

11. **Roadways, Bikeways and Lighting**

Approved access points into Osceola Corporate Center from Osceola County facilities are identified in the Master Plan contained in the PD and prepared by Ivey Planning Group, LLC, a copy of which is attached hereto as Schedule I and incorporated herein by reference. The most current version of the Master Plan will also be
available at the offices of the Developer. The Osceola Corporate Center hierarchy of roadways is depicted on Schedule 1, attached hereto and incorporated herein by reference.

Access points along project collector roads are to be designed in accordance with the standards shown on Schedule 2, attached hereto and incorporated herein by reference. Typical curb and gutter details must conform to those indicated on Schedule 3, attached hereto and incorporated herein by reference, and must be shown on the Site plan or Site detail sheet for the Developer review and approval.

Osceola Corporate Center shall have an internal pedestrian/bikeway circulation system. Bikeways will be provided within the right-of-way of all internal roads. Each Owner shall construct that portion of the sidewalk system that lies within the boundaries of its property. Prior to locating the sidewalks, the Owner shall consult with the Developer to determine these locations.

Owners shall install on-Site bicycle storage facilities. No bicycles or motorcycles shall be permitted to be chained to any tree, light fixture, or Site appurtenance other than those so designated for bicycle storage on-Site. Bicycle access and storage may be allowed in buildings. Motorcycles shall be parked in the parking lot which may contain a specially designated area.

All security lighting and emergency lighting must be designed and located to be architecturally compatible with the building and the Site development and minimize impact on abutting properties.

12. Landscaping

The preservation and utilization of a Site’s natural tree and understory cover is strongly encouraged. Existing vegetation shall be incorporated into the landscape concept for a Site whenever practical. In places where existing vegetation is preserved on Site, these areas may be waived by the Developer for compliance with these landscape standards. The Owner must obtain a land clearing/tree permit from Osceola County or the City of Kissimmee (as applicable) prior to any sitework.

13. Common Areas and Entry Features

The entrance for each parcel shall be defined by a freestanding sign. Only one sign will be located at each primary entrance for the parcel (refer to the Osceola Corporate Center Overall Conceptual Sign Plan as approved by Osceola County and Schedule 4).

The master developer has reserved the right to construct overall OCC identification signage at key locations/intersections along the county and internal roadways. These locations are graphically depicted in Schedule 4A, Conceptual Signage Master Plan. The sign structure and associated landscape will be constructed within a common area signage/landscape easement.

All areas of the Site shall be appropriately landscaped except those areas to be maintained in their existing condition, in which case, the Owner may elect to selectively remove dead and undesirable materials and save desirable tree growth for the betterment of Osceola Corporate Center. Undesirable materials shall consist of those known to be in declining health, toxic, noxious or invasive non-native plants.
Concrete sidewalks adjacent to major streets shall parallel or meander along the right of way and may be located within the buffer area of each parcel. These walks shall provide the basis of the overall pedestrian circulation system.

Concrete sidewalks in all areas shall be aligned to conform with existing walks on adjacent properties or parcels. Sidewalks should extend for a reasonable distance and be connected to all major tenant entrances to buildings. Where development has not yet occurred, the Owner shall align pedestrian walkways in such a manner that they can be continued across parcels at such time as they are developed.

Concrete sidewalks parallel to collector roadways and access driveways shall be five feet wide, four-inches thick and 3,000 P.S.I., unless otherwise required by the PD, particularly in respect of Transportation-Oriented Development ("TOD") property. Concrete sidewalks shall not be colored and the surface shall be broom-finished.

Where sidewalks or pedestrian walkways cross collector roadways, access drives or entryways, a crosswalk shall be provided, preferably at street or driveway corners.

14. Utilities

All utility lines and services shall be located underground and clearly shown on the Final Construction Documents.

All above-ground utility switchgear or transformers which cannot be located underground must be located on the Site plan and appropriately screened. In such circumstances, the utility plans must be reviewed and approved in writing by the Developer prior to construction.

15. Drainage

The property shall be developed to maximize the amount of stormwater runoff which is percolated into the soils and to minimize direct overland flow into adjoining streets or watercourses, or adjacent property.

Drainage and retention design shall be coordinated with existing vegetation and care shall be taken to retain as much of the existing vegetation as practical. Drainage and retention facilities shall be designed in accordance with the Osceola Corporate Center PD, Osceola County requirements, South Florida Water Management District (SFWMD) requirements, and Osceola Corporate Center's Conceptual Surface Stormwater Permit. All retention/detention ponds shall be designed to have wet bottoms landscaped and coordinated with the Landscape Plan to be aesthetically pleasing.

16. Energy Conservation

The Developer encourages the use and implementation of energy conservation measures within Osceola Corporate Center, to include:

A. Site Layout and/or building construction shall demonstrate a sensitivity toward energy conservation by means of building orientation and building materials.
B. Landscape material, particularly trees, shall be utilized to help provide shade and reduce heat gain into buildings and structures.

17. Crime Prevention/Safety

The Developer encourages the use of design/architectural elements as a means of crime prevention. Crime prevention through environmental design may include:

A. Installation of efficient on-Site lighting so as to provide for appropriate parking and common area illumination.

B. Elimination of main tenant entrances into building from loading and/or storage areas.

18. Signage and Directories

Owners within Osceola Corporate Center are encouraged to use creativity in the development of parcel signage. Signage should be in accordance with the signage criteria described in the Osceola Corporate Center Overall Conceptual Sign Plan as approved by Osceola County.

If necessary, a parcel shall have traffic signs, directional signs, and roadway signs (to include bikeway path signs). All traffic signage shall use international symbols and colors and meet Florida Department of Transporation (“FDOT”) standards. Roadway signs shall be located at intersections and will list names of both streets. Lettering for such signage must meet the approval of Osceola County or the City of Kissimmee (as applicable) and the Developer. Bicycle signage shall be provided as directed by the Developer. Directional signage shall be located at parcel entrances/exits and may not exceed four feet vertical by four feet horizontal (measured from ground level). Signage must not impede the line of sight for vehicular travel.


Site development related activities shall not result in the harming, pursuit or harassment of wildlife species classified as endangered, threatened or a species of special concern by either the state or federal governments in contravention of applicable state or federal laws. Should such species be determined to be residing on, or be otherwise significantly dependent upon, the parcel, the Owner shall cease all activities which might negatively affect that individual or population and immediately notify both the Florida Fish and Wildlife Conservation Commission, and the United States Fish and Wildlife Service and the jurisdictional local government. Proper protection and habitat management, to the satisfaction of all agencies, shall be provided by the Owner.

Gopher Tortoise

Osceola Corporate Center has obtained a Gopher Tortoise Take Permit from Florida Fish and Wildlife Conservation Commission. The Developer or its agents (to include Owners) are authorized to take gopher tortoises, their eggs, and their burrows within development boundaries where such taking is incidental to development activities.
Indigo Snake

The Developer has consulted with the A.C.O.E. and U.S. Fish and Wildlife Service concerning impacts to the Indigo Snake. The Owner shall comply with the appropriate requirements issued by said agencies, which are included in the project's overall permit package.

Sandhill Crane

The Developer has provided for maintenance of Sandhill Crane habitat in the post-development environment. More than 160 acres of herbaceous wetlands will be preserved and major portions of that habitat will be adjacent to uplands which will not be developed. A habitat management plan addressing the conservation area for cranes was approved by the Florida Fish and Wildlife Conservation Commission in November, 1991.

Site development shall not interfere with or impact areas set aside for the above purposes.

20. Pipeline Easements

Three pipeline easements traverse Osceola Corporate Center. The Florida Gas Transmission Company has an easement which traverses Osceola Corporate Center from west to east.

The Central Florida Pipeline Company has an easement located along the Orange County line running from west to east, carrying petroleum products.

Sabal Trail Pipeline Company has an easement which traverses Osceola Corporate Center from west to east on the west side of Orange Blossom Trail, and continues from south to north along the western side of Orange Blossom Trail.

These pipeline easements have restrictions relative to landscaping, impervious coverage and roadway crossing which may affect Site planning and building support facilities. No vertical improvements may be constructed upon lands encumbered by the pipeline easements except as may be specifically permitted by the terms of the pipeline easement. Owners, whose parcels are affected by the pipeline easements, are encouraged to review the pipeline easements which have been recorded in the Public Records of Osceola County, and which should appear as exceptions to title in such owner's title insurance policy.

II. SPECIFIC SITE DEVELOPMENT GUIDELINES

1. Buffers

Buffers promote quality development by providing green space, pedestrian travel, and screening from adjacent land uses and streets. Buffers shall be provided along all frontages, side yards, rear yards and wetlands, in accordance with Osceola County or City of Kissimmee regulations (as applicable), SFVMD, ACOE and FDEP permit conditions, Osceola Corporate Center's development order, and Osceola Corporate Center's plat document and conditions. No buildings shall be allowed in any buffer areas. Some special exceptions for parking in front, side and rear buffer areas may be permitted, in writing, by the Developer. Buffers may include utility easements. Buffers shall be reviewed during the pre-design conference. As a minimum the following buffer
widths shall be established (refer to Schedule 5 attached hereto and incorporated herein by reference):

A. 50 feet from the right-of-way of Osceola Parkway, Bermuda Avenue and U.S. 441;

B. 25 feet from the right-of-way of C.R. 527, Thacker Avenue and Michigan Avenue;

C. 20 feet from the right-of-way of collector roadways;

D. Wetland Buffers and easements;

"All wetlands within the project's boundaries are subject to a conservation easement deeded to the South Florida Water Management District. In addition, a minimum 25-foot upland buffer zone around all regional wetlands (contiguous systems) and a 15-foot minimum upland buffer around all non-regional wetlands (isolated systems) are subject to this conservation easement.

All non-regional wetlands are surrounded by an average 25-foot upland buffer zone with a minimum 15-foot upland buffer zone. Regional wetlands are surrounded by an average 50-foot upland buffer zone with a minimum 25-foot upland buffer one. No construction or alterations shall occur within the average upland buffer zones, graphically depicted herein, unless a conservation easement is submitted to reflect an encroachment into this average upland. Conservation easements involving encroachment into the average 25-foot upland buffer zone of a non-regional wetland or the average 50-foot upland buffer zone of a regional wetland must provide a compensating upland buffer area of equal size and quality to ensure that the average upland buffer zone is maintained. Under no circumstances shall there be encroachment into the minimum upland buffer zones that are subject to the conservation easement. A conservation easement that involves an average upland buffer encroachment must receive prior written approval from the South Florida Water Management District. If an applicant can demonstrate that the average buffer width around the subject wetland is not being reduced in quality and size, then said approval shall not be unreasonably withheld."

Activities prohibited within the conservation easement and upland buffer areas include, but are not limited to: construction or placing of buildings on or above the ground; dumping or placing soil or other substances such as trash; removal or destruction of trees, shrubs, or other vegetation, with the exception of exotic vegetation removal; excavation, dredging, or removal of soil materials; diking or fencing; and any other activities detrimental to drainage, flood control, water conservation, erosion control, or fish and wildlife habitat conservation or preservation.

The Developer will install conservation signs at the landward edge of the wetland buffers, per SFWMD permit conditions (refer to Schedule 6 attached hereto and incorporated herein by reference).

E. Side and rear yard buffers for parcels are to be a minimum of 10 feet. Side and rear yard buffers may be reduced or waived at the discretion of the Developer if shared parking facilities are proposed among two or more properties.
F. Osceola Corporate Center perimeter buffers shall be as follows:

- 75 feet from the northwest corner of Osceola Corporate Center east along the property line to Mill Slough wetland system.

- 25 feet for those areas of Osceola Corporate Center’s perimeter without wetlands or roadway improvements.

2. Setbacks

The building setback requirements have been established in accordance with the Osceola Corporate Center PD.

3. Open Space

Open space for each parcel within Osceola Corporate Center shall be governed by Osceola County regulations.

4. Site Drainage

The Owner shall comply with the following:

The Developer shall establish and implement an inspection and maintenance program for all components of the master surface water management system for Osceola Corporate Center. This program shall ensure that the system is being properly maintained in keeping with its design, and is capable of accomplishing the level of stormwater storage/treatment for which it was designed and intended.

Unless waived by the Developer, the Owner may be required to establish its own inspection and maintenance program and or participate in a program established by the Developer.

Any shoreline banks created along on-site stormwater wet detention lakes greater than five acres in area shall include littoral zones constructed on slopes no steeper than a 4:1 horizontal to vertical ratio and shall be planted in, or allowed to be colonized by, native emergent and submerged vegetation, excluding cattails.

The Owner, through construction completion shall ensure, by supplemental replanting if necessary, that at least 80 percent cover by native aquatic vegetation is established within the littoral zone (to include at minimum the area between ordinary high water and ordinary low water) for the duration of any improvements.

A Site’s surface water management system shall be designed, constructed and operated so as to ensure that the natural functions and hydroperiods of the on-site and off-site wetlands will not be adversely impacted or diminished except as may be permitted by the agencies with jurisdiction.

The following minimum distances to adjacent wetland areas will be adhered to in Site drainage design and construction:

A. No closer than 200 feet to stormwater wet detention ponds/flow ways. Exceptions may be given, at the sole discretion of the Developer, if the Owner provides proof to the Developer that deviation from the 200-foot mark will not jeopardize the adjoining wetland system(s) and receives written approval from
the Developer and the South Florida Water Management District.

B. No closer than 50 feet to roadways with underdrains.

C. These setbacks may be modified with the Developer's written permission.

D. Wetlands incorporated into the stormwater system shall have an upland buffer of a minimum of 15 feet and average 25 feet.

Approval of any Site drainage plans by the Developer shall not relieve the Owner of any responsibility to secure any necessary permits.

5. Site Grading

Each parcel must meet existing grade conditions at its property line unless otherwise approved in writing by the Developer.

6. Signage Criteria

This section establishes minimum criteria for the development of all signs to be located on buildings or on parcels within Osceola Corporate Center. All signs shall be approved by the Developer in writing prior to plan submittal to Osceola County and/or City of Kissimmee and installation.

Approval of the signage package by the Developer shall not relieve the Owner of any responsibility to secure any necessary Osceola County and/or City of Kissimmee permits.

A. Quality -The Developer shall require Owners to incorporate signage materials of a long lasting nature. Wooden signage will not be permitted.

B. Maintenance - The Owner shall be responsible for the maintenance of all signage. The replacement of burned out lighting sources and replacement of missing letters, numerals or other elements of the sign, must take place within fifteen (15) days of the particular deficiency.

C. Drawing Requirements - Signage locations shall be indicated on the Site plan at submittal. The sign shall be drawn to scale showing elevations of each side, identifying materials, colors and proposed lighting approach. Building mounted signs shall be shown on the appropriate architectural plans and elevations.

D. Intersection Visibility - No sign shall be located so as to interfere with the visibility of approaching pedestrian or vehicular traffic (refer to Schedule 8 attached hereto and incorporated herein by reference and Section 14.B. of these Guidelines).

E. General Signage Requirements

(1) Monument Signs

- One monument sign is permitted to be located at each primary entrance to a parcel consistent with the Osceola Corporate Center Overall Conceptual Sign Plan. The height and size of the sign shall be approved in writing by the Developer.
- Monument signs may be externally lighted. All external lighting sources shall be hidden from view. Light sources shall not cause glare or other hazardous conditions to vehicular traffic.

(2) Building Signs

- Each building within Osceola Corporate Center shall be permitted one building-mounted identification sign unless otherwise approved in writing by the Developer. The building identification signs on the building must be compatible with the building architecture. The scale of the building shall determine the letter height, and sign length. Corporate logos must be approved in writing by the Developer. The building identification signs may be internally illuminated.

(3) Roof mounted signs of any kind shall be prohibited.

(4) No audible signs shall be permitted.

(5) All flags, banners, and flagpoles are prohibited, except that one U.S. flag, one State of Florida flag, and one corporate flag may be permitted by the Developer pending a review of the location, size and relationship of the flag to the Site and building.

(6) All trailer signs, portable signs, and temporary signs (other than temporary construction signs and temporary directional signs) are prohibited.

(7) Parking of trucks, vans, campers or any other vehicle or movable objects having sides which identify the business with signs, insignias or logos will not be permitted in the front of the building except with the prior written approval of the Developer.

7. Temporary Facilities Signage

During the course of construction and up to thirty (30) days following the issuance of the certificate of occupancy, one temporary sign is permitted on each Site for identification of all builders, architects, engineers and lenders involved in the construction and design of the buildings and Sites. These signs shall not exceed 32 square feet in size. Prior approval of a temporary sign must be obtained from the Developer for each six (6) month period. Approval of any other type of temporary sign other than construction must be approved in writing by the Developer prior to construction.

8. Curb Cuts and Collector Roads

Osceola Corporate Center is provided transportation access by a series of regional and sub-regional roadway corridors. Driveway access to regional roadways, including John Young Parkway, Osceola Parkway, C.R. 527 and U.S. 441, is tightly controlled and generally reflects prior agreement between the Developer and the various agencies of jurisdiction. Individual Owners must confer with the Developer to review the provisions for access, if any, to the regional roadways.

The proposed system of collector and local roadways internal to Osceola Corporate Center is based upon a standard typical section of a four lane divided, urban roadway system. Similar to regional roadway provisions for access, access to internal roadways will require coordination with the Developer prior to any improvements. Depending upon
the location and existing status of a particular roadway, the Owner shall be requested to locate access points at existing median openings. Otherwise, full access points (e.g., served by median openings) shall be spaced a minimum of 330 feet apart. Secondary driveway entrances should be spaced a minimum of 200 feet apart. All dimensions are assumed to be from driveway centerline to centerline. In addition, driveway access will generally be required to occur a minimum of fifteen feet interior to the parcel’s perimeter boundary.

Depending upon the pattern of existing or proposed development adjacent to the parcel, the individual Owner shall be requested to convey a cross-access easement to service access to neighboring Sites. In certain instances, this provision for cross-access may allow the Owner to locate a proposed driveway on or immediately adjacent to the parcel boundary.

9. Parking Requirements

Adequate automobile parking spaces shall be provided on Site as required by Osceola County and the Osceola Corporate Center PD. All parking facilities shall be internally drained, curbed and paved. Refer to Landscape Design Criteria for interior planting requirements for parking lots.

A. All parking dimensions shall be in accordance with the Osceola County regulations.

B. A passenger drop-off area is required for each building excepting multi-family buildings.

C. A service/dock delivery is to be provided for each building separated from employee drop-off.

10. Pedestrian Circulation

Pedestrian circulation to individual buildings shall be linked to the overall pedestrian circulation system for Osceola Corporate Center in a logical and direct manner.

All pedestrian areas, including but not limited to walks, entries, courtyards, terraces and parking areas shall be made accessible to the physically handicapped, in accordance with the Americans with Disabilities Act. Recessed ramps at curbs are required.

11. Walls, Fences and Screening

All walls, fences or screens, whether temporary of permanent, must be approved by the Developer.

Objects such as antennae, communication towers or discs, storage tanks, cooling towers and garbage/trash receptacles shall be appropriately screened from adjacent properties, streets, walkways or parking areas.

Chain link fencing is not permitted except when used as a temporary security measure for construction Sites.

Fence or wall height should, at a minimum, equal the height of the item being screened.

All fencing is to be located on the Site Plan and subject to approval by the Developer.
12. Trash Facilities

Trash and garbage facilities, excluding small outdoor trash receptacles, shall not be placed in the front of any building.

Trash and garbage facilities must be screened so as not to be visible from any street or right-of-way. (Refer to Schedule 9 attached hereto and incorporated herein by reference)

13. Utilities

Osceola Corporate Center is served by the following utility service providers, or their successors in interest, among others:

Water and Wastewater: Lake Toho Water Authority

Electrical Power: Kissimmee Utility Authority

Telephone: United Telephone of Florida

Natural Gas: Peoples Gas System

Cable Television: CableVision of Central Florida

Generally, the extension of utility service throughout Osceola Corporate Center is predicated upon the existence of trunk utility mains for all utility services along Osceola Parkway. For those parcels located directly adjacent to Osceola Parkway, utility service will likely occur through direct connections to the Osceola Parkway main and service lines. For those parcels located away from the Osceola Parkway, utilities will be extended along US 441, John Young Parkway, C.R. 527 and/or Osceola Corporate Center's collector and local roadway system. The extension of utilities along the internal collector roadways will occur in dedicated utility easements parallel to the roadway corridors.

The City of Kissimmee has established a requirement for the reliance upon highly treated wastewater effluent for irrigation and other non-potable water uses. Effluent lines are also located along Osceola Parkway and will be routed throughout the Site as development occurs. Owners may be required by the Developer and/or the City of Kissimmee to utilize and/or extend these lines in conjunction with their overall utility servicing schemes.

All electrical and telephone service, as well as any other wired services such as television cable, shall be located underground and brought into the Site from the nearest available source. Consistent with the above, specific source locations shall be coordinated with and approved in writing by the Developer. The Owner shall be responsible for the cost of such underground service, unless alternative provisions are provided for by the Developer. All installation procedures must be in accordance with the Osceola Corporate Center PD and County and/or City of Kissimmee standards.

Antennas, satellite dishes and other such items whether ground mounted or roof mounted shall be shown on the Site plan and architectural elevations. Where these items have a negative aesthetic impact, as determined at the sole discretion of the Developer, the Developer may prohibit their use, or demand proper screening and/or relocation.
Exposed surfaces of these items shall be a dark color to reduce glare and limit visibility of the structure.

14. Landscape Criteria

A. General Landscape Concept

This section establishes minimum criteria for the development of all landscaping for roadways, parking areas, building perimeters and landscape buffer areas within Osceola Corporate Center to ensure continuity of aesthetic values by all builders. Nothing in this section shall be construed to prohibit the use of creative design in landscaping. The plans also must meet the requirements of the Osceola Corporate Center PD, the Osceola County Landscape Ordinance, or the City of Kissimmee Landscape Ordinance, if applicable.

Ecologically viable portions of natural upland plant communities not otherwise protected by the conditions of approval shall be preserved in their original state to the extent compatible with development plans and reasonably possible.

It is the intent of the Developer that the planting design incorporate materials to provide for a long lasting effect. Cold-tender plants may be utilized at the Owner's risk and the Owner will replace all cold-damaged plants as soon as possible, but not later than March 15 following the damage. Should freeze damage occur later than this date, the Owner shall replace plants within thirty (30) days of the freeze.

All landscaping shall be installed according to accepted commercial planting procedures by qualified persons using the quality and type of materials approved by the Developer. The intent of the quality standards is to achieve unity and continuity between Sites. Landscape materials, particularly trees, should be utilized to help provide shade and reduce heat gain into buildings and structures.

The quality of all plant materials used shall equal or exceed "Florida Number One" rating as defined in Grades and Standards for Nursery Plants - Part I and Part II (the latest edition) by the Florida Department of Agriculture and Consumer Services.

At a minimum, landscape plants shall meet the following standards at installation unless otherwise approved in writing by the Developer:

- **Groundcover:** 1 gallon
- **Shrub:** 3 gallon; 16x20"
- **Palm:** 10' overall height
- **Canopy Tree:** 14'-16' height; 4" caliper; (min. every 50')
- **Understory Trees:** 10'-12' height; 5-8 spd; -2" caliper

The Final Construction Document submittal to the Developer shall include a landscaping and irrigation plan. The drawings shall indicate the landscape buffers and easements and the percentage of Site coverage of building area and pavement area. The Landscape Plan shall also indicate areas to be screened by the use of planting.
The following items are required as a minimum to be shown on the landscape plans: all trees, shrubs, groundcover, annuals, sod, berms, irrigation and other special landscape features, such as decorative pavement, landscape and sculpture, Site furniture and walls.

Landscaping as approved by the Developer shall be completely installed within 30 days of the date of certificate of occupancy issuance.

In locations where plants will be susceptible to injury from pedestrian or motor traffic, said plants shall be protected by appropriate curbs, bollards, tree grates and guards or other effective devices.

Every effort must be taken to coordinate proper plant material placement with signage and lighting requirements. Site plans which do not show such coordination will not be approved.

B. Intersection Visibility

When a driveway intersects a public right-of-way, landscaping shall be used to define the intersection, provided that all landscaping within the triangular areas described below and on Schedule B, attached hereto and incorporated herein by reference, shall provide unobstructed cross-visibility at a vertical level between 2 and 6 feet. Trees shall be allowed provided they are located so as not to create a traffic hazard and have limbs and foliage trimmed in such a manner that cross-visibility is not impaired. Landscaping, except grass, ground cover and low shrubs shall not be located closer than 3 feet from the edge of any driveway pavement. The triangular areas are:

- The areas on both sides of a driveway formed by the intersection of each side of the accessway and the public street right-of-way pavement line, with 2 sides of each triangle being 10 feet in length from the point of intersection and the third side being a line connecting the ends of the 2 other sides.

The area of a parcel located at a corner formed by the intersection of two or more public streets with two sides of the triangular area being measured 30 feet in length along the abutting edges of pavement from their point of intersection, and the third being a line connecting the ends of the other two lines.

C. Parking Area

Parking areas shall include islands shall be a minimum of ten feet wide, excluding curbing, and as long as the combined parking spaces plus medians (if any).

Islands at the ends of parking bays shall be landscaped in the same fashion as medians, with at least one approved tree per island, a minimum of 50% coverage of shrubs, the remainder being sodded or planted in ground covers. Landscape treatment of islands shall be arranged so as not to restrict or block necessary vision of traffic or pedestrians.

Landscaping in all parking areas shall be incorporated into the landscaping and development plan for each parcel, and shall present an attractive appearance when viewed from the structure it surrounds. Landscaping shall be provided for these areas so as to provide maximum visual and climatic relief from broad expanses of pavement and to channelize and define logical areas for pedestrian and vehicular circulation.
D. Entry

Entry drives into parking areas shall be landscaped and shall incorporate the design of landscaping in adjoining buffer areas. The design shall incorporate approved trees and shrubs in a manner that visually emphasizes the area and offers the driver and pedestrian an attractive appearance from the street. There should be a direct relationship to the building entry. Should a divided entry or median be proposed, the median shall be designed in a like manner. Landscape treatment of entry areas shall not incorporate hedging or berms in such a manner as to interfere with or obstruct the view of vehicular or pedestrian traffic.

E. Parking Screen

Where parking areas are located (and permitted by the Developer) between the building and a public right-of-way, a screen shall be provided which may incorporate these elements.

An attractive landscaped berm. Berm slopes shall vary in order to provide visual interest, however, the maximum slope shall be 4:1 for lawn areas and 3:1 for planted areas. Average slopes of 5:1 and 6:1 are encouraged to provide a broad, sweeping, natural aesthetic configuration.

- An attractive combination of shrubs and trees which effectively screen the intended elements.
- All such screens and barriers shall be located on the Site plan with appropriate building elevations and details.

F. 20' Buffer and Areas Between Contiguous Properties

Landscaping shall be installed in 20-foot buffers along collector roadways; and, between vehicular use areas and contiguous properties as follows (Refer to Schedules 10 and 12 herein):

- A hedge or other durable, cold-hardy landscape screen at least 30'' in overall height above grade, to reach a height of four feet within one year of planting.
- At least 2 canopy trees and 3 understory trees shall occur for every 100 linear feet, or fraction thereof, along the side and rear lines of the parcel.
- All areas not planted with trees or shrubs or those areas not remaining in natural preserved conditions shall be sodded.
- Where berming is required, at least (30) thirty percent coverage of shrubs and groundcover shall occur. The remaining berm portion shall be covered with sod.

G. 50 and 25 Foot Landscape Buffers

a. Where parking areas are located between the building and a public right-of-way, a 50' or 25' minimum landscape buffer shall be provided incorporating the below elements. The size of the landscape buffer required depends upon whether the buffer is fronting a major arterial
versus a minor arterial street. Refer to Schedule 101, Conceptual Master Landscape Plan herein. The buffer standards are as follows:

A. An attractive undulating landscaped berm with a minimum height of 3 feet and a maximum height of 6 feet for the 50' buffer. For the 25' buffer, berms shall be a minimum height of 2 feet and a maximum height of 3 feet. Berm slopes shall vary in order to provide visual interest, however, the maximum slope shall be 4:1 for mowed areas and 3:1 for planted areas.

B. The berms shall be completely covered with grass and at least thirty (30) percent coverage of shrubs and ground cover. (The 30% shrub requirement may be waived for properties with a warehouse use.)

b. Concrete sidewalks shall be constructed in all of the buffer areas with the exception of buffers along S.R. 441. Under certain circumstances this requirement may be waived by the Developer or Osceola County staff. The walkways shall be a minimum width of 5 feet and shall meander (or parallel the roadway where appropriate only) within the buffer through the landscaping and grading to create visual interest. The construction of walkways shall be coordinated with adjacent properties to ensure continuity of design.

c. The 50' buffer shall have 3 canopy trees with a minimum 4" caliper and an overall height of 14-16 feet shall occur for every 100 linear feet of frontage or fraction thereof, on a public right-of-way. Planting of trees in grouping or clusters is encouraged. Refer to Schedule 13 herein.

d. The 50' buffer shall have at least six (6) understory trees planted along the public right-of-way for every 100 linear feet of frontage. Planting of trees in grouping or clusters is encouraged. Refer to Schedule 13 herein.

e. The 25' buffer shall have at least one (1) canopy tree with a minimum caliper of 4 inches and an overall height of 14-16 feet shall occur for every 50 linear feet of frontage, or fraction thereof, on a public right-of-way.

f. The 25' buffer shall have at least 3 understory trees planted along public right-of-way for every 200 linear feet of frontage.

NOTE EXCEPTION: Parcels abutting Thacker Avenue shall abide by 20' buffer design criteria.

H. Other Unpaved Areas

Unless preserved in a natural state, these are to be 100% landscaped and irrigated. Landscape treatment shall be appropriate to building and site design.

All open areas not developed with parking, roadways, paths or otherwise planted shall be sodded with St. Augustine grass and irrigated. Retention pond bottoms may be seeded with Argentine Bahia grass rather than sodded.
15. Irrigation

Landscaped and grassed areas shall be watered by means of automatic underground sprinkling systems. The design shall incorporate 100% coverage and shall be designed to reduce the visible obstructions of spray heads on risers. The system shall be designed to connect to and receive water from an effluent return water source. No Site wells are permitted, except that irrigation wells are permitted if approved by the relevant jurisdiction and where reuse water lines are not in existence.

To minimize ground irrigation and to promote retention of wildlife habitat, xeriscape principles of landscaping (as defined in subsection 373.185, Florida Statutes) shall be utilized in areas not subject to reclaimed water irrigation.

16. Maintenance

Landscape maintenance is the responsibility of each Owner. Common areas and roadway buffers are maintained by the Master Association or Subassociation, where applicable. Maintenance of all areas shall be in accordance with commercial landscape standards but, shall be as a minimum, as follows:

A. Mowing-All lawn and grassed areas:
   
   May-November: 4 cuttings per month  
   December-April: 1-2 cuttings per month or as needed.

B. Edging(Trimming-All walks, curbs, building lines, planting beds:

   May-November: 2-4 times per month  
   December-April: 1-2 times per month

C. Bedding Plants-All shrub beds, ground cover beds and hedges:

   Trim and/or prune once a month  
   Weed all beds once a month  
   Remove all clippings and debris

D. Tree Trimming-All palms, canopy and flowering trees:

   Palms-once a year  
   Canopy and flowering trees-2 times a year

E. Mulching-Re-mulch all existing mulches areas once a year. Keep all beds properly mulched to prevent weed growth at all times.

F. Fertilizing- Applies to all planted areas:

   Lawns– 4 times per year  
   Shrubs, groundcover – 4 times per year  
   Trees–2 times per year  
   Flowerbeds– 2 times during each planting season, 4 times per year

G. Irrigation System-check operation of entire system once a month and promptly repair any damaged or worn parts.
H. Debris Clean-up - Remove all debris after each cutting.

The Owner shall properly maintain all improvements to the Site, including building facades, landscaped areas, swimming pools and other recreation facilities, sidewalks and parking lots. Upon completion and approval of the landscaping within the rights-of-way, common areas, landscaped buffers, the Master Association or Subassociation where applicable shall assume the maintenance responsibilities in order to achieve a level of continuity between these areas.

17. Lighting

Site lighting plan and fixture selection shall be approved by the Developer. Lights shall not be placed to cause glare or light spillage on neighboring Sites. All parking lot and driveway lighting should provide uniform illumination at a minimum level of 0.5 foot candle. All light fixtures are to be concealed source fixtures except for pedestrian-oriented accent lights.

The placement, intensity, style, and direction of all lighting fixtures for the purpose of roadway, landscaping, pedestrian, signage or exterior building illumination shall not create a hazard to vehicular traffic and shall be located on the Site lighting plan. It is particularly important that all tree and shrub placement be coordinated with the lighting locations so as to eliminate future shadow conditions.

Exterior wall-mounted floodlights are expressly prohibited.

18. Site Furniture

Site furniture shall include benches, seats, tables, trash receptacles and planters, and may be located at entrance plazas and entrance walks.

A. All Site furniture must be vandal and wear resistant.

B. Site furniture cannot interfere with a building's compliance with the Americans with Disabilities Act (ADA).

C. The Owner may be required by the Developer, at the Developer's sole discretion, to install street furniture in order to comply with County or City of Kissimmee requirements, as applicable. The Developer may require the Owner, at the Developer's sole discretion, to install street furniture to advance overall project theming or for regulatory compliance. Such street furniture is limited to bus stop shelters, garbage receptacles, bicycle racks or lockers, directional signage, and benches.

D. Site furniture which provides for the security of bicycles is encouraged.

III. ARCHITECTURAL, AESTHETIC AND FUNCTIONAL GUIDELINES

This section establishes the architectural, aesthetic and functional criteria for the structures to be constructed within Osceola Corporate Center.
1. **Applicable Codes**

In addition to the codes listed previously, all buildings must conform to applicable building codes and regulations.

2. **Ongoing Compliance and Monitoring**

The Developer retains the right to transfer responsibility for compliance with these approvals to the Owner for site specific compliance. The Developer may also retain the right to ensure compliance with these approvals and retains the right to enter onto the parcel for purposes of performing any monitoring or modeling activities that may be required by these approvals.

The Developer retains the right to enter the parcel to ensure that ongoing compliance with existing approvals and permits and these site development guidelines is achieved. Such monitoring and modeling includes but is not limited to water quality sampling, traffic monitoring, and air quality monitoring.

In addition to the above, purchasers/developers within Osceola Corporate Center are encouraged to institute a solid waste resource recovery/source separation on premises.

3. **Exterior Materials and Treatments**

It is the intent of the Developer that the architectural style of all structures within Osceola Corporate Center be compatible and of a lasting and durable nature. Creativity in design is encouraged. All designs will be reviewed and approved by the Developer.

For multi-family units, brick or stucco facades are required. There must also be an architectural “off set” in the building’s front facade every 50 feet. If multi-family units have balconies, there shall be lease or sale provisions provided by the Owner stipulating that balconies must be maintained by tenant/unit owner and cannot be used for drying clothes or storage.

4. **Colors**

To obtain Developer approval, all textures, colors and finishes should be coordinated to match with the overall Osceola Corporate Center architectural style. Samples of colors and materials should be submitted for approval at both the Schematic Drawing Submittal and Construction Document Submittal.

5. **Height Limitations**

The height limitation for structures within Osceola Corporate Center is to be reviewed and approved by the Developer on a case by case basis, Osceola County, and any other agencies with jurisdiction.

6. **Screening of Equipment**

All screen walls and service areas shall be designed to be compatible with the building architecture and shall be treated as areas requiring architectural finish detailing. These areas shall be located so as to not be visible from public rights-of-way.
All trash containers, mechanical and electrical equipment, utilities and building services must be screened from view by architecturally and aesthetically acceptable methods. Landscape screening will be permitted through the use of dense planting or earth mounding or both.

All roof-mounted equipment shall be fully screened from view by the use of appropriate architectural building treatments, parapet walls or compatible screens. Arrangement and color of roof top elements must be taken into account to avoid an unsightly view from other buildings or adjacent properties. Screening must be shown on architectural elevations.

Antennas, satellite dishes and other such items whether ground mounted or roof mounted shall be shown on the Site plan and architectural elevations. Where these items have a negative aesthetic impact, as determined at the sole discretion of the Developer, the Developer may prohibit their use.

Exposed surfaces of these items shall be a dark color to reduce glare and limit visibility of the structure. Where applicable such items shall be appropriately screened.

7. Multi-family Guidelines

In addition to complying with all of the regulations/rules contained herein, the following regulations apply specifically to multi-family developments within Osceola Corporate Center:

a. Definition. Within Osceola Corporate Center, “multi-family” is defined as a development or structure that is used for long term rental of six months duration or longer. It specifically excludes and prohibits nightly or monthly rentals. Multi-family units may include townhouses, garden apartments, or high rise (if allowed by local government). In addition, condominiums are allowed provided that sales documents require on-going adherence to these regulations.

b. Acknowledgements. All lease agreements or sales documents must include a paragraph requiring tenants and/or owners of multi-family units to sign an agreement acknowledging that they have chosen to occupy a residential unit within a corporate park that includes retail, office, office/warehouse, hotel, gas lines, schools, and multi-family uses and that they do not contest said uses or the operation of said uses, whether in operation or planned, so long as such uses and operation comply with the regulations of local government and with these guidelines.

c. Roofs. Gable and hip roofs are allowed and may be constructed of either asphalt shingle or barrel tile. Flat roofs are prohibited. Other roof types must be approved by the Developer.

d. Noise. Multi-family development shall be operated in such a way as to protect the operation and productivity of businesses within the Osceola Corporate Center. Live music performances using any type of sound amplification system are prohibited. Electronically generated noise occurring outside of a unit is also prohibited unless:

- it occurs on a Saturday or Sunday between the hours of 1 p.m. and 9 p.m.;
- it does not occur as a regular event (e.g. every Saturday);
• it does not constitute an obnoxious use as defined by, and solely in
  the discretion of, the Developer; and,

• it does not conflict with local ordinances.

e. Ancillary Uses. Ancillary uses within a multi-family development are limited to:

• licensed daycare facilities for residents only;
• swimming pools and spas (for use by residents and their guests);
• fitness centers (for residents only); club houses (for residents
  only); bicycle lockers/racks;
• bus stop shelters;
• laundromat facilities (for residents only);
• tennis courts;
• shuffle board courts; and, parks/playgrounds (for residents only).

f. Concurrency. As with other uses within Osceola Corporate Center, an Owner
must meet the concurrency tests of local government pursuant to Chapter 163
F.S. Multi-family units may also be required to confirm that the Osceola County
school system can accommodate the project school age population of a given
development. The developer assumes no risk or obligation to ensure adequate
public facilities of any kind, to include schools. An Owner must pay all relevant
impact fees to the appropriate local government unless said fees have been
prepaid by the Developer.
LIST OF SCHEDULES

Schedule 1. Hierarchy of Roadways
Schedule 2. Typical Access Points
Schedule 3. Typical Curb and Gutter
Schedule 4. Entrance Signage
Schedule 4a. Conceptual Signage Master Plan
Schedule 5. Buffer Standards
Schedule 6. Conservation Signage
Schedule 7. Building Setbacks
Schedule 8. Landscaping at Intersections
Schedule 9. Garbage Dumpster Screening
Schedule 10. Conceptual Master Landscape Plan
Schedule 11. 50' Buffer – Typical Layout
Schedule 12. 20' Buffer-Typical Layout
OSCEOLA COUNTY ROADWAYS

INTERNAL ROAD

INTERNAL ROADWAY

OCC INTERNAL ROADWAYS

INTERNAL FRONTAGE ROADWAY

ACCESS DRIVEWAYS

SCHEDULE 1 HIERARCHY OF ROADWAYS
MINIMUM DISTANCE BETWEEN ACCESS DRIVEWAYS

MINIMUM DISTANCE FROM PUBLIC R.O.W. FOR FIRST ACCESS DRIVEWAY (MEDIAN OUT OR RIGHT IN-OUT)

MINIMUM DISTANCE FROM PUBLIC R.O.W. FOR FIRST MEDIAN OUTS (FULL ACCESS POINT)

FULL ACCESS POINT

FULL ACCESS POINT

SCHEDULE 2 TYPICAL ACCESS POINTS

<table>
<thead>
<tr>
<th>Access Points on</th>
<th>Minimum Cutter</th>
<th>SWY Distance From Public R.O.W.</th>
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<tbody>
<tr>
<td>Collector Roads</td>
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<tr>
<td>Full, Right Out</td>
<td>330'</td>
<td>330'</td>
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<td>(Pu., Right Out)</td>
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<tr>
<td>Keeper, Access Point</td>
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<td>150'</td>
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</tbody>
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PARCEL 1

PARCEL 2

John Young Pkwy

130
MEDIAN CURB AND GUTTER - TYPE 'A'

ROAD EDGE CURB AND GUTTER - TYPE 'F'

STRAIGHT CURB

SCHEDULE 3 TYPICAL CURB AND GUTTER
POTENTIAL ENTRANCE SIGNAGE

SCHEDULE 4 ENTRANCE SIGNAGE
SIGN TO BE LOCATED AT EDGE OF WETLAND BUFFER IN GROUND OR SECURED ONTO TREE SPECIMEN.

SCHEDULE 6 CONSERVATION SIGNAGE
POTENTIAL ENTRANCE SIGNAGE

LINE OF VISIBILITY

VISIBILITY TRIANGLE

REQUIRED CLEAR ZONE AREA

SCHEDULE 8 LANDSCAPING AT INTERSECTIONS
NOTE: TREES ARE REQUIRED TO VISUALLY SCREEN DUMPSTERS FROM BUILDINGS AND ROADS.

@DUMPSTER ELEVATION

SCHEDULE 9 GARBAGE DUMPSTER SCREENING
BACK OF CURB
AND/OR
EDGE OF R.O.W.

SHRUB/GROUNDCOVER

UNDERSTORY TREE/ INTERMEDIATE TREE

1<---- 2' CLEARANCE MINIMUM

5' MEANDERING SIDEWALK

BERM

INTERMEDIATE TREE/ PINE SPECIES

CANOPY TREE

SCHEDULE 11 50' BUFFER-TYPICAL LAYOUT
BACK OF CURB AND/OR EDGE OF R.O.W.

BERM

2' CLEARANCE MINIMUM

UNDERSTORY TREE/INTERMEDIATE TREE

5' MEANDERING SIDEWALK

SHRUB/GROUNDCOVER MIN. 30%/COVERAGE

CANOPY TREE

SCHEDULE 12 20' BUFFER- TYPICAL