

# **CRYSTAL COVE HOMEOWNERS ASSOCIATION**

## **ARCHITECTURAL REVIEW BOARD STANDARDS AND GUIDELINES**

**HANDBOOK FOR HOMEOWNERS**

**APPROVED BY THE BOARD OF DIRECTORS  
BOARD MEETING  
AUGUST 30, 2008  
REVISED MARCH 18, 2014**

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**PURPOSE OF THE HANDBOOK**

The purpose of this handbook is to familiarize homeowners with the objectives, scope and application of design standards and guidelines, which will be used to maintain the aesthetic appearance and environmental quality of the community.

The handbook provides specific design standards and guidelines that have been adopted by the Board of Directors of the Homeowners Association. It also explains the application and review process that must be adhered to by homeowners seeking approval for any exterior modifications or changes to their homes or lots that are subject to approval by the Association. Homeowners are reminded that approval by the Architectural Review Board for a proposed change does not remove the need for the appropriate building permits or other documentation. This handbook will serve as a valuable reference source and will assist homeowners in preparing acceptable applications for review by the Association's Architectural Review Board. All homeowners are encouraged to familiarize themselves with its contents and to retain the handbook for future use.

**BASIS FOR AND OBJECTIVES OF PROTECTIVE COVENANTS**

The legal documents for the Homeowners Association include the Declaration of Protective Covenants and Restrictions. They impose use restrictions and specify the process for obtaining approval for changes, improvements or alterations to an owner's lot. Legally, these covenants are a part of the deed for each home and are binding upon all initial homeowners and their successors in ownership, irrespective of whether or not these owners are familiar with such covenants.

The primary purpose of this document is to establish design guidelines for the entire community. The promulgation and enforcement of design guidelines is intended to achieve the following objectives:

- Maintain consistency with the overall design concept for the community.
- Promote harmonious architectural and environmental design qualities and features.
- Promote and enhance the visual and aesthetic appearance of the community.
- Maintain a clean, neat, orderly appearance.

The enforcement of design standards not only enhances the physical appearance of a community but also protects and preserves property values. Homeowners, who reside in association communities that enforce design covenants are protected from actions of neighbors that can detract from the physical appearance of the community and, in some cases, diminish property values. In fact, surveys of homeowners living in association communities consistently reveal that this was an important consideration in their decision to purchase a home.

**ROLE OF THE ARCHITECTURAL REVIEW BOARD**

All homeowners are automatically members of the Homeowners Association. The Association is a not-for-profit corporation that owns and is responsible for the upkeep and maintenance of all common properties within the community.

The Association is also responsible for the administration and enforcement of all covenants and restrictions. The Declaration of Covenants and Restrictions for the Homeowners Association provides the scope and authority of the Architectural Review Board (ARB). The members of the ARB are appointed by the Association's Board of Directors (BOD).

The Architectural Review Board is responsible for enforcing the Association's Design Guidelines for new home construction, exterior modifications to homes and improvements to lots as proposed by lot owners.

The ARB will review and approve (or disapprove) applications submitted by lot owners for new home construction and exterior additions, alterations or modifications to a home or lot using Design Guidelines approved by the Association's Board of Directors.

As part of its responsibilities, the Architectural Review Board will make recommendations to the Board of Directors (BOD) with respect to the modification of the Design Guidelines initially approved by the BOD. The BOD will also be responsible for reviewing possible violations of the Association's Design Guidelines.

All Architectural Review Board decisions must comply with the Declaration of Protective Covenants and Restrictions and the Architectural Review Board Guidelines for Homeowners. The BOD reserves the right to rescind any decision made by the ARB when that decision conflicts with the Declaration of Protective Covenants and Restrictions or the ARB Guidelines for Homeowners.

### **ALTERATIONS REQUIRING REVIEW AND APPROVAL BY THE ARCHITECTURAL REVIEW BOARD**

Any changes, permanent or temporary, to the exterior appearance of a building or lot are subject to review and approval by the ARB. The review process is not limited to major additions or alterations, such as adding a room, deck, or patio. It includes such minor items as changes in color and materials. Approval is also required when an existing item is to be removed.

There are a number of exceptions to this otherwise inclusive review requirement.

1. Building exteriors may be repainted or re-stained provided that there is no color change from the original. Similarly, exterior-building components may be repaired or replaced so long as there is no change in the type of material and color.
2. Minor landscape improvements do not require Architectural Review Board approval. This includes foundation plantings, single specimen plants or small scale improvements that do not materially alter the appearance of the lot, involve a change in topography or grade and which are not of sufficient scale to constitute a natural structure.

If there is any doubt as to whether or not a proposed exterior change is exempt from design review, and approval, homeowners should first seek clarification from the ARB before proceeding with the improvement.

### **APPLICATION AND REVIEW PROCEDURES**

Application and review procedures that will be used by the ARB are detailed below.

1. **Applications.** All applications for proposed improvements must be submitted in writing using the application forms authorized by the Architectural Review Board. A copy of the form is included as an exhibit to this handbook. Applications must be complete in order to commence the review process. Incomplete applications will be returned to the applicant with a statement of deficiencies that must be remedied before the application can be considered and acted upon by the ARB.
2. **Supporting Documentation.** The application must include a complete and accurate description of the proposed improvement(s). To permit evaluation by the Architectural Review Board, supporting exhibits will frequently be required. Examples include: a site plan showing the location and dimensions of the proposed improvement; architectural drawings or plans, as applicable; landscape plan; material and/or color samples, etc. The design guidelines and application form provide guidance with respect to the supporting documentation required for various types of improvements.
3. **Time Frame for Completion of the HOA/ARB Review.** The Architectural Review Board is required to approve or disapprove any proposed change to a lot or landscape within thirty (30) days after the receipt of a properly completed application. However, the thirty (30) day review period will only commence upon the receipt of a completed application form including required documentation. It is therefore advisable for homeowners contemplating substantial improvements to first ensure that they are aware of all required supporting documentation prior to submitting a design review application.
4. **Notice of Approval/Disapproval.** Homeowners who have submitted an ARB application will be given written notice of the decision of the Architectural Review Board. Homeowners cannot proceed with the requested changes until they received written authorization from the Architectural Review Board.
5. **Once written ARB approval is granted, the homeowner may proceed to make the authorized improvements.**

6. **Once the ARB authorized changes have been completed, the homeowner must notify the ARB in writing and request a final inspection. The ARB shall, within ten (10) days of receiving such notice, make an inspection to verify completion of the changes in accordance with the approved plans. Should the ARB determine that the changes have not been completed in accordance with the approved plans and specifications, the ARB shall notify the homeowner in writing citing deficiencies and the homeowner shall within fifteen (15) days after receipt of notice commence correction of the deficiencies and continue in an expeditious manner until all deficiencies have been corrected.**
7. **Should changes authorized by the ARB not be completed in a timely manner as determined by the ARB, or not completed in accordance with the approved plans and specifications, the ARB shall have the right to seek specific performance of the homeowner's obligation to complete the changes as approved; or in the alternative, to enter upon the Lot and complete the improvements as approved at the homeowner's expense subject to the provisions set forth in the Declaration of Protective Covenants and Restrictions, Article VI, Architectural Standards, Section 5. Initial Construction of an Improvement.**
8. **Once the ARB has determined that the homeowner has completed the improvements in accordance with the approved plans and specifications, the ARB shall issue to the homeowner a "Certificate of Approval."**

#### **ENFORCEMENT PROCEDURES**

The Declaration of Covenants and Restrictions provide the authority for the Board of Directors to establish these Standards and Guidelines.

The following enforcement procedures will be used to ensure compliance.

1. A violation may be observed and reported to the Board of Directors by the Architectural Review Board, any member of the Board of Directors or by any homeowner.
2. The alleged violation will be confirmed by a site visit by a member of the Board of Directors or a member of the Architectural Review Board.
3. **First Notice of Violation:** The Board of Directors will contact the resident in violation by letter advising them of the violation and requesting appropriate action to remedy the violation.
4. **Second Notice of Violation:** If the violation continues for thirty days after the first notification (or if no substantial progress is made in curing the violation, where such remedy would require more than thirty days) a second letter will be sent to the resident in violation. This letter will provide notice that the violation must be remedied within fifteen (15) days from the date of mailing of the letter or alternatively, that the resident in violation must submit to the Board of Directors a written plan, including timing, for the abatement of the violation within a reasonable period of time, where such violation cannot be cured within the fifteen (15) day period.
5. **Third Notice of Violation:** If the violation is not abated within fifteen (15) days from the date of mailing of the second letter described in number 4 above (or if progress is not being made to abate such violation in accordance with a plan agreed to by the resident in violation and the Board of Directors) the Board shall send the resident in violation a certified letter informing the resident that they have seven (7) days to comply or the Board of Directors will, at its discretion, begin imposing a fine not to exceed one hundred dollars (\$100.00) per day until the violation is fully corrected. The Board of Directors may also choose at this time, in addition to the fine, to refer the matter to legal counsel for appropriate action to secure compliance with the Association's governing documents.
6. **Notice Exceptions:** The above procedures do not preclude the Board of Directors from taking accelerated measures in the case of a violation which constitutes an emergency situation; provided that the resident in violation has been properly notified by mailing and that the action is consistent with the provisions of the Association's governing documents. Likewise, the Board may establish shorter notification periods for the correction of violations of the Standards and Guidelines where the homeowner shall not be disadvantaged by a shorter notification period for compliance.

#### **DESIGN GUIDELINES**

The specific Design Guidelines detailed below have been adopted by the Board of Directors. Please note, these guidelines will not cover every situation. If you wish to make a permanent or significant visual modification to your property that is NOT explicitly covered in these Design Guidelines, you still must submit an application to the Architectural Review Board. Please follow the application procedures and note on your application that your request is a special circumstance.

#### **ANTENNAS and SATELLITE DISHES**

Exterior antennas are prohibited. Homeowners may install satellite dishes for the purpose of receiving audio and/or video programming and media reception. A dish antenna that is one meter or less in diameter

(i.e. Direct Broadcast Satellite) may be approved. The satellite dish must be mounted to the outside of the house in the location that best minimizes its visibility from the street and from other homes. The dish should be mounted on the back of the house or otherwise placed to hide it from street view and should not extend above the crown of the roof. If reception cannot be obtained from these locations, the satellite dish should be located as unobtrusively as possible on the property. Masts higher than six (6) feet will not be permitted. Screening, such as shrubs, is required where possible. The Architectural Review Board must approve all satellite dish installations.

### **CLOTHES LINES**

Semi-permanent clothes lines or similar apparatus for the exterior drying of clothes are not permitted. Removable clotheslines erected during daylight hours and only in the rear yard or those screened from view behind a fence are acceptable.

### **DECKS, ARBORS, GAZEBOS and SCREENED ENCLOSURES**

The Architectural Review Board must approve all decks, arbors, gazebos and/or screened enclosures. Homeowners are advised to consider the following factors:

1. Location. Items must be located in rear yards.
2. Scale and Style. The scale shall be compatible with the scale of the house as sited on the lot. Decks, particularly if elevated, should be of a scale and style compatible with the home to which attached, adjacent homes and the environmental surroundings.
3. Materials. Construction materials for decks and gazebos must be of smooth high quality pressure treated lumber or comparable composite material. Screened enclosures must be constructed using aluminum.
4. Color. Materials for decks and gazebos should be left in a natural condition to weather or treated with a neutral or wood color stain or sealer or custom painted to match the house. Aluminum for screened enclosures must be black.
5. Under Deck Storage. Elevated decks may not utilize the under deck area for storage space. The Architectural Review Board, particularly in the case of high decks, may require the use of decorative screening, either wood or plant material, to minimize adverse visual impacts.

### **DRIVEWAYS**

Architectural Review Board approval will be required for all driveway construction, extensions, modifications and additions to driveways. The primary considerations will be no adverse aesthetic or drainage impact on adjoining lots or common area. Driveways are to be kept free of weeds.

Additions or modifications must be of the same materials as the existing driveway and shall not exceed the width of the garage. Driveways cannot be painted.

### **EXTERIOR LIGHTING**

The Architectural Review Board shall be responsible for determining whether exterior lighting is an annoyance or unreasonably illuminates other owner's property. Proposed replacement or additional fixtures must be approved and compatible in style and scale with the applicant's house.

No exterior lighting will be directed outside of the applicant's property. Proposed additional lighting will not be approved if it will result in an adverse visual impact to adjoining neighbors due to location, wattage or other features.

Low-voltage or solar-powered landscape lighting, including low voltage floodlighting, is permitted along walkways, planting beds, or other landscaped areas, so long as all wiring is concealed from view, and light fixtures do not stand more than 18" above the ground. No more than 10 lights per lot are permitted without prior approval from the board. No lights are permitted in lawns.

### **EXTERIOR PAINTING**

An application is not required to repaint or re-stain an object to match the original color. However, all exterior color changes must be approved. This requirement applies to exterior walls, doors, shutters, trim, roofing and other appurtenant structures. Refer to Exhibit B for approved exterior paint colors.

## **FENCES**

General guidelines for the construction and Architectural Review Board approval of fences are provided below.

Wood Fence: 6 feet high, Shadow Box

Vinyl Fence: 5 feet high, Universal (w/post caps) White finish

Wrought Iron Fence: 5 feet high, Black finish

Fencing can extend to a point: Up to but no further than 1/2 way from the rear property line or easement.

All fencing on lakefront home sites must be constructed of the following materials:

Vinyl fencing "Legend" by Master-Halco, premium vinyl fence system

All posts must have post caps in either the pyramid external or the French gothic styles.

All fencing on non-lakefront or interior home sites must be constructed to the following materials:

Natural Cypress or Natural Pine. A clear sealant is advised to retain natural appearance.

All wood posts must be set to the interior of each fenced property.

Wrought Iron Fence: 5 feet high, Black finish

## **FLAGS AND FLAGPOLES**

One permanent, freestanding flagpole is permitted only if first approved by the Architectural Review Board as to its design, height and location. Permanent flagpoles higher than the roof of the house are not permitted. Temporary flagpole staffs attached to the dwelling unit that do not extend higher than the roof of the house do not require approval by the Architectural Review Board. No flagpole, either permanent or temporary, shall be used as an antenna.

The following flags shall not require ARB approval, provided no more than two (2) are displayed on pole as described in this section:

U.S. flag (not to exceed 54" x 72" in size)

State of Florida flag (not to exceed 54" x 72")

Official flags of the U.S. Armed Forces-U.S. Army, Navy, Air Force, Marines or Coast Guard (not to exceed 54" x 72" in size)

No other flags are permitted nor will be approved by the ARB.

## **HOLIDAY DECORATIONS AND LIGHTING**

Homeowners may display a reasonable number of holiday decorations and lighting, beginning no more than 30 days prior to a publicly observed holiday or religious observance and remaining up for no more than 20 days thereafter. No ARB application shall be required. However, in the event the ARB determines the decorations and/or lighting are:

1. Excessive in number, size or brightness;
2. Draw excessive traffic;
3. Unreasonably interfere with the use and enjoyment of the Common Area and/or adjacent lots; or
4. Cause a dangerous condition to exist, the Homeowner must remove the decorations or lighting within 48 hours after receiving written Notice from the Association.

## **HOT TUBS/SPAS - Semi Permanent**

Exterior hot tubs or spas must be located in the rear yard adjacent to the dwelling unit. The incorporation of hot tubs as an architectural feature of decks and/or patios is encouraged. The exterior finish of an elevated hot tub should blend with the exterior finish of the home, deck or patio to which attached or most closely related. All hot tubs and spas must have a hard cover when not in use or incorporate other safety measures. Installation of exterior hot tubs or spas requires approval of the Architectural Review Board.

## **LANDSCAPING**

Lawns and landscaping shall be edged, regularly irrigated and kept in good, clean, neat and attractive condition. Lawns and landscaping shall be kept free of weeds or other unsightly growth, disease and lawn destroying insects. With the exception of Xeriscape lawns, front and side grass yards are to be planted in

St. Augustine grass or Zoyza grass. Lawns and landscaping shall be kept free of refuse, litter or other unsightly objects.

Front and side yards can be a combination of approved grasses and xeriscaping.” Back yards that border the street and are visible from the street must meet front and side yard lawn and landscape and upkeep requirements.

Xeriscaping may be used as an alternative to grass on front and side lawns.<sup>1</sup> Converting lawns from approved grasses to xeriscaping, all or in part, requires ARB approval. Xeriscaping uses decorative stones and/or mulch, flowering and other native disease resistant and drought resistant plants to create a “garden effect.” that requires minimal irrigation. Homeowners who wish to convert their lawns all or in part to xeriscaping will be required to provide the ARB with a plan and design that includes all plants and materials that will be used. Xeriscape lawns must have a professional, attractive appearance. Before attempting to convert a lawn to xeriscape, it is strongly suggested that homeowners research xeriscape lawn design, ground preparation, weed control, and drought resistant plant selection . The HOA may also be able to help by providing plant selection recommendations. If stones are to be used as mulch, stone color and size must be approved by the ARB. Use of other types of mulch other than wood chips and pine bark must also be ARB approved.

Diseased areas of grass lawns that do not respond to herbicide, weed and fertilizer treatment shall be cleared of all dead growth and resodded. Sprinkler systems shall be kept in good working order.

Installation or removal of landscaping may be subject to the prior written approval of the Architectural Review Board. Check with the HOA Board before installing or removing landscaping to determine if approval is required. Landscape changes deemed minor in nature by the HOA Board will not require prior approval.

No additional landscaping will be approved between the sidewalk and the back of the curb. Architectural Review Board approval is required for the use of landscape timbers, borders, edging or similar structures to be located in front yards or areas visible from the street. The use of railroad ties is prohibited.

The use of statues, fountains and pots on lawns, sidewalks, driveways and landscape areas visible from the street require Architectural Review Board approval.

Plant beds and trees visible from the street will be mulched with pine bark, cypress mulch or colored stone. Stones are only permitted when used in conjunction with a rigid permanent landscape edging. Except for an ARB approved xeriscape lawn, mulch shall be of a single color scheme and type throughout the landscaping for the lot.

#### **TREE REMOVAL**

Living trees may not be removed without the prior approval of the Architectural Review Board.<sup>2</sup> Exceptions to this are trees that pose an imminent hazard to persons or property. Further defined, hazardous trees are those that are uprooted and leaning or have large limbs or branches that are splintered or otherwise damaged resulting in debris that may fall without warning. (Homeowners removing hazard trees without approval shall have written documentation and/or photographs of the hazard before removal). Trees approved for removal shall be cut at or ground down to grade level (on grade) or the stump should be ground down.

No trees shall be removed except for diseased or dead trees and trees needing to be removed to promote the growth of other landscaping or for safety reasons and such removal may be conditioned upon replacement of removed trees.

<sup>1</sup> In 2005 the Florida Legislature enacted Fla. Stat. Section 720.3075(4). According to this legislation, homeowner association documents may not prohibit xeriscaping. The legislation does not however prohibit homeowner associations from having and enforcing xeriscape design standards.

<sup>2</sup> Living tree removal may require a City permit. Removal of a tree without a permit can result in a fine.

Trees protected by a Historic Tree Protection Easement cannot be cut, trimmed or destroyed without the written approval of the City of Deland and the Architectural Review Board.

#### **WELLS**

Wells are prohibited by the Protective Covenants and Restrictions.

#### **MAILBOXES**

Any change to a mailbox requires the board's approval.

#### **PATIOS**

All patio construction requires Architectural Review Board approval. Patios must be located in the rear yard behind the house. A durable construction material such as stone, brick, pavers, flagstone, concrete or similar material should be used. Any adverse drainage requirements that might result from the construction of a patio should be considered and remedied. The use of a partially porous patio surface or the installation of mulch beds adjacent to the patio are ways to eliminate drainage concerns.

#### **REAL ESTATE AND OTHER SIGNS**

Only one sign advertising a property for sale or rent may be displayed on a lot. Only signs mounted on a post are permitted. "Post" is defined as a 4x4 inch "T" from which the sign hangs. Signs must not exceed one (1) discreet, professionally prepared "For Sale" or "For Rent" sign of not more than three (3) square feet. Signs may only be placed in the front yard of the home. Only for sale or rent signs in good condition are permitted. Signs that are significantly weathered, leaning or damaged or otherwise in need of repair or maintenance are not permitted and must be replaced, repaired or removed.

No other signs freestanding or otherwise installed shall be erected or displayed to the public view on any Lot without the approval of the Board, except as may be required by legal proceedings. If such permission is granted for any other signs, the ARB shall have the right to restrict color, height, location and content of such signs.

#### **RECREATION AND PLAY EQUIPMENT**

Play Equipment. Semi-permanent play equipment that either constitutes a structure or is appurtenant to an existing structure must be located in the rear yard. Examples include sandboxes, playhouses, swing sets, trampolines, etc.

Basketball Backboards may not be affixed to the home. Portable basketball poles, backboard and hoops must be stored out of sight of the street and adjoining properties when not in actual use. No court markings shall be painted, drawn or otherwise affixed to the driveway or street playing surface.

#### **SIDEWALKS AND PATHWAYS**

Sidewalks and pathways require Architectural Review Board approval. They should be installed flush to the ground. Only stone, brick, concrete or similar durable construction material should be used. The scale, location, design and color should be compatible with the lot, home and surroundings. Sidewalks may not be painted.

#### **SOLAR PANELS**

Solar panels and solar collectors are permitted and require Architectural Review Board approval. Solar panels and solar collectors must be installed in a manner that best minimizes their visibility from the street and from adjoining lots.

#### **STORM SHUTTERS & SCREEN DOORS**

No Hurricane shutters or similar protective covering for the windows and glass doors of a residence on a Lot may be installed without ARB approval. If approved, mounting brackets must be discrete and may be permanently installed on the home; however, shutters may only be affixed to the house when winds of 50

mph or more are predicted; no sooner than 48 hours of predicted approach of the storm and must be removed and stored within 72 hours after winds have subsided. No screen doors may be installed on the exterior of any residential unit, however, retractable screens for the front door are permissible as long as they are installed on the interior of the residential unit and the mounting hardware is not visible from the exterior of the residential unit.

### **COMMON AREAS**

Homeowners may not alter common areas in anyway, including but not limited to altering or removing landscaping, erecting permanent or temporary structures, or disturbing the earth or drainage from or to the common area without the express written permission of the Architectural Review Board and the Association's Board of Directors. Homeowners who alter a common area without written authorization shall be liable for the cost of restoring the common area to its pre-alteration condition. Parking is not permitted on a common area.

### **BOAT DOCKS**

No boat docks and/or piers shall be constructed on lots adjacent to water bodies.

### **SWIMMING POOLS**

Temporary or above ground pools are not allowed. Only in-ground swimming pools are permitted. Pools must be located in the rear of the property. They must be approved by the Architectural Review Board.

All permanent swimming pools shall have security fencing or screen enclosures installed in accordance with existing jurisdictional codes. Screen enclosures must have ARB approval.

Pool construction shall be in accordance with applicable governing agency codes.

### **TRASH AND LANDSCAPE DEBRIS**

All trash and refuse containers must be stored out of view of the street on non-collection days. It is prohibited to place trash, trash containers and/or landscape debris at the curb for pickup more than 12 hours before regularly scheduled household trash and landscape debris pickup.

Written approval of the Architectural Review Board is required to store trash, refuse, construction debris, landscape debris in a manner that is visible from the street or an adjoining property longer than 12 hours before a regularly scheduled pickup.

### **REPAIR AND MAINTENANCE**

Residents are responsible for maintaining the exterior appearance of their house, landscape and other improvements on their lots in good order and repair. While it is difficult to provide precise criteria for what the Association deems as unacceptable conditions, the following cases represent some of the conditions that would be considered a violation:

- Peeling paint on houses
- Damaged or dented mailboxes, garage doors
- Fences and gates with leaning, broken, deteriorating or missing parts
- Recreation equipment or playhouses with broken doors or in need of painting or other repairs
- Decks with missing or broken railing or parts
- Unkept lawn and landscaping in need of mowing and pruning, edging, weeding or insect control or diseased, dying or dead plants.
- Missing shutters, shingles, windowpanes or storm window parts, house numbers, bricks, siding, etc.
- Storage of play items, yard equipment and other clutter in front or rear yards
- Mold/mildew on exterior walls, fascia, sidewalks, driveways and garage doors.

The exteriors of all structures, including, without limitation, walls, doors, windows, roofs and porticos, shall be kept in good maintenance and repair. No structure shall be permitted to stand with its exterior in an unfinished condition for longer than twelve (12) months after the commencement of construction. In the event of fire, windstorm, extreme weather or other damage, the exterior of a structure shall not be permitted

to remain in a damaged condition for longer than three (3) months, unless expressly accepted by the Board in writing. If not properly maintained and/or is deemed as a safety hazard, the ARB or Board of Directors may make necessary repairs and bill the homeowner.

### **SHEDS**

Sheds, portable or permanently installed, require Architectural Review Board approval. Sheds will not be approved for lake front homes. Permanently installed sheds must comply with local government building code and permitting requirements. Sheds must not exceed 10 feet in high and 10 feet by 12 feet in width and length. Sheds must be installed in a manner that minimizes their visibility from the street and from adjoining lots.

### **PARKING**

Parking on sidewalks, lawns, on the grass between the sidewalk and the curb or parking on the grass in common areas is prohibited. It is a violation for cars parked in driveways to block sidewalks. Cars parked on or blocking a sidewalk violate Florida Statute (FSS 316.1945.)

No mobile home, motor home, house trailer or camper, boat, boat trailer, utility trailer or other recreational vehicle or equipment, horse trailers or commercial vehicles, or the like, including disabled vehicles, are permitted to be parked or to be stored at any place or any portion of the property unless they are parked in a garage and fully out of sight. The prohibition on parking shall not apply to temporary parking of commercial vehicles during pickup, delivery and repair or maintenance of a lot.

In accordance with Article IX, Restrictive Covenants, Section 15, following the issuance of a violation notice, vehicles in violation of parking restrictions are subject to towing by the Association at the owner's expense.

### **GRANDFATHER CLAUSE**

Any change made to a homeowner's property, which has been approved by the Association and is properly documented prior to the adoption of the above guidelines, need not be modified in accordance with the guidelines specified herein. Also, any improvements made by the original builder are automatically grandfathered. These modifications will be considered acceptable under this clause.

### **RIGHT TO RESCIND ARB APPROVAL**

The Association reserves the right to rescind Architectural Review Board approval should a homeowner violate or exceed the conditions of the approval. Should approval be rescinded the Association may require the homeowner to restore the property to its pre-approval condition.

The Association also reserves the right to rescind or modify Architectural Review Board approvals should an ARB approval violate the Declaration of Covenants and Restrictions and/or the requirements of the Architectural Review Board Guidelines for Homeowners