

- (5) Lots 1-7 shall be collectively enclosed by a minimum 7' high decorative opaque wall/fence combination as depicted on the submitted graphics. There shall be no direct access from these Lots to North Oak Street. There shall be no more than two (2) shared/unshared driveways through this wall to West Cranford Avenue via decorative gates. The exterior sides of this wall feature along North Oak Street and West Cranford Avenue shall be landscaped with trees and shrubs, including the use of preserved existing trees and transplanted Camelias or other existing shrubs from the property, as approved by the City Arborist and City Engineer. Maintenance of the vegetation within these abutting public right-of-way portions shall be borne by the individual lot owners or HOA in perpetuity.
- (6) All existing City "canopy trees" under the jurisdiction of the City Arborist (within or overhanging public rights-of-way) shall be preserved and maintained at the discretion of the City Arborist. Specimen Trees within the development shall be determined and designated by the City Arborist, with the preservation of these being encouraged and given special consideration where feasible. Existing significant small trees and large shrubs, including the site's historic camelias, shall also be preserved or relocated at the discretion of the City Arborist.
- (7) Development entrance signage shall be unlit and only consist of decorative mounted signs on the side pillars of the decorative walls of Lots 6 & 7 where they immediately abut the Common Area roadway,
- (8) The development shall include Restrictive Covenants with architectural standards and a Property Owners Association that is responsible for the ownership and proper maintenance of all Common Areas and private drainage/utilities infrastructure in perpetuity. The City shall not be petitioned at any point in the future by the Association nor any property owners within, for the acceptance or maintenance of any private infrastructure. The development's proposed Covenants shall be reviewed for these compliances and approved by the City Engineer, Planning Director and City Attorney before approval and recording of any subdivision plats for the development.
- (9) From the date of final City Council approval, construction of the development shall commence within 2 years, with recording of the Covenants and recording of at least a designated Phase 1 final plat portion of the development within 3 years. Otherwise, Planned Development approval shall automatically expire.