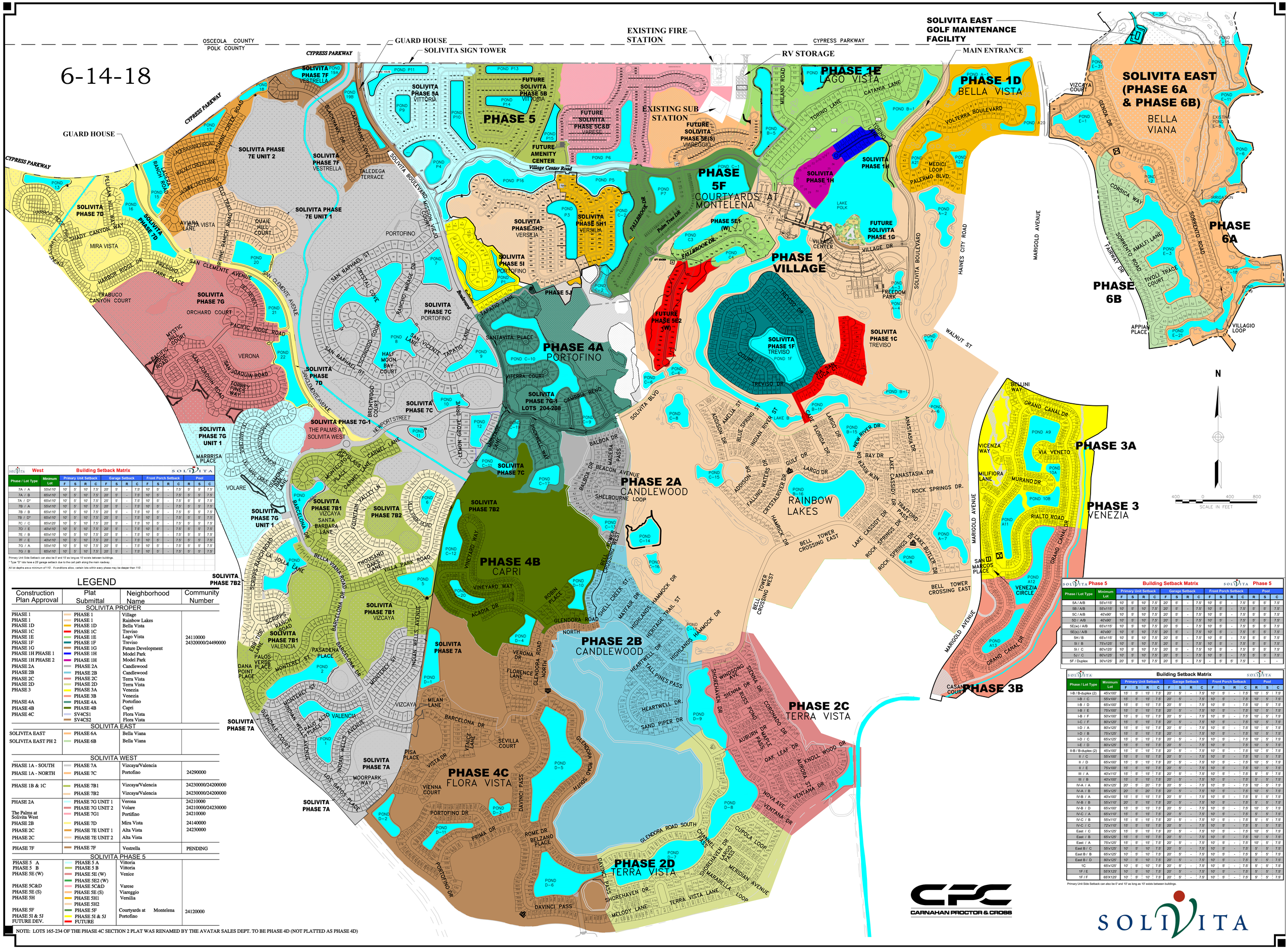
6-14-18



SOLIVITA West	Building Setback Matrix																							SOLIVITA
Phase / Lot Type	Minimum Lot	Primary Unit Setback				Garage Setback				Front Porch Setback				Pool			
		F	S	R	C	F	S	R	C	F	S	R	C	R	S	C	
7A / A	55x110'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7A / B	65x110'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7A / D*	65x110'	10'	5'	10'	7.5'	25'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7B / A	55x110'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7B / B	65x110'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7B / D*	65x110'	10'	5'	10'	7.5'	25'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7C / C	85x125'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7D / E	40x110'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7E / B	65x110'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7F / E	40x110'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7G / A	55x110'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
7G / B	65x110'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	

Primary Unit Side Setback can also be 0' and 10' as long as 10' exists between buildings.
* Type "D" lots have a 25' garage setback due to the cart path along the main roadway.
All lot depths are a minimum of 110'. If conditions allow, certain lots within every phase may be deeper than 110'.

LEGEND

Construction Plan Approval	Plat Submittal	Neighborhood Name	Community Number
SOLIVITA PROPER			
PHASE 1	PHASE 1	Village	
PHASE 1	PHASE 1	Rainbow Lakes	
PHASE 1D	PHASE 1D	Bella Vista	
PHASE 1C	PHASE 1C	Treviso	
PHASE 1E	PHASE 1E	Lago Vista	24110000
PHASE 1F	PHASE 1F	Treviso	24320000/24490000
PHASE 1G	PHASE 1G	Future Development	
PHASE 1H PHASE 1	PHASE 1H	Model Park	
PHASE 1H PHASE 2	PHASE 1H	Model Park	
PHASE 2A	PHASE 2A	Candlewood	
PHASE 2B	PHASE 2B	Candlewood	
PHASE 2C	PHASE 2C	Terra Vista	
PHASE 2D	PHASE 2D	Terra Vista	
PHASE 3	PHASE 3A	Venezia	
	PHASE 3B	Venezia	
PHASE 4A	PHASE 4A	Portofino	
PHASE 4B	PHASE 4B	Capri	
PHASE 4C	SV4CS1	Flora Vista	
	SV4CS2	Flora Vista	
SOLIVITA EAST			
SOLIVITA EAST	PHASE 6A	Bella Viana	
SOLIVITA EAST PH 2	PHASE 6B	Bella Viana	
SOLIVITA WEST			
PHASE 1A - SOUTH	PHASE 7A	Vizcaya/Valencia	
PHASE 1A - NORTH	PHASE 7C	Portofino	24290000
PHASE 1B & 1C	PHASE 7B1	Vizcaya/Valencia	24230000/24200000
	PHASE 7B2	Vizcaya/Valencia	24230000/24200000
PHASE 2A	PHASE 7G UNIT 1	Verona	24210000
	PHASE 7G UNIT 2	Volare	24210000/24230000
The Palms at Solivita West	PHASE 7G1	Portifino	24210000
PHASE 2B	PHASE 7D	Mira Vista	24140000
PHASE 2C	PHASE 7E UNIT 1	Alta Vista	24230000
PHASE 2C	PHASE 7E UNIT 2	Alta Vista	
PHASE 7F	PHASE 7F	Vestrella	PENDING
SOLIVITA PHASE 5			
PHASE 5 A	PHASE 5 A	Vittoria	
PHASE 5 B	PHASE 5 B	Vittoria	
PHASE 5E (W)	PHASE 5E (W)	Venice	
	PHASE 5E2 (W)		
PHASE 5C&D	PHASE 5C&D	Varese	
PHASE 5E (S)	PHASE 5E (S)	Viareggio	
PHASE 5H	PHASE 5H1	Versilia	
	PHASE 5H2		
PHASE 5F	PHASE 5F	Courtyards at Montelena	24120000
PHASE 5I & 5J	PHASE 5I & 5J	Portofino	
FUTURE DEV.	FUTURE		

NOTE: LOTS 165-234 OF THE PHASE 4C SECTION 2 PLAT WAS RENAMED BY THE AVATAR SALES DEPT. TO BE PHASE 4D (NOT PLATTED AS PHASE 4D)

SOLIVITA Phase 5	Building Setback Matrix																							SOLIVITA Phase 5
Phase / Lot Type	Minimum Lot	Primary Unit Setback				Garage Setback				Front Porch Setback				Pool			
		F	S	R	C	F	S	R	C	F	S	R	C	R	S	C	
5A / A/B	55'x115'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
5B / A/B	55'x115'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
5C / A/B	40'x90'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
5D / A/B	40'x90'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
5E(w) / A/B	65'x115'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
5E(s) / A/B	40'x90'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
5H / B	65'x115'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
5I / B	75'x125'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
5I / C	80'x125'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
5J / C	80'x125'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
5F / Duplex	30'x125'	20'	5'	10'	7.5'	20'	5'	-	7.5'	-	5'	5'	7.5'	-	-	-	

SOLIVITA	Building Setback Matrix																							SOLIVITA
Phase / Lot Type	Minimum Lot	Primary Unit Setback				Garage Setback				Front Porch Setback				Pool			
		F	S	R	C	F	S	R	C	F	S	R	C	R	S	C	
I-B / B-duplex (2)	45'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
I-B / C	55'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
I-B / D	65'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
I-B / E	75'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
I-B / F	50'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
I-C / F	80'x120'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
I-D / A	80'x125'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
I-D / B	75'x125'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
I-D / C	65'x125'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
I-E / D	80'x125'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
II-B / B-duplex (2)	45'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
II / C	55'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
II / D	65'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
II / E	75'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
III / A	40'x110'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
III / B	40'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
IV-A / A	80'x125'	20'	5'	20'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
IV-A / B	85'x125'	20'	5'	20'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
IV-B / A	40'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
IV-B / B	55'x110'	20'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
IV-B / D	65'x100'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
IV-C / A	65'x110'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
IV-C / B	55'x110'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
IV-C / C	72'x110'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
East / C	55'x125'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
East / B	65'x125'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
East / A	75'x125'	15'	5'	15'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	10'	5'	7.5'	
East B / C	55'x125'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
East B / B	65'x125'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
East B / D	80'x125'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
1C	65'x125'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
1F / E	55'x125'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	
1F / F	65'x125'	10'	5'	10'	7.5'	20'	5'	-	7.5'	10'	5'	-	7.5'	5'	5'	7.5'	

Primary Unit Side Setback can also be 0' and 10' as long as 10' exists between buildings.

CARNAHAN PROCTOR & CROSS

SOLIVITA