

# ARCHITECTURAL CONTROL

## Passages at Hammock Bay

- 1.0 DESIGN REVIEW PROCESS: Submittals must be complete with all items referenced on the Architectural Review Application checklist and in the Hammock Bay Architectural Control Guidelines before it will be reviewed for approval. No construction or clearing may begin until an architectural approval has been issued by the Hammock Bay Architectural Review Board. All Applications to be considered for review shall be sent to:

Hammock Bay Architectural Review Board  
4507 Furling Lane, Ste. 113  
Destin, FL 32541

**Items Required for Submission:**

Architectural Review Application  
Dimensioned Site Plan (show mailbox location)  
Dimensioned Site Clearing Plan  
Complete Set of Plans  
Fence Plan  
Building Specifications  
Exterior Color Scheme  
Landscape Plan  
Swimming Pool Detail (If Applicable)  
\$750.00 Construction Damage Deposit

After plans have been approved, any changes or amendments involved with the exterior of the structure must be resubmitted and approved by the Hammock Bay Architectural Review Board.

- 2.0 ARCHITECTURAL PHILOSOPHY: All buildings shall have a classic, traditional, craftsman, or cottage residential theme.
- 3.0 REQUIRED BUILDING SPECIFICATIONS:
- A. MINIMUM SQUARE FOOTAGE: All single-family homes shall have a minimum square footage of 1,700 square feet of air-conditioned space.
  - B. PORCHES: A front porch will be required for each home.
  - C. GARAGE: A two car garage will be required for each home.
  - D. MAXIMUM HEIGHT: Maximum building height of each home shall be 35 feet. Measured from the first floor elevation to the highest point of the roof, excluding chimneys.

- E. **BUILDING SETBACKS:**
- FRONT: 20 Feet
  - SIDE: 7 ½ Feet
  - REAR: 15 Feet or Conservation easement line, whichever is greater.
- F. **ROOFS:** Architectural (Dimensional) shingles, wood shake, slate, tile, or metal roofs are required. Colors must be approved by the Hammock Bay Architectural Review Board. Any protrusions through a roof should be located to the rear of the home and painted to match the roof.
- MINIMUM ROOF SLOPE: 5/12
  - MINIMUM EVE OVERHANG: 12"
  - MINIMUM GABLE OVERHANG: 8"
- G. **EXTERIOR FINISHES:** No EFIS Stucco systems allowed. Exterior walls must be masonry, brick, stone, fiber cement siding, or stucco.
- H. **SWIMMING POOLS & POOL ENCLOSURES:** If built, Plans must be submitted to the Hammock Bay Architectural Review Board.
- I. **ACCESSORY STRUCTURES:** Gazebos, cabanas, and detached garages are permissible where the lot size warrants. If built, the accessory structures must be located within the required setbacks and match the architectural details of the home. Roof and exterior walls must be compatible with the main house in both design and color. Plans must be submitted to the Hammock Bay Architectural Review Board.
- 4.0 **DRIVEWAYS:** Lot owners shall be required to construct their driveways to accommodate the overall drainage plan. The size and elevation of each driveway entry shall be on the site plan submitted to the Hammock Bay Architectural Review Board. Driveways shall be concrete, concrete pavers, or clay pavers.
- 5.0 **SIDEWALKS:** Lot owners shall be required to construct a 4' concrete sidewalk within the street right of way and along property lines adjacent to streets and shall continue through driveways uninterrupted. Grade should follow street curb. Install construction joints not more than 12' with dummy joints every 4'. All ADA & Florida accessibility codes are to be complied with.
- 6.0 **LANDSCAPING:** A landscape plan must be submitted to the Hammock Bay Architectural Review Board for approval. The preservation of existing trees and other site foliage should be of concern in Site/Landscape design. The ARB encourages the use of native plants and ground cover with balance grassed areas. Xeriscaping is also encouraged to conserve ground water. Plant materials should be sized for relatively immediate effect. Irrigation systems are required and are to have rain sensors, timers, and low spray heads to minimize possible staining. Landscaping improvements shall be maintained in a neat, natural, and attractive condition at all times. Each Lot owner is responsible for irrigation and maintenance of the street right of way of each Lot.

- A. **MINIMUM LANDSCAPE DESIGN REQUIREMENTS:**
- **GRASS:** Front yards to be 50% minimum grassed areas. Grassed areas to be 100% sodded. All Grassed areas must be Tifton 419 Bermuda Hybrid grass.
  - **TREES:** A 2" caliper live oak tree is required for each front and rear yard.
  - **FOUNDATION PLANTS:** 10 each, 5 gallon, spacing not to exceed 3'.
  - **INTERMEDIATE PLANTS:** 20 each, 3 gallon, spacing not to exceed 2.5'.
  - **GROUND COVER:** 30 each, 1 gallon, spacing not to exceed 2'.
  - **MULCH:** Beds to be 100% covered.
- B. **ARTIFICIAL VEGETATION:** No artificial grass or plants shall be allowed.
- 7.0 **GARBAGE CAN SCREEN:** A hard surface space outside of the residence must be provided for the storage of garbage cans. Garbage cans must be concealed from public view.
- 8.0 **FENCES:** The location, materials, styles, color and design of any and all fences shall be approved by the Hammock Bay Architectural Review Board.
- A. No fence shall connect to the house at a point closer than 15' from the front corner of the home.
- B. No fences are permitted in any front yard or within a conservation easement.
- C. Fences may not be located outside property lines.
- D. Corner lot fences must be placed within building set back lines.
- E. Natural wood shadow box fences 6' in height with vertical slats will be permitted except at lakes, preserves, and rear lot buffers that are not adjacent to roadways. At these exceptions the rear most 4' section of the shadow box fence shall taper down to 4' in height. Also on lake lots shadow box fences shall not extend more than 20' from the rear corner of the home nor shall the fence extend to the rear beyond the rear yard setback, which ever is less distance from the rear of the house.
- On lake lots the remainder of the lot is only permitted to have a black aluminum fence no more than 4' in height and of standard design.
  - On preserve and buffer lots the remainder of the lot is permitted to have a natural wood or a black metal fence with at least 50% open space and no more than 4' in height.
- F. No chain link fences are allowed
- 9.0 **LAUNDRY AND CLOTHESLINES:** All homes shall provide a space for washing and drying clothes within the structure. Laundry shall not be dried outside. Clotheslines shall not be permitted on any Lot unless completely concealed from view from the street and/or adjacent Lots.
- 10.0 **WINDOW TREATMENTS:** Window and door treatments shall display only neutral colors from the outside. No aluminum foil, signs, or other material which detracts from the appearance of the home shall be placed in or be visible from windows and doors.

- 11.0 SIGNS: No signs of any kind shall be displayed on a Lot, except professionally painted signs not more than 5 square feet in size advertising the Lot and its improvements for sale or rent.
- 12.0 ANTENNAS, SATELLITE DISHES, AERIALS, AND OVERHEAD WIRES: No antenna, aerial, or other electronic equipment shall be erected on any Lot, except within the dwelling structure or as approved by the Hammock Bay Architectural Review board. Satellite dishes shall be limited to a minimum diameter dish and must be installed to limit visibility from the street. All telephone, electric, and other utility lines and connections between main lines and the residences or outbuildings, except temporary lines to houses under construction shall be located underground.
- 13.0 MAILBOXES AND HOUSE NUMBERS: Mailboxes and post shall be black cast aluminum. All mailboxes and house numbers shall conform to the designs designated by the Hammock Bay Architectural Review Board. Mailboxes shall be grouped together in pairs and located on common property lines according to the mailbox map (Exhibit: B).
- 14.0 LIGHTING: No lighting will be permitted which alters the residential character of the Property.
- 15.0 REQUIRED TV, PHONE, INTERNET, AND FIBER TO THE PREMISES (FTTP) WIRING STANDARDS: It is required that FTTP network wiring be installed in accordance with the FTTP Wiring Standards and FTTP Wiring Standards – Diagram (Exhibit: A) at each home. In addition to the special wiring requirements within the home a 1” PVC conduit from the point of entry to the right of way and nearest Sprint facility is required. Failure to complete such installations in compliance with these standards will result in an assessment on the lot to pay all cost and expenses related to bringing them into compliance.
- 16.0 CONSTRUCTION DAMAGE DEPOSIT AND FINES: A deposit in the amount of \$750.00 (Payable to: Hammock Bay Homeowner’s Association) is required upon submittal of Architectural Review Application (Check will not be deposited until architectural approval is issued). This amount will be fully refunded after construction is complete, provided construction is per plans and a satisfactory inspection is completed. A fine of not less than \$50 per day will be assessed per violation, which will continue to accrue until the situation is rectified. In addition, any violation not immediately corrected by the owner will be corrected by the association, and the owner will be billed, or money will be held from the construction deposit, for ALL associated costs. Notices of violations will be sent via overnight delivery.
- A. The owner will be responsible for any damage to landscaping, irrigation, sidewalks, streets, curbs, etc, and/or any other property damage.
  - B. All sites must remain clear of trash and debris. A construction dumpster must be placed on each site to contain these materials and must be emptied regularly.
  - C. All items (including dumpsters, port-o-lets, building materials, landscape materials, empty pallets, etc.) used during construction must be placed within the property lines of the lot on which construction is taking place. None of these items may be placed on an adjacent lot or in the right-of-way.

- D. Subcontractors or other construction or delivery vehicles may not drive on the sod, landscaping, or adjacent lots.
  - E. Subcontractors or other construction or delivery vehicles must park on the same side of the street so no through traffic is blocked.
  - F. Any trailers used for delivery of materials, etc. must be removed immediately and cannot remain overnight.
  - G. Construction may not begin prior to 7:00 AM and may not continue past 6:00 PM. No construction shall occur on Sundays. This provision shall only apply at such time as permanent residences are established in the subdivision.
- 17.0 CITY REQUIRMENTS: Lot owners shall be required to install a 2'X2'X4" concrete collar at the sewer cleanout at the street.
- 18.0 ARCHITECTURAL COMPLIANCE INSPECTION: At completion and prior to occupancy owner shall provide a Final Survey to the A.R.B. and schedule with the A.R.B. an Architectural Compliance Inspection. The Architectural Compliance approval must be given prior to occupancy. Please call (850) 835-2162 to schedule an inspection.

# ARCHITECTURAL REVIEW APPLICATION

## Passages at Hammock Bay

Lot: \_\_\_\_\_ Date Submitted: \_\_\_\_\_

Owner: \_\_\_\_\_  
 Telephone: (    ) \_\_\_\_\_ - \_\_\_\_\_ (    ) \_\_\_\_\_ - \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

Contractor: \_\_\_\_\_  
 Telephone: (    ) \_\_\_\_\_ - \_\_\_\_\_ (    ) \_\_\_\_\_ - \_\_\_\_\_  
 Address: \_\_\_\_\_  
 \_\_\_\_\_

Sq. Footage of Living Area \_\_\_\_\_ Minimum 1,700 square feet  
 Sq. Footage of Garage \_\_\_\_\_ Sq. Footage of Covered Porches \_\_\_\_\_

Building Setback Measurements: (Also to be shown on site plan)

	Proposed	Minimum
Front lot line: _____	_____	20 Feet
Side lot line _____	_____	7 ½ Feet
Side lot line _____	_____	7 ½ Feet
Rear lot line: _____	_____	15 Feet or Conservation easement line, whichever is greater.

Exterior Colors:

Wall \_\_\_\_\_  
 Trim \_\_\_\_\_  
 Soffits \_\_\_\_\_  
 Rails \_\_\_\_\_  
 Shutters \_\_\_\_\_  
 Roof \_\_\_\_\_  
 Fence \_\_\_\_\_  
 Driveway \_\_\_\_\_  
 \_\_\_\_\_

Exterior Materials: (Also to be shown in specifications)

Wall \_\_\_\_\_  
 Trim \_\_\_\_\_  
 Soffits \_\_\_\_\_  
 Rails \_\_\_\_\_  
 Shutters \_\_\_\_\_  
 Roof \_\_\_\_\_  
 Fence \_\_\_\_\_  
 Driveway \_\_\_\_\_  
 \_\_\_\_\_

Check list:

- |  |                                 |  |
|--|---------------------------------|--|
| ____ 1. Dimensioned Site Plan          | ____ 4. Fence Plan              | ____ 7. Landscape Plan                       |
| ____ 2. Dimensioned Site Clearing Plan | ____ 5. Building Specifications | ____ 8. Swimming Pool Detail (If Applicable) |
| ____ 3. Complete Set of Plans          | ____ 6. Exterior Color Scheme   | ____ 9. \$750.00 Const. Damage Deposit       |
|  |                                 | ____ 10. Mailbox                             |

I have received a copy of and agree to comply with all items in the Declaration of Covenants, Conditions, Restrictions and Easements; Architectural Control; and the Fiber to the Premises (FTTP) Wiring Standards. I understand A.R.B. Approval does not constitute approval of any items not conforming to the before mentioned documents. I agree that any changes involved with the exterior of the structure must be resubmitted and approved by the A.R.B. I understand that I must receive an Architectural Compliance Approval prior to occupancy.

Owner signature: \_\_\_\_\_ Date \_\_\_\_\_

Contractor signature: \_\_\_\_\_ Date \_\_\_\_\_

Approved/Disapproved: \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

# ARCHITECTURAL COMPLIANCE INSPECTION

*Must be completed prior to occupancy*

## Passages at Hammock Bay

Lot: \_\_\_\_\_ Inspection Date: \_\_\_\_\_

Owner: \_\_\_\_\_

Telephone: (    ) \_\_\_\_\_ - \_\_\_\_\_ (    ) \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

Contractor: \_\_\_\_\_

Telephone: (    ) \_\_\_\_\_ - \_\_\_\_\_ (    ) \_\_\_\_\_ - \_\_\_\_\_

Address: \_\_\_\_\_

\_\_\_\_\_

	Approved	Rejected
<b>Final Survey</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>Exterior Color Scheme</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>Building</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Approved Plans		
<input type="checkbox"/> Building Setbacks		
<input type="checkbox"/> Roof – Slope and overhang		
<input type="checkbox"/> Swimming Pool		
<input type="checkbox"/> Pool Enclosure		
<input type="checkbox"/> Accessory Structures		
<b>Driveway</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>Sidewalks</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>Landscaping (Minimum Requirements)</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Grass: Front yards to be 50% min. grassed areas. Grassed areas to be 100% sodded		
<input type="checkbox"/> Trees: A 2” caliper live oak tree is required for each front and rear yard		
<input type="checkbox"/> Foundation Plants: 10 each, 5 gallon, spacing not to exceed 3’		
<input type="checkbox"/> Intermediate Plants: 20 each, 3 gallon, spacing not to exceed 2.5’		
<input type="checkbox"/> Ground Cover: 30 each, 1 gallon, spacing not to exceed 2’		
<input type="checkbox"/> Mulch: Beds to be 100% covered		
<input type="checkbox"/> Irrigation System: Required Rain Sensor, Timer, and Low spray heads		
<b>Garbage Can Screen</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>Fence</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>Signs</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>Mailbox and House Numbers</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>Lighting</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>FTTP Wiring Standards</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<b>Construction Damage</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> Damage to landscaping, irrigation, sidewalks, streets, curbs, etc, and/or any other property		
<input type="checkbox"/> Sites clear of trash and debris		
<b>City Requirements</b> .....	<input type="checkbox"/>	<input type="checkbox"/>
<input type="checkbox"/> 2’X2’X4” concrete collar at the sewer cleanout at the street		
<b>Construction Damage Deposit Release</b> .....	<input type="checkbox"/>	<input type="checkbox"/>

Approved/Disapproved: \_\_\_\_\_ Date \_\_\_\_\_

Comments: \_\_\_\_\_

\_\_\_\_\_

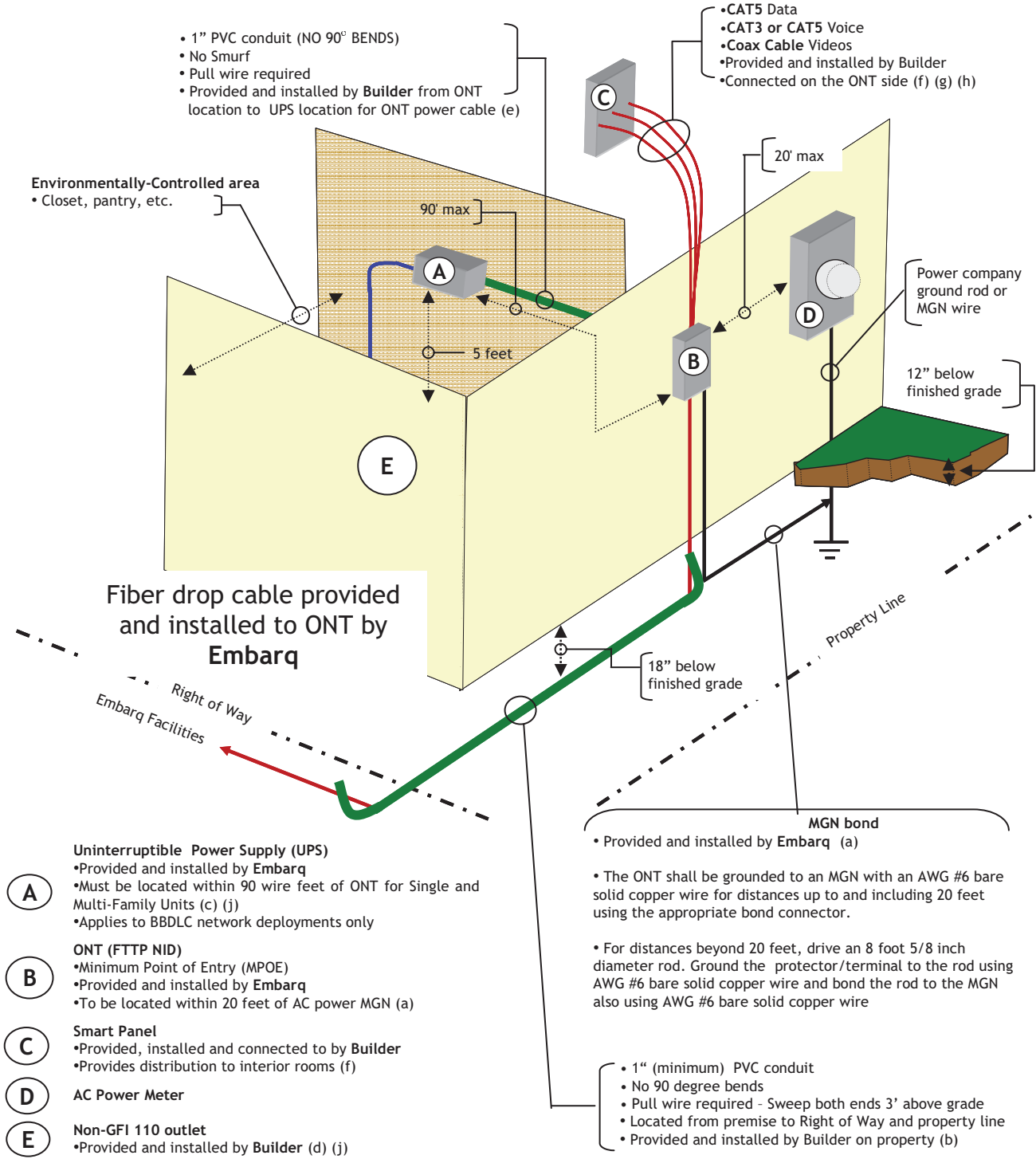
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## EMBARQ® Fiber to the Premise (Ethernet) Wiring Standards -Diagram

### Customer Premise Unit



**Notices:** Regional Embarq engineering requirement supersede illustrated design detailed.  
For specific installation requirements and application details check with the Regional Embarq engineering team.

## Minimum Wiring Standards Ethernet Fiber-To-The-Premise (FTTP)

05/10/07:v1

### SINGLE-FAMILY HOME AND MULTI-DWELLING UNIT

#### ***Minimum Wiring Requirements:***

The Developer shall require all builders to comply with the Minimum Wiring Standards herein. The Developer shall use commercially reasonable efforts to monitor builders' compliance with such Minimum Wiring Standards. In the event any builder fails to comply with the Minimum Wiring Standards, Embarq Corporation shall not be required to extend the Network to the affected Units until the point in time when the foregoing Minimum Wiring Standards are met.

**Note:** Contractor shall comply with all applicable governmental regulations to include federal, state, county, city and all other applicable codes and ordinances. The contractor shall furnish without extra charge any additional material and labor which may be required for compliance with these laws, rules, and regulations.

#### ***Overview:***

The intent of this document is to provide requirements and recommendations as guidelines for the installation of structured wiring and equipment for the transmission and/or reception of voice, data and/or video services over FTTP facilities maintained by Embarq.

#### ***Definitions:***

**Requirement:** Action or activity necessary for the transmission and/or reception of voice, data and/or video services over FTTP facilities.

**Recommendation:** A practice supported by industry standards and/or Embarq to facilitate telecommunications transmission and/or reception over FTTP facilities.

**Minimum Point of Entry (MPOE):** Defined as the point at which customer premise wiring exits the premise and connects with Embarq provided facilities. (Illustration on page 3)

**Customer Premise Unit:** Defined as living space supported by a single electric meter. (Illustration on page 3)

**Environmentally Controlled:** Defined as a location shielded from rain and moisture, within a living or storage space, and maintained at temperatures between 32 and 104 degrees Fahrenheit. (See Illustration)

## Single-Family Homes & Multi-Dwelling Units with separate MPOEs for each

### Customer Premise Unit

- a. **Minimum Point of Entry (MPOE):** Located within 20ft of AC electrical power meter/Multi-Ground Neutral (MGN). For distances beyond 20 feet drive an 8 foot 5/8 inch diameter rod. Ground the protector/terminal/ONT to the rod using AWG #6 bare solid copper wire and bond the rod to the MGN also using AWG #6 bare solid copper wire per NEC standards. Wiring systems must also include additional conduit from/to the following locations:
- b. **Outside Conduit:** 1 inch (min) PVC conduit, with pull wire, from MPOE to Right of Way and property line nearest Embarq facilities, for each Customer Premise Unit, buried 18" below grade, and marked at both ends. Conduit provided and installed by the builder.
- c. **UPS Location:** Environmentally controlled location, to be no less than 14 in. wide x 24 in. tall x 12 in. deep, 50 in. above ground level, and within 90ft wire run distance from MPOE, for mounting of Uninterruptible Power Supply (UPS). The recommended location of the UPS; first floor closest to the MPOE in a dry area such as a pantry, closet, etc.
- d. **UPS Power:** 110 volt electrical outlet within 5ft wire run distance of the UPS, for each individual customer premise and fed by each customer's individual electric meter. The required UPS location shall not be supported or provisioned on a Ground Fault Interrupted (GFI) electrical circuit.
- e. **Inside Conduit:** 1 inch PVC conduit (no Smurf), with pull wire, no more than 90ft wire run distance in length, from UPS to MPOE. All bends shall be electrical sweeps, no 90° bends are allowed.
- f. **Smart Panel:** Recommended to provide broadband distribution supporting voice, data and video services. A 110 volt non-GFI electrical outlet is recommended inside each Smart Panel. It is recommended that the Smart Panel or Central Point of Contact be centrally located on the first floor of the structure. Two 1" conduit risers are required from the Smart Panel or Central Point of Contact (CPC) to the top floor or ceiling plane for future distribution considerations.
- g. **Ethernet High Speed Data:** One Cat5E cable is required from MPOE to Smart Panel or Central Point of Contact for delivery of data service to each customer premise unit. If a distribution panel is not installed, a single cable run from the MPOE to a single RJ45 jack is required. As a minimum, Embarq FTTP Standards requires one CAT5E cable with RJ45 data jack for Internet access. For multiple data jack locations, a hub can be used to facilitate one computer. For multiple data jack locations for multiple computers a router is recommended. Data cable runs are to be no more than 300' in length
- h. **Voice:** One Cat3 or Cat5E cable from MPOE to Smart Panel or Central Point of Contact for delivery of voice service to each customer premise unit. If a distribution panel is not installed, a single cable run from the MPOE to a single RJ11 jack is required. As a minimum, Embarq FTTP Standards requires one CAT 3/5E cable with RJ11 voice jack for voice service.
- i. **Video:** One RG6 Coaxial cable from MPOE to Smart Panel or Central Point of Contact for delivery of video service, if Embarq is video provider of choice, to each customer premise unit. If a distribution panel is not installed, a single cable run from the MPOE to a single cable outlet jack is required. As a minimum, Embarq FTTP Standards requires one RG6 coax cable with video jack for video access. Runs are to be no more than 100' in length from MPOE. All cable connectors are to be compression type.

### Variations when Multi-Dwelling Units have a single MPOE for all Customer Premise Units

- j. **UPS Location:** Environmentally controlled location, to be no less than 14 in. wide x 24 in. tall x 12 in. deep, 50 in. above ground level, and within 90ft wire run distance from MPOE, for mounting of Uninterruptible Power Supply (UPS) for every 4 customer premise units.
- k. **UPS Power:** 110 volt non-GFI electrical outlet within 5ft wire run distance of the UPS, for every 4 customer premise units and fed by a common individual electric meter.

## ANSI/EIA/TIA Telecommunication Guidelines and Specifications

### Cable Specifications:

- Telephone: Cat3 or Cat5E (marked “voice”) - 4-pair unshielded twisted pair cable, 24 AWG solid copper.
- Data Cable: Cat5E 4-pair unshielded twisted pair cable, 24 AWG solid copper. *Note: Data cable runs should be no more than 300ft in length*
- Coaxial Cable: RG-6 60% shielded solid copper center

### Video Specifications:

- Industry standards require splitters with a bandwidth of 5Mhz to 1,000 MHz
- All coaxial cable must be terminated with compression connectors. No screw on or hex crimp connectors shall be used in wall plate terminations or at the feeding splitter(s), No interior coax cable shall exceed 100'.
- Any exterior connections must be weather proofed and sealed to prevent corrosion

### Smart Panel Specifications:

*Size according to the amount of services to be installed:*

- 14” panel for 2-3 rooms of structured wire bundles
- 24” panel for 3-4 rooms of structured wire bundles
- 36” panel for 4-5 rooms of structured wire bundles
- 48” panel for 5-6 rooms of structured wire bundles
- Mounting: mounts between 16" on-center studs.
- Hinged door
- Built-in 110V non-GFI power outlet

**NOTE:** Home networking applications may require an additional 110v non-GFI outlet located near the Smart Panel. For multiple data jack locations, a hub can be used to facilitate one computer. For multiple data jack locations for multiple computers a router is recommended.

### Cable runs from Smart Panel to each significant room

The full structured bundle consists of:

- One 4-pair Cat3/5E cable for voice
- One 4-pair Cat5E cable for data
- Two Coax cables for video

All voice cables shall be Cat3/5E rated and all data cables shall be Cat5E rated homeruns to the Smart Panel or CPC (no splitting, splicing or looping is permitted) wired and tested to ANSI/EIA/TIA 568B guidelines and be terminated at the Smart Panel or CPC.

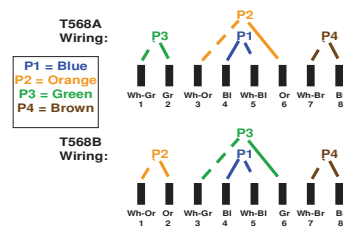
**NOTE:** All Residential Structured Wiring and terminations must meet ANSI/TIA/EIA-T568B transmission requirements and testing. See wiring diagram below.

### ANSI/EIA/TIA Telecommunication Guidelines and Specifications (cont.)

#### Terminations

##### DATA Cat5E:

Each Cat5E 4-pair cable must be terminated completely in an unkeyed 8P8C modular jack at the outlet location and at the Smart Panel or CPC. Maintain T568B throughout the installation.



Sprint Proprietary

**NOTE:** T568A wiring is for commercial applications only! USE T568B for residential.

##### Telephone (Voice) Cat3/Cat5E

Each Cat3 4-pair cable must be terminated completely in an unkeyed 6P6C RJ-11 Keystone modular jack at the outlet location and on the Insulation Displacement Connection (IDC) blocks at the Smart Panel or CPC. Embarq and Premier Products provides free Certification Training to installers not certified to meet ANSI/TIA/EIA guidelines. Contact Embarq and Premier Products for details.

##### Video (TV) Coax RG-6

Each RG-6 coax cable must be terminated and connected to the modular jack and splitter(s) using compression connectors only. No screw on or crimp connectors shall be used.

### Smart Panel Telephone, Data, Video, and Audio Modules

The Smart Panel must include as a minimum:

- A basic telecom module or equivalent
- A multi-port patchable module or equivalent (includes ports for security system)
- A network module or equivalent.
- 8-port hub module or equivalent.
- Video amplifier module or equivalent.
- Video distribution module or equivalent

*o Optional modules as required (audio, expansion modules)*

## **ANSI/EIA/TIA Telecommunication Guidelines and Specifications (cont.) Outlets:**

Outlets must be keystone jack type or equivalent that are configurable for each access point and connected to the Smart Panel or Central Point of Contact (CPC).  
(See Outlet illustrations)

### **Minimum Outlet Placement Specifications:**

- Living Room/Family Room/Great Room (Each defined by floor plan)- Two 4 port outlets featuring one telephone (Cat3) one data (Cat5E) connections and two coax TV connections (RG6) in each. (Audio is optional)
- Kitchen - One double port with one telephone Cat3 RJ-11 and one Cat5E RJ-42 rated outlet. (Video and audio optional)
- Bedrooms - Two 4 port Multi-Media outlets. Each Outlet Includes one telephone Cat3, One data Cat5E and two coax (RG6) connection in each. (Audio is optional)
- Office/Den/External Living Space (Garage / Build-able Attic) - One 4 port Multi-Media outlet providing One telephone Cat3 connection, One data Cat5E connection and two coax (RG6) connections.
- Laundry /Utility (not required if closet space) - One double port outlet providing: One telephone Cat3 connection and one data Cat5E rated outlet. (Video and audio optional)

### **General Installation Specifications:**

- Regional grounding and coding requirements must be followed for all pre-wiring and trim out. *(If any requirements listed here are in conflict with local codes, the local codes shall apply.)*
- All conduits must contain a pull string labeled "For communication use only".
- All cable runs must adhere to minimum bend radius specifications and must include a minimum of 18" additional cable slack behind box or mud ring.
- All cable runs must be at least 12" from parallel 110 VAC runs and must not cross over fluorescent lighting fixtures or other high voltage fixtures or devices.
- All cable runs must utilize modular jacks and plugs for cross-connection and must be clearly labeled on both ends of the cable to identify termination location.
- Pull strings must be left from all installed voice, data or video service locations to the Smart Panel or Central Point of Contact (CPC) for later expansion.
- All voice and data cables shall be Cat3 and Cat5E rated homeruns to the Smart Panel or CPC (no splitting, splicing or looping is permitted) wired and tested to ANSI/EIA/TIA 568B guidelines and be terminated at the Smart Panel or Central Point of Contact (CPC).
- No hard fasteners or staples may be used on any low-voltage voice, data, video or security cables in the pre-wiring or trim-out stages. Holes drilled in wood studs are to be 40% oversized. Grommets shall be used in metal stud applications.
- All connectors must be installed as per manufacturer's specifications by trained and certified technicians, including the use of recommended tools and test equipment.
- Where it is necessary to penetrate a fire-rated wall, the hole must be sleeved with EMT and appropriate pulling bushings must be installed. The sleeve and penetrating hole must be sealed with a fire-retardant sealant. Where it is necessary to place an outlet in a fire-rated wall, a metal junction must be used to house the outlet.

## Voice, Ethernet HSI and Video Network Systems

### Wall Jacks

**NOTE:** Ethernet, unlike ADSL, requires separate wiring systems.  
Below are typical configurations

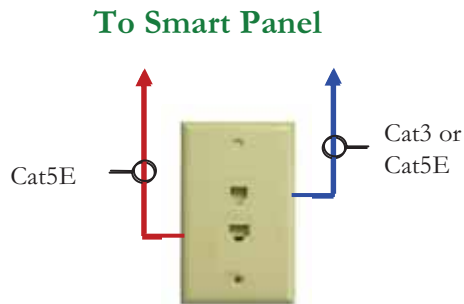
*A. Typical Voice (RJ11) & Data (RJ45) double-port wall jack*

Requires two (2) separate connections:

- One (1) Cat3 or Cat5E for voice
- One (1) Cat5E for Ethernet data

Minimum Outlet Placement Specifications:

- One (1) outlet required in Kitchen
- One (1) outlet required in Laundry/Utility (not required if closet)



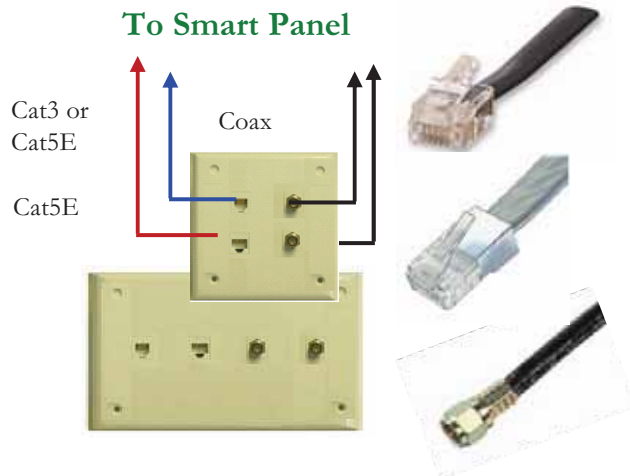
*B. Typical 4-port multi-media Voice, Data & Video wall jacks*

Requires three (3) separate connections:

- One (1) Cat3 or Cat5E for voice
- One (1) Cat5E for Ethernet data
- Two (2) RG6 coaxial cable for video

Minimum Outlet Placement Specifications:

- Two (2) outlets required in Living/Family/Great Room
- Two (2) outlets required in Bedrooms
- One (1) outlet required in Office/Den/External Living Space (Garage/Buildable Attic)



Using the above illustrations as examples, the top jack (RJ11) is specific to voice and the second jack (RJ45) is specific to Ethernet data. Each jack requires its own connection. Ethernet Data and Voice can not share the same Cat5E home wiring network.

# Fiber To The Premise--BBDLC-Ethernet-*Checklist and Home Certification*

**Unit Information** Builder: \_\_\_\_\_ Lot#: \_\_\_\_\_ Street Address: \_\_\_\_\_



	➤ Checklist	Structure Wiring Minimum Requirements
➤	Ground	
➤	<u>Multi-Ground Neutral (MGN)</u>	Located within <b>20 ft</b> of AC electrical power meter/Multi-Ground Neutral (MGN)
➤	Power Supply	Local Power Supply (LPS)
➤	<u>Environmentally Controlled Location LPS</u>	Environmentally controlled location, to be no less than 14 in. wide x 24 in. tall x 12 in. deep, 50 in. above ground level, and within <b>90ft</b> wire run distance from MPOE, for mounting of LPS
➤	<u>110 volt, non-GFI for LPS Outlet</u>	110 volt, non-GFI if allowed by code, electrical outlet within <b>5 ft</b> wire run distance of the LPS
➤	Conduit	- No Smurf -
➤	<u>Outside 1 1/4 Inch PVC Conduit to MPOE</u>	1 1/4 Inch PVC conduit, with pull wire, from MPOE to property line, for each Point of Entry
➤	<u>Inside 1 Inch PVC Conduit to LPS</u>	1 inch PVC conduit, with pull wire, no more than <b>90ft</b> wire run distance in length, from LPS to MPOE
➤	Structure Wiring MPOE to Smart Panel	- Data Hub or Router Recommended -
➤	<u>Data Service – 1 - Cat 5E Cable</u> Excluding Blue or White Cat 5E Sheathing	1-Cat 5E cable from MPOE to <b>Smart Panel</b> or other distribution point for delivery of data service
➤	<u>Voice Service – 1 - Cat 3 or Cat 5E Cable</u> Preferred Blue or White Cat 5E Sheathing	1-Cat 3 or Cat 5E cable from MPOE to <b>Smart Panel</b> or other distribution point for delivery of voice
➤	<u>Video Service – 1 - RG 6 Coaxial Cable</u>	1-RG 6 Coaxial cable from MPOE to <b>Smart Panel</b> or other distribution point for delivery of video service

## Certification

### Smart Panel Information:

- Manufacturer: \_\_\_\_\_
- Location in home: \_\_\_\_\_ Garage \_\_\_\_\_ Closet
- Router manufacturer: \_\_\_\_\_

### Outlets Information:

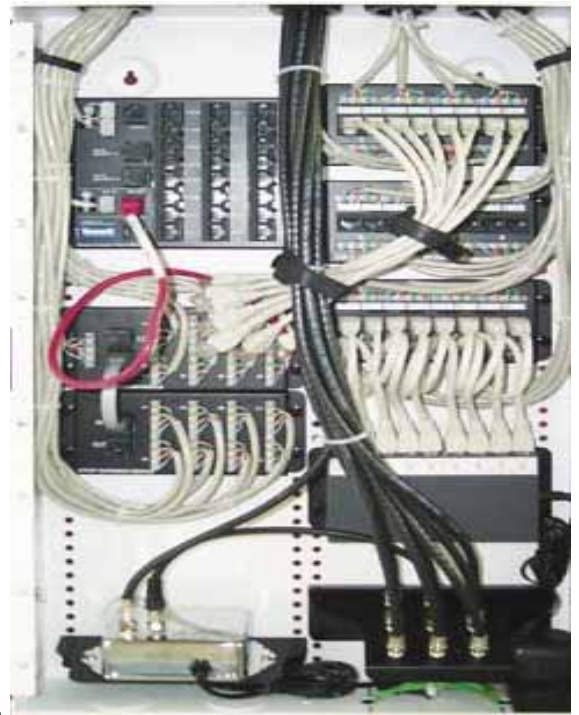
Number of outlets installed in home:

- Voice(cat3/5e)outlets: \_\_\_\_\_
- Data (cat5e) outlets: \_\_\_\_\_
- Coaxial RG-6 outlets: \_\_\_\_\_

### EMBARQ ONT Interface Information:

Length of interface cabling:

- Cat3/5e voice interface: \_\_\_\_\_ ft. Cat5e data interface: \_\_\_\_\_ ft.
- Coaxial TV interface: \_\_\_\_\_ ft. 1" PVC conduit for LPS \_\_\_\_\_ ft.



- Communications contractor certifies and warrants here forth that the list home above is installed to and fully compliant with **EMBARQ** FTTP, and TIA-EIA 570A telecommunications and data standards. The required Level III printed data certification tests for cat5e cabling is attached and submitted with this certification sheet.

Certification Date: \_\_\_\_\_ Communications Installer: \_\_\_\_\_ Communications Installer Signature: \_\_\_\_\_

FTTP ONT BBDLC 2007-04-02



# Builder & Developer Solutions:

## BUSINESS SERVICE ORDER FORM

Your service order will be processed by an EMBARQ™ Sales Support representative, direct contact number **866-634-8760**. An order confirmation, order number, and scheduled installation date will be returned to you via email or telephone. Please allow 24 hours for the order to be processed and confirmed. Please allow 30-45 days for service installation and activation.

### REQUESTOR INFORMATION:

Name: \_\_\_\_\_  
 Email: \_\_\_\_\_  
 Contact Number: \_\_\_\_\_

### BUSINESS INFORMATION:

Company Name: \_\_\_\_\_  
 Development Name: \_\_\_\_\_  
 Billing Name (If different): \_\_\_\_\_

Billing Address (If different): \_\_\_\_\_

Directory Listing Name (business name as it should appear in the directory): \_\_\_\_\_

Directory Listing Address (business address as it should appear in the directory): \_\_\_\_\_

Directory Listing:      Published     Non-Published     Non-Listed

### SERVICE INSTALLATION ADDRESS INFORMATION:

Service Installation Address: \_\_\_\_\_

Site Contact Name: \_\_\_\_\_

Site Contact Number: \_\_\_\_\_

Site Access Needed:     Site Access Times: \_\_\_\_\_

### DETAILED REQUIREMENTS:

New Order     Add     Move     Change     Billing Inquiry     Customer Service Request

Requested Installation Date: \_\_\_\_\_

# Voice Lines Needed: \_\_\_\_\_

Features: Hunt Group (Rotary)     Call Waiting     Call Forwarding     Caller ID     Voicemail

Feature Instructions: \_\_\_\_\_

# Fax Lines: \_\_\_\_\_

# High Speed Internet Lines: \_\_\_\_\_    Speed: 512 Kbps     1.5 Mbps     3.0 Mbps     5.0 Mbps

High Speed Internet Term: Month-to-Month     1-Year     2-Year

# Other Lines: \_\_\_\_\_    Specify Type: \_\_\_\_\_

Jacks: Wire     Install     N/A

Premise Wiring Needed:

Construction Trailer: Yes     No

Special Instructions: \_\_\_\_\_

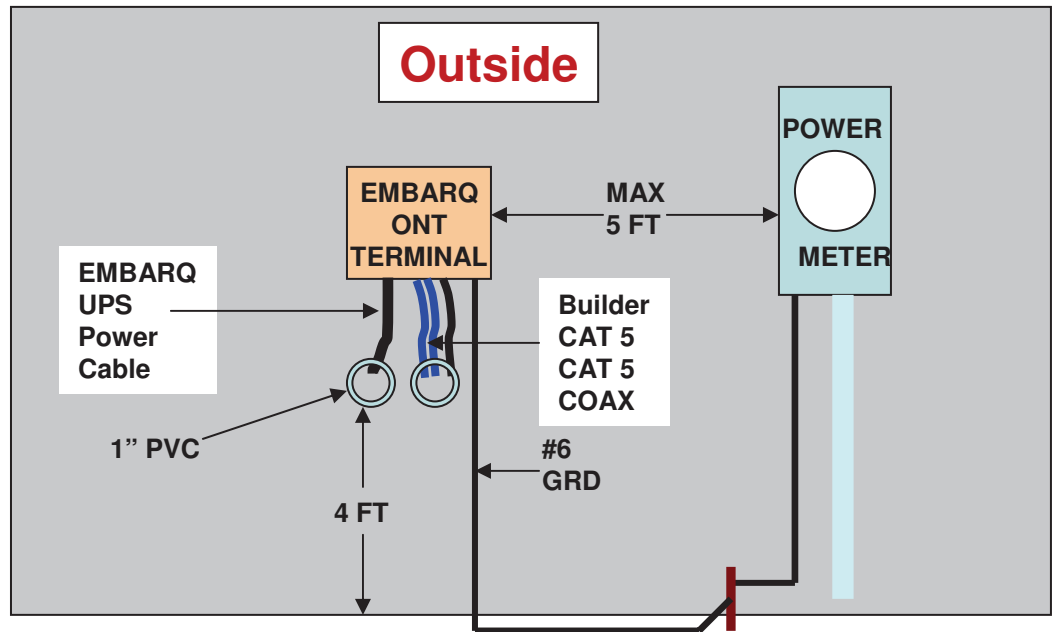
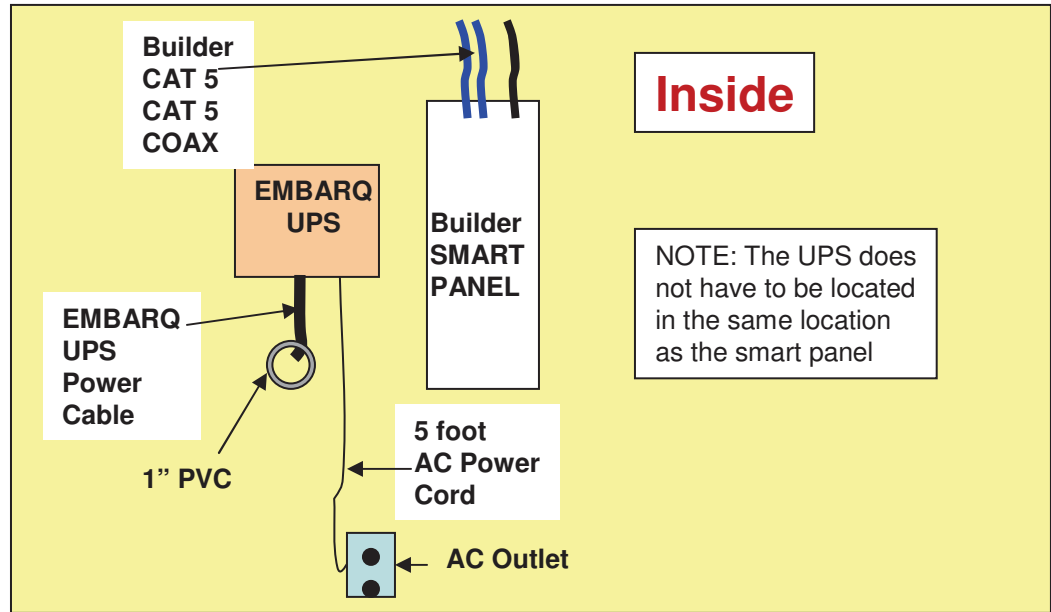
PLEASE FAX TO 888-877-3591 OR EMAIL [NationalBuilderOrders@embarq.com](mailto:NationalBuilderOrders@embarq.com)

FOR ASSISTANCE CALL 866-634-8760



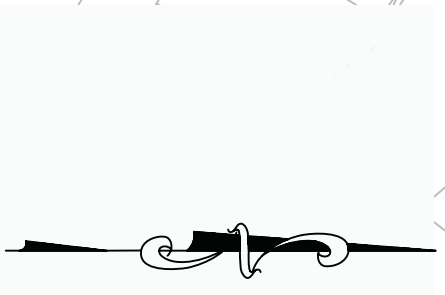
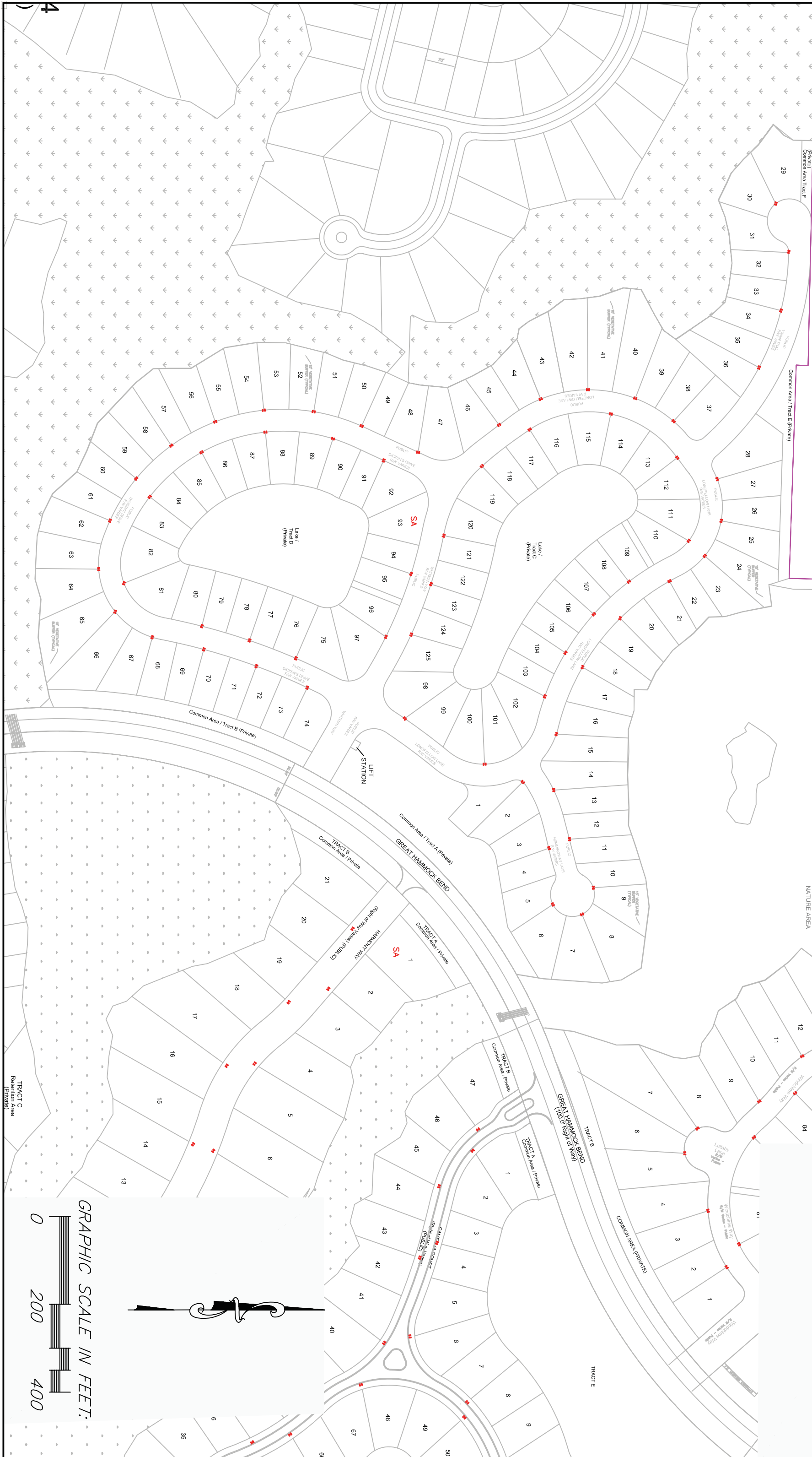
Where Common Sense Meets Innovation™

Exhibit A



**DB** PAIRED MAILBOXES  
 ON SINGLE OR DOUBLE POST  
 LOCATED ON SHARED LOT LINE  
  
**SA** SINGLE MAILBOX  
 LOCATED ANYWHERE ON LOT FRONTAGE

MAILBOX PLAN  
**PASSAGES**  
 @ HAMMOCK BAY



GRAPHIC SCALE IN FEET:

