

ARCHITECTURAL CONTROL GUIDELINES

A. GENERAL CONSIDERATIONS:

1. It is the intention of the Board of Directors ("BOD") to maintain a high standard of exterior architectural appearance throughout the community. The following guidelines have been set up to protect the integrity of our investment in our community.

2. This document is intended to serve as a guideline. The covenants shall take precedence over these standards in the event of conflict.

B. REVIEW & APPROVAL PROCESS:

1. Approval from the BOD is required prior to proceeding with construction or any exterior modification. The BOD shall have the absolute and exclusive right to refuse to approve any plan which is not suitable or desirable for any reason, including purely aesthetic reasons.

2. Questions concerning the interpretation of any matter set forth should be directed to the property manager who will then forward such questions to the BOD. The BOD retains the right to complete interpretation of these guidelines and approval of all applications. Any dispute regarding the interpretation of the guidelines will be ruled upon by a majority or unanimous vote of the BOD.

3. No exterior modifications shall be made on any lot until final approval has been received by the BOD.

C. **REMEDY:** If the BOD finds any improvement or modification was not performed or constructed in substantial compliance with the BOD approval, the BOD may have the homeowner remove or replace the noncomplying improvement or modification. The Association may seek a court order requiring the removal of any unauthorized improvement or modification.

D. GENERAL RULES:

1. The homeowner shall keep the street in front of the property clean and clear of any debris on a daily basis.

2. No trash, building material, landscape material or other debris shall be placed on any adjacent lot. Trash shall be removed on a daily basis.

E. **DESIGN STANDARDS:** Below are general standards and guidelines. Please note that this list is a guideline only and it is not all inclusive. Items listed herein should not be assumed to be approved. All requested changes to any property in the community must be first submitted and approved by the BOD.

1. **Additions:** Additions to existing structures shall be permitted provided they are constructed by licensed contractor(s), and match the current style and color of the dwelling. Additions must be in harmony with the existing structure and neighboring structures in the community. The addition shall not encroach on any easements or setbacks. Prior BOD approval must be obtained.

2. **Air Conditioners/Heat Pumps:** No window or wall air conditioning units shall be permitted. All units shall remain in the original location as placed by the developer at the time of construction. With prior BOD approval, units may be relocated due the installation of a pool or lanai, provided they do not encroach on any setbacks and or easements. Air conditioning units shall be screened with adequate landscape or a trellis-like structure that is painted to conform to the color of the dwelling so that the unit is not visible from any adjacent property, roadway, or common area.

3. **Antennas:** UHF / VHF and short-range HD antennas are permitted provided they are mounted on the rear of the dwelling and not visible from roadways and common areas. Antennas shall not extend past the highest point of the roof structure (ridge).

4. **Attic Ventilators:** Powered attic roof mounted vents shall not exceed thirty inches (30") in diameter and must be mounted on the rear of the dwelling roof. Ridge vents are permitted provide they are covered with matching shingles. Gooseneck vents to match the existing vents are permitted. All vents shall be painted to match the dwelling color. No vents are permitted on the front facing portion of any roof.

5. **Awnings:** Retractable type awnings, motorized or manually operated, mounted on the rear of the dwelling may be permitted. Any approved awning shall be subject to regular community maintenance standards. Awnings shall be retracted when not in use. Prior BOD approval must be obtained.

6. **Bars:** Bars are not permitted to be installed on the exterior of any home.

7. **Basketball Backboards and Free Standing (portable) Basketball Hoops:** Only rectangular shaped basketball backboards are permitted. The support of a dwelling mounted basketball backboard must be painted the same color as the color of the dwelling. The support structure of a pole mounted or free standing (portable) basketball hoop shall be black. Nets are required on all hoops. Chain and multicolored nets are not permitted. Prior BOD approval must be obtained.

8. **Carports:** No temporary or permanent carports shall be installed or constructed on any lot, at any time.

9. **Clotheslines and/or Poles:** Retractable clotheslines are permitted in fenced-in property only. Clotheslines and poles shall not be higher than fence height and shall not be visible from roadways and common areas. No items shall be left on the

clothesline overnight or for extended periods of time. Lines shall be retracted when not in use.

10. **Curbing and Borders:** Concrete curbing and landscape borders of rubber, metal, stone and brick are permitted. Borders shall not encroach on any easements or setbacks and no border shall be closer than twenty-four inches (24") to any lot line. Plastic picket-style borders or wood borders are not permitted.

11. **Decks:** Ground level decks no higher than eight inches (8") above ground shall be permitted provided they are constructed to code with pressure treated lumber or composite material and are properly secured to the ground. Decks shall not encroach on any easements or setbacks. Prior BOD approval must be obtained.

12. **Docks:** Docks are not permitted.

13. **Dog Houses/Runs:** Dog runs are permitted in fenced-in yards only. Dog houses are permitted in fenced-in yards provided they do not exceed forty-six inches (46") in length by thirty-three inches (33") wide by thirty-three (33") inches in height. Wood dog houses shall be natural or painted to match the dwelling. Plastic dog houses shall be painted to match the dwelling with standard exterior latex paint.

14. **Drainage Improvements:** No drainage improvements can be made that will direct water in any other direction than was originally designed by the developer.

15. **Driveways:** Driveways may be enlarged by a maximum of twenty-four inches (24") on each side with the following approved materials: concrete that matches the existing driveway; concrete pavers in a color which matches the driveway; or a BOD approved alternative. Driveways may be painted a BOD approved solid color from the garage to the edge of the sidewalk. Patterns are not allowed. All exterior painting shall be approved by the BOD.

16. **Electronic Pest Traps:** Electronic pest traps shall be screened with adequate landscape or a trellis-like structure that is painted to conform to the color of the dwelling so that the unit is not visible from any adjacent property, roadway, or common area.

17. **Entry Doors/Trim:** Entry doors and trim shall be kept the original color as painted by the developer at the time of construction or another BOD approved color or wood stain. Glass inserts are permitted in the entry door(s). All exterior painting shall be approved by the BOD.

18. **Exterior Lighting:** Entry lights and carriage lights may be replaced from the original with new lights in the same style as the original or a BOD approved alternate style.

19. **Fences:** Fences cannot be closer than ten feet (10') to the front of the dwelling. Fence is not permitted in the front yard. All fencing shall be subject to regular community maintenance standards and prior BOD approval must be obtained. *MAX. 4' HIGH*

20. **Fireplaces:** Fireplaces are permitted provided they meet county and state codes. Fireplaces cannot be installed on the front of any dwelling. Fireplaces cannot encroach on setbacks and or easements and must be finished in stucco and painted to match dwelling. Prior BOD approval must be obtained.

21. **Flags and Flagpoles:** Flagpoles cannot exceed twenty feet (20') in height. Wall-mounted flags are permitted on the front and rear only. Flag types permitted: the American flag; and others flags which are required to be permitted under state or federal law. All flags are subject to regular community maintenance standards and prior BOD approval must be obtained.

22. **Fountains:** One fountain may be placed on the property at the front of the house and one additional fountain placed at the rear of the house. Fountains may not exceed sixty inches (60") in height. Fountains must be earth tone in color and constructed of concrete, stone, plaster, granite, bronze, or copper. Fountains must be maintained, cleaned, and in working order at all times. All fountains shall be subject to regular community maintenance standards and prior BOD approval must be obtained.

23. **Game/Play Structures:** Installation of any game/play structure requires BOD approval. All game/play structure shall be subject to regular community maintenance standards. One (1) game/play structure may be allowed. The structure shall be placed in the rear of the house and shall not exceed twelve feet (12') in height. Structures shall not encroach on any easements or setbacks and shall be kept and maintained in good condition at all times. All deteriorating equipment shall be repaired or removed from the property. No structure shall pose a nuisance to any neighbor. Pre-manufactured structures made of long lasting, aesthetically pleasing materials and are preferred. Pre-manufactured structures are designed and sold commercially in a pre-assembled or ready to assemble manner. The following materials for pre-manufactured play structures are approved:

- A. Pre-manufactured vinyl;
- B. Pre-manufactured vinyl-coated steel; or
- C. Pre-manufactured Pressure Treated Lumber.

24. **Garage and Garage Doors:** Garage doors must be white or painted to match the dwelling body color. Garage screen doors are permitted with a white frame or painted to match the dwelling body color. Garage doors with glass windows are permitted. Windows may be arched style with or without grilles, or rectangular with or without grilles. Colored glass is not permitted.

25. **Garbage/Recycling Containers:** Garbage/recycling containers shall be kept indoors or stored on the side or rear of the dwelling. If stored on the side or rear of

the dwelling, the container(s) shall be screened with adequate landscape or a trellis-like structure that is painted to conform to the color of the dwelling so that the container(s) are not visible from any adjacent property, roadway, or common area except on the day of pickup. Garbage/recycling containers shall be removed from the curb within twenty-four (24) hours of pickup.

26. **Gazeboes:** Gazeboes shall be located in the rear of the dwelling and shall be compatible with the scale of the dwelling. Construction materials must be of smooth, high-quality, pressure treated lumber or comparable material. The gazebo shall be finished with a neutral or wood color stain or sealer, or shall match the dwelling colors for consistency. Gazeboes require prior BOD approval and are subject to regular community maintenance standards.

27. **Generators:** Portable generators are permitted for a temporary period of time immediately after a storm that causes electrical power failure. Generators may also be run periodically for maintenance purposes. Generators shall be stored indoors when not in use.

28. **Grass/Sod:** All lots are to be sod with BOD approved type sod. At least 50 % of the front yard must be sod. All lawns must be mowed and trimmed regularly, and under no circumstances shall the lawn exceed eight inches (8") in height.

29. **Grills, Pits and Barbeque Equipment:** When not in use, portable grills and barbeque equipment must be kept in the garage or in the rear of the dwelling behind adequate landscape or a trellis-like structure that is painted to conform to the color of the dwelling so that the equipment is not visible from any roadway, or common area. All grills and barbeque equipment shall be operational and are subject to regular community maintenance standards. Barbeque pits of brick and/or stucco must match the exterior of the house. Barbeque pits require BOD approval.

30. **Gutters and Downspouts:** Gutters and downspouts are permitted provided it does not drain to neighboring property other than the swale provide by the original grading by the developer. Gutters and downspouts shall be painted to match the color of the dwelling.

31. **Hedges:** Hedges may not be used in lieu of fencing. Each owner shall have a duty to maintain the hedge. A hedge shall be kept trimmed, properly watered and shall not exceed six feet (6') in height. The following hedge material is approved:

- A. Podocarpus;
- B. Orange Jasmine;
- C. Indian Hawthorn; or
- D. Ixora Coccinea.

32. **Holiday Decorations:** All outdoor holiday decorations shall be removed no later than thirty (30) days after the holiday for which they are displayed.

33. **House Numbers:** All dwellings shall have the assigned numbers properly displayed. Numbers shall not be less than five inches (5") in height or greater than nine inches (9") in height. House numbers shall be black or natural metal finish and remain in the original location as placed by developer at time of construction.

34. **Hurricane Shutters:** No hurricane shutters shall be installed unless is approved by the BOD. Hurricane shutters shall not be put up sooner than four (4) days before the expected storm as determined by the NOAA or local weather authority forecast and shall be removed within forty-eight (48) hours after the storm passes. Special arrangements can be made in writing prior to the event.

35. **Landscape Design:** Landscaping shall be kept neat and properly trimmed regardless of the types of plants used. All landscape alterations must be approved by the BOD.

36. **Mail Boxes and Posts:** The mailbox location, material, color, and size must be BOD approved. Mailboxes and posts must be maintained in a neat and attractive manner and are subject to regular community maintenance standards.

37. **Outdoor Kitchens:** Outdoor kitchens shall be permitted provided they do not encroach on any easements and or setbacks. Outdoor kitchens must be BOD approved.

38. **Paint:** All exterior painting must be BOD approved. Residents will be required to paint and restore the exterior of the house if the front, back, right or left side is twenty-five percent (25%) or more faded, washed away, mildewed, chipped or cracked. Paint shall match the existing color scheme of the dwelling as provided by the developer at time of construction, or any adopted palette or range of acceptable colors, unless prior approval for a change is obtained from the BOD.

39. **Patio:** Patios shall not encroach on any easements or setbacks and shall not create excess drainage on neighboring property.

40. **Patio Roofs:** Patio roofs shall be a shingled, trussed roof to match the dwelling. Metal pan and insulated panel roofs shall be white or painted to match the dwelling.

41. **Pavers:** Pavers may be acceptable, but shall be BOD approved prior to installation.

42. **PODS:** PODS will be permitted for a temporary period of time not exceeding two weeks. Prior written approval shall be obtained before placing any POD on property. Temporary parking arrangements shall also be made.

43. **Pools and/or Spas:** The installation of a pool and/or spa must be BOD approved. The pools and/or spas shall not encroach on any easements or setbacks. The pools and/or spa shall be properly maintained at all times. No above-ground pools, easy set pools or frame set pools are permitted. Kiddie pools with a maximum of six feet (6') in diameter by fifteen inches (15") in height are permitted on a temporary basis provided they are not visible from the roadway of common area.

44. **Pool Equipment:** Pool equipment shall be screened with adequate landscape or a trellis-like structure that is painted to conform to the color of the dwelling so that the pool equipment is not visible from any adjacent property, roadway, or common area.

45. **Ponds:** Decorative ponds shall not exceed thirty-six (36) square feet of surface area. All pond equipment shall be screened with adequate landscape or a trellis-like structure that is painted to conform to the color of the dwelling so that the pond equipment is not visible from any adjacent property, roadway, or common area. Ponds shall not encroach on any easements or setbacks. Ponds shall not drain onto neighboring property. Pond water shall be kept fresh and not allowed to stagnate. The installation of a pond must be BOD approved.

46. **Propane Gas:** Propane tanks shall not encroach on any easements or setbacks. Propane tanks may be buried if allowed by county and state regulations. Above ground propane tanks shall be screened with adequate landscape or a trellis-like structure that is painted to conform to the color of the dwelling so that the propane tank is not visible from any adjacent property, roadway, or common area.

47. **Roofs:** Unless alternatives are approved, dwelling roofs must match original roofing material provide by developer at time of construction. All roof replacement must be BOD approved.

48. **Satellite Dishes:** Satellite dishes shall not exceed thirty-nine inches (39") in diameter and unless it is demonstrated to the BOD that it is necessary to obtain an acceptable signal, shall be mounted in the rear of the dwelling and shall not be visible from roadways or common areas.

49. **Screen Rooms:** Screen rooms shall not encroach on any easements or setbacks. Screen room frames shall be white or match the body color of the dwelling. Screen rooms shall be BOD approved prior to installation and are subject to regular community maintenance standards.

50. **Security Devices:** Security devices shall not capture any common areas, public areas, or neighboring property and must be inconspicuous or concealed if possible. Any other state or local regulations on the use of surveillance equipment applies.

51. **Setbacks and Property Lines:** Setbacks and property lines are described on the original site plan, the Declaration, and the plat.

52. **Sheds and Outdoor Buildings:** Sheds and outbuildings are not permitted. "Rubbermaid" style storage boxes are permitted provided they do not exceed six feet (6') in height and sixteen (16) square feet in floor area and are not visible from the street.
53. **Siding:** Stucco is the only approved exterior wall finish permitted.
54. **Skylights:** Skylights not exceeding twenty-four inches (24") wide by thirty-six inches (36") in length are permitted on the rear of the dwelling roof. Prior BOD approval must be obtained.
55. **Soffits and Fascia:** The style and size of soffits and fascia shall be as the developer provided at time of construction and shall conform to the primary colors of the dwelling.
56. **Solar Collectors:** Solar panels are permitted on the rear of the dwelling roof. Solar panels shall be permitted on the sides of the roof where the proper exposure cannot be acquired on the rear. Panels are not permitted on the front of a dwelling except as permitted by law. The installation of any solar collector requires prior BOD approval.
57. **Storm and Screen Doors:** Storm and screen doors are permitted provided they conform to the primary colors of the dwelling. Colored glass in the storm or screen door is prohibited.
58. **Swimming Pool Enclosures:** Swimming pool enclosures shall be white or painted the dwelling color. Fiberglass screens shall be charcoal, gray, or black. Enclosures may not encroach on any easements or setbacks. All swimming pool enclosures are subject to regular community maintenance standards. Prior BOD approval must be obtained.
59. **Trellis/Arbor:** Any trellis or arbor shall conform to the primary colors of the dwelling. Trellis or lattice fencing used to screen equipment shall be constructed of wood or plastic and shall be painted to conform to the color of the dwelling.
60. **Walkways:** Walkways shall be constructed of natural colored concrete or concrete pavers. These shall not encroach upon easements and shall be no closer than twenty-four inches (24") to lot lines, or such further distance as may be set forth by county ordinance. The design and location of alterations to walkways must be BOD approved.
61. **Water Softeners:** Water softeners shall be placed on the side or rear of the dwelling and shall be screened with adequate landscape or a trellis-like structure that is painted to conform to the color of the dwelling so that the water softener is not visible from any adjacent property, roadway, or common area.

62. **Wall Vents:** Wall vents and or louvers shall not exceed eighteen inches (18") in height by forty-two inches (42") in width. These shall be painted to match dwelling body color.

63. **Wind Chimes:** No wind chime shall create a nuisance.