

## Declarant can change guidelines at any time without any approval.

### 1. BUILDING SETBACKS

Setbacks are community and county specific. Please follow all applicable setbacks that are required.

### 2. DRIVEWAYS

Driveway extensions are allowed. No driveway expansion shall be permitted beyond the external side lines of the garage. Driveway stains or surface coatings are not permitted, unless such stains are clear. Owners may not change the actual driveway surface from what the builder installed and must replace it with the same materials and style as was originally installed by builder.

### 3. FENCES

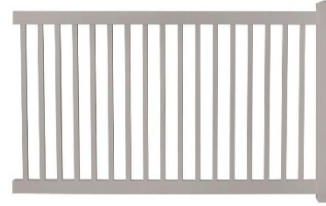
Subject to standard design criteria in this section, perimeter fences may be used to enclose portions of side and rear yards. Fencing must be maintained in "good" condition at all times.

- A. **Location: Interior Lots.** A perimeter fence for an interior lot may extend from a point 10' - 0" behind the façade of a structure to the side property line on each side and, thereafter, to and across the rear property line. If part of the front face of the house is set deeper, the minimum setback is 5' on that particular side.
- B. **Location: Corner Lots.** On the interior side yard of a corner lot, a perimeter fence may extend from a point 10'-0" behind the façade of a structure to the side yard property line and, thereafter, to the rear property line. On the street side yard of a corner lot, a perimeter fence may extend from 10'-0" behind the façade of a structure to a point no that is no closer than 5' from the side property line and, thereafter, along that line which is 5' inside the side property line to and across the rear property line. No fence shall extend closer than 5 feet from any sidewalk. Side yard fences on corner lots will be required to plant a continuous hedge to buffer fence from street (Plant material must be a minimum 24 inches in height and approved by the ARC) and 50% coverage on the front facing fence line or gate. (Taller species plants are encouraged on corners of fence). The ARC reserves the right to modify these side yard fence guidelines for traffic and visibility concerns.  
**Height.** Perimeter fences shall be 6'-0" in height, except: On waterfront lots, shall be four feet high across the rear property line and shall transition from six feet high alongside property lines to four feet in height along rear property line. Transition will begin in the last ten to sixteen feet of the side fences (as it approaches the rear property line). Support poles, columns and gates may exceed the height limitations by not more than one (1) foot.
- C. **Design.** Perimeter fences shall conform to a standard design, finish, color, height, post and gate details as provided in this section. Fences shall be 1 type: all vinyl tan T&G (tongue and groove); or ONLY on lots abutting bodies of water or conservation areas, shall install open-picket fence. The finished side of the fence must face the adjoining lots or any abutting right-of-

way. There is no fencing permitted in a rear drainage easement. Drainage easements on the side of a home may be approved on a case-by-case basis.



6' T&G Tan



4' Picket Tan

## LANDSCAPE

Landscaping and Landscape Enhancements: ARB shall have final approval of all exterior changes. Owners of Lots that are subject to any easements shall not construct any improvements on the subject easement areas, alter the flow of drainage, or landscape on such areas with hedges, trees, or other landscaping items that might interfere with the exercise of the easement rights. Any Owner who constructs any improvements or landscaping on such easement areas shall remove the improvements or landscape items upon written request of Declarant, the Association, or the grantee of the easement.

- **Containers and flowerpots:** In general, limiting the use of pots and containers that are visible from the street to one or two to accentuate or accessorize an entrance is desirable. Pots and containers that have natural finishes are preferable to ones that are painted or glazed, and cannot be larger than 30" in height. Pots and containers must be removed to safe storage in the event of an impending storm or if the owner is leaving for an extended period of time.
- **Trees and shrubs:** Any additional plantings in existing beds, or additions of entire planting beds, as well as new landscaping related to after-the-fact additions such as pools or lanai, require prior written approval of the appropriate ARC(s). Generally speaking, new planting beds, "exotic" species and high maintenance items such as fruit trees will not be permitted in the community.
- Landscape materials that are planted by the Home Owner shall meet the following minimum size requirements when planted.

Shade Trees - 2" Caliper Minimum

Flowering/Ornamental Deciduous Trees - 3' Height

Minimum Evergreen Trees - 3' Height minimum

Deciduous and Evergreen Shrubs - 1 Gallon Minimum

There are no minimum sizes required for ground cover, vines and grass.

## 4. LANDSCAPE - CURBING

Landscape borders and curbing is strictly prohibited without the approval of the declarant or ARC. If homeowner would like to enhance curbing the board will consider based on ARC submission and community.

## 5. LIGHTING

The intent of the standards in this section is to ensure that lighting is properly used to enhance the architectural detailing and landscape design of a Structure during evening hours without overpowering

the streetscape, producing excessive glare, or affecting adjoining Lots. Architectural lighting must be shown on floor plans submitted for Architectural Review, and landscape lighting must appear on landscape plans submitted for Landscape Review. After completion of a Structure, any architectural or landscape lighting must be approved as part of a Modification Review.

#### LOCATION OF LIGHTING

All architectural lighting must be attached to the Structure and all landscape lighting must be located no less than 10ft from the front lot line and 3ft from the side lot line. Post lamps are not permitted.

#### STYLE AND FINISH OF LIGHTING FIXTURES

Lantern style lighting fixtures are permitted for the front entry, proximate to garage doors, and on porches and patio decks not located in side yards. Eave, wall and ground lights must be shielded. Glove light will not be permitted. Allowable finishes includes copper, verde green, rust or black and other colors as may be approved by the ARB. White fixtures are not permitted.

#### ILLUMINATION

The maximum level of illumination shall not exceed a low to medium level of illumination to achieve a soft look or warm glow.

#### BULBS

All exterior lighting must be equipped with white, frosted or clear bulbs. Mercury vapor and high pressure sodium lights are not permitted.

#### LENSES

Glass panels or lenses and vinyl or plastic liners for fixtures must be white, frosted or clear. No colored panels or lenses are permitted.

#### PATH LIGHTS

Path lights may be used on a limited basis to light walkways. Path or ground lights are not permitted for installation along driveways within 10ft of the front lot line and within 3ft from the side lot line. Decorative path lighting must be located within landscape beds. A picture of the proposed decorative lighting should be included with the application. See below for examples:



#### LANDSCAPE LIGHTS

Ground lights, ground-level spot lights and well lights may be used on a limited basis.

#### ENTRY LIGHTS

Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for entry lighting. Low-wattage incandescent lights are best for decorative wall-mounted fixtures, while higher-wattage fixtures are recommended for overhead use.

## GARAGE LIGHTS

Decorative wall-mounted fixtures may be used to light garage door areas and may be mounted above or on the sides of garage doors.

## PORCH LIGHTS

Hanging fixtures, wall- or ceiling-mounted fixtures, and recessed high hats may be used for porch lighting.

## SIDE YARD LIGHTS

Doors facing or opening to the side yards of Structures may be lighted with a shielded fixture which provides up and/or down light only.

## SPOT/FLOOD LIGHTS

A maximum of two [2] wall- or eave-mounted spot lights, not exceeding 150 watts per fixture, are permitted only on the rear plane of a Structure, unless otherwise approved by the ARB. Fixtures must be mounted less than 12ft above grade and fitted with a shield to minimize light spillage which may affect adjoining Lots, as determined by the ARB. Wall- and eave-mounted spot/flood lights are not permitted in front or side yard areas, unless otherwise approved by the ARB.

## LIGHT SPILLAGE AND GLARE

Other than decorative fixtures attached to the entry or garage of a Structure, light sources should be hidden when possible so the light is seen, but not the lamp. Besides achieving the most natural look possible, hiding the light source avoids glare that results when lamps are in direct view. Glare can also be reduced by using several smaller lights rather than one larger one. The use of diffusers, shields, and grills is also helpful.

Owners of Lots adjacent to Conservation Tracts are responsible for ensuring that any outdoor lighting is directed toward the homes constructed thereon or toward other improvements, and away from designated habitats.

No exterior lighting will be permitted which, in the opinion of the ARB, would create a nuisance to adjoining Lots or excessive glare from the street. In the event lighting produces excessive glare or light spillage after installation, the Applicant will be required to correct the situation by reducing the wattage of lamps, adjusting shields, or taking other measures as directed by the ARB Administrator.

## **6. MULCH / ROCK**

Approved inert materials shall include those described below and other materials as may be approved by Declarant from time to time. Determination of whether a material is acceptable for inclusion in any specific situation shall be made by Declarant and shall be in writing. Currently approved materials are as follows:

### MULCH/BARK

Dark, hardwood chips or natural color shredded mulch may be approved as inert ground cover, except that compost may be used on perennial and annual planting beds.

### DECORATIVE ROCK MATERIAL

With the exception of above, decorative rock shall not be permitted as ground cover. Categories of decorative boulders which may be approved within the Private Area are as follows:

- i) Moss Rock;
- ii) Tan Limestone; iii) Tan Sandstone; iv) Granite; or
- v) Fieldstone

Stone or boulders shall not be used as a bed-edging material. Stones or boulders are not permitted in turf areas. The Reviewing Entity reserves the right to limit the number of decorative stones in the landscape.

## **7. PATIOS / LANAIS**

Patios/Lanais shall be located in the rear of the Home, shall not extend into the rear or side yard setbacks of the Lot and shall not extend beyond the Lot Perimeter Walls or Party Fences. Patios may be paved with brick pavers, concrete or other suitable material.

Open patios must be an integral part of the landscape plan and must be located so as not to create an unreasonable level of noise for adjacent property owners. The patio color must be similar to or generally accepted as a color complementary to the design and color of the residence, or existing patio, if applicable.

## **8. POOLS & SPAS**

Swimming pools may not be located in the front or side yard of any Lot, nor nearer than Home to any side Street lot line. Swimming pools, spas, hot tubs, decks, screens, screen enclosures, lanais, etc. (collectively, "Pool Improvements"), shall be designed to be compatible and "tie in" with the architecture and material of the subject Home. Screen enclosures and lanais shall be a maximum of one (1) story in height (unless building architecture, as determined by the ARB, requires two (2) stories in height). Tree protection barricades shall remain throughout construction of all Pool Improvements. All swimming pools shall be constructed and built at existing grade unless otherwise expressly approved by the ARB. All Pool Improvements construction shall, at all times, be in accordance with all applicable laws. In no event shall any above-ground swimming pool be permitted within the Community. All swimming pool materials, equipment, and play toys stored on any Lot shall be screened from view from outside the Lot. Swimming pool security fencing and screen enclosures shall be installed subject to applicable hurricane standards within the Florida Building Code or other applicable jurisdictional codes. No Pool Improvements may be constructed, erected, or maintained upon any Lot without the prior written approval of the ARC.

## **9. SATELLITES/EXTERIOR ELECTRONIC**

Architectural approval is required for all new satellite dishes. No exterior antennas and no citizen band or short wave antennas or satellite dishes in excess of one meter in diameter shall be permitted on any Lot or Improvement thereon, except that Declarant and its affiliates shall have the right to install and maintain community antenna, microwave antenna, dishes, satellite antenna and radio, television and security lines. The location of any approved satellite dish must be approved by the ARC, which may require appropriate screening; provided, however, that the satellite dish shall be allowed in the least obtrusive location where the satellite signal may be received.

## **10. SCREENED ENCLOSURES / ENTRANCEWAYS**

Committee approval is required for the construction of patio covers, open patios, and enclosed patios.

- a. Enclosed patios shall be constructed of materials that are similar to or generally accepted as complementary to those of the residence. The Architectural Control Committee must approve plans prior to construction.
- b. No screens are permitted at garage openings.
- c. No screened front porches will be allowed.

## **11. SOLAR PANELS**

No solar heating equipment, panels, collectors, or devices ("Solar Equipment") is permitted on or outside of any enclosed structure on any Lot, except such Solar Equipment whose installation and use is for pools,

or hot water heaters, or is protected by U.S. federal or Florida law including, but not limited, by Florida Statutes, Section 163.04. Notwithstanding such protection, for aesthetic purposes, and to the maximum extent permitted by Florida Statutes, Section 163.04, the location, type, and design of all Solar Equipment must be approved by the ARC prior to installation and use of same, which approval, if granted, may require landscape or other screening, in the ARB's determination and reasonable discretion. An application for use and installation of such Solar Equipment must be submitted for approval to the ARC prior to installation and approval and will be granted only if: (i) such Solar Equipment is designed for minimal visual intrusion when installed (i.e., is located in a manner which minimizes visibility from all Streets and adjacent Lots); and (ii) the Solar Equipment complies to the maximum extent feasible with the ARB's requirements and the Planning Criteria. Without limiting, and in addition to the foregoing, Declarant or the ARB may determine the specific location where solar collectors may be installed on the roof of any Home or building within an orientation to the south or within forty five (45) degrees east or west of due south if such determination does not impair the effective operation of the solar collectors.

## **12. SPORTS / PLAY EQUIPMENT**

### **BASKETBALL HOOPS/SWINGS/PLAY EQUIPMENT/TRAMPOLINES**

Permanent yard accessories and play structures shall be located at the side or rear of the Home, except that, in the case of Home(s) on corner Lots, such accessories and structures shall be restricted to the side yard furthest from the side Street and to that portion of the rear yard which is no closer to the side Street than a fence would be permitted to be located by the Governmental Authorities. The location of any play structure or permanent basketball structure shall be approved by the ARB prior to location of the structure on a Lot. Basketball structures, mounted to a permanent pole, will be allowed only under the following conditions:

- (1) basketball hoops and structures must be well-maintained;
- (2) backboards must be transparent or white, NBA approved, with a limit of two colors of trim;
- (3) nets are limited to white nylon;
- (4) the location of the basketball hoop and structure must first be approved by the ARB, and may be located only in the **rear** yard of each Lot;
- (5) the pole must be metal, either black or galvanized and permanently mounted into the ground with a concrete base; and
- (6) No permanent basketball structures may be placed in any front or side yard.

Temporary basketball structures are allowed provided that they meet the requirements of items (1) through (4) above. Temporary basketball structures are prohibited except in rear yards of each Lot.

No above ground pools will be approved.

## **13. DOORS, STORM/SCREEN**

When installing or replacing a storm/screen door, prior approval from the Architectural Committee is required. When applying for approval, the following should be considered:

New or Replacement storm screen doors must be full view or upper pull down screen (No decorative panels). Variations to this style will not be approved.

All full view or upper pull down screen storm doors are to be painted to match the approved front door color or the approved trim color on the home.

#### **14.WINDOW AC UNITS**

Window air-conditioning units are not permitted for use on Residential Units.

#### **15. TRASH AND RECYCLING BINS**

Trash and recycling bins are encouraged to be kept in the garage. If an owner wishes to keep trash and recycling bins outside they may not be visible from the street or an adjoining lot and must be kept in an enclosure set back a minimum of 4' from the front corner of the home adjacent to the garage and extending no more than 3' into the side yard and made of 4' high T&G tan fence. Trash and Recycling bins may only put out on the street from the evening prior to the scheduled pickup date through the evening of the actual pickup date.



4' T&G Tan Style