



Architectural Guidelines/Maintenance Standards – March 2009

These guidelines and standards have been published to assist owners in knowledge as to what the community's Architectural Review Committee (ARC) is currently using as a guide to approve and disapprove architectural applications and standards for exterior maintenance. The community's governing documents and Florida statute 720, give the ARC the power to develop guidelines and standards that are binding on all owners. The committee is made up of at least three (3) members that are homeowners from the community. The members of the ARC are appointed by the Board of Directors for a term of one (1) year. The committee meetings are open to all residents for limited participation and meets once a month to discuss pending applications and to update these guidelines as necessary.

ALL EXTERIOR CHANGES REQUIRE PRIOR ARC APPROVAL. Per article eight (8), section B in the community's Declaration of Covenants, Conditions, and Restrictions all construction, modification, alteration or other improvement of any nature whatsoever must have PRIOR written approval of the ARC. This includes all items listed here or any other changes viewable from the exterior of homes. It is in the best interest of owners to have all exterior changes or additions approved to protect the owner in the future if guidelines change under a future committee or Board.

This is only a guide to what the committee is considering, exact conditions of an approval or disapproval will come in a written letter after the committee has reviewed the application. Architectural applications are available upon request though the Association management.

*Denotes an item that MAY NOT need PRIOR ARC approval.

***Air Conditioners**

1. Air conditioners must be located within a lot so that it can not be seen from any street.
2. Replacement air compressors may not exceed the size or height or the original unit without PRIOR ARC approval.
3. Compressors may never exceed the size of concrete base pad.
4. Replacement compressor colors may only be the original builder color. If color is not available only neutral colors such as tan, silver or gray will be allowed.
5. Compressor noise may never be allowed to become a nuisance to adjoining lots.
6. Compressor covers are only allowed with PRIOR ARC approval.
7. All window and through-wall air conditioners must have PRIOR ARC approval.



Arbors

1. All arbors require PRIOR ARC approval.
2. All arbors will be reviewed on a case by case basis.
3. All arbors must be covered by a vine suitable for location and maintenance.
4. Arbors latticework when used to shield a home or pool enclosure may not exceed the height of the structure.
5. Arbor vines may not exceed the height of the latticework or shielded structure, whichever is greater.

Announcement Banners/Signs

1. Banners or signs for birthdays, garage sales and parties will not be allowed for more than the day of the event.
2. Welcome home banners for military personal and new born announcements will be allowed for up to seven (7) days.
3. All above permitted banners and signs must be within the owner's lot lines.
4. No more than one (1) will be considered for each lot.

Basketball Hoops

1. May not be affixed to a home or any other permanent means within the community.
2. Portable hoops are allowed within driveway when in use and during daylight hours only.
3. All portable hoops must be stored within a lot so that it can not be seen from any street and are shielded from view from any other lot when not in use.

Bug Lights

1. Electrical and battery powered units will be considered.
2. No more than one (1) light in the front and one (1) light in the back per home will be considered.
3. The light must be concealed from view of any adjoining home as much as possible.
4. Electrical cords must be concealed and placed to not be a safety hazard.
5. If light is to be affixed to home, the ARC will have the final determination as to the exact location of light.

Doors

1. All doors changes require PRIOR ARC approval.
2. Glass inserts will be considered on a case by case basis.



Door Kick-plates

1. All kick-plates require PRIOR ARC approval.
2. Door kick-plates may not exceed the size of bottom flat surface of the door and may not extend into the decorative imprints of the door.
3. Kick-plates must match the color of the door hardware.
4. Kick-plates must be an anti-tarnish finish.

Driveways

1. Driveway additions will be reviewed on a case by case basis as to location and size.
2. Driveways additions of concrete or pavers will be considered.
3. Pavers must be neutral in color.
4. Driveways must be kept in a clean attractive manner at all times.
5. Driveway expansion joints must be kept free of weeds at all times.
6. Owners must keep their drives free of fluid spots, dirt, mildew and mold at all times.
7. Driveways may not be painted or stained.

Enclosures – Pools

1. All pool enclosures must have PRIOR ARC approval.
2. Enclosures of either bronze or white frames colors will be considered.
3. Size, shape and height of all enclosures will be considered on a case by case basis.

Fences

1. Aluminum and PVC fences will be considered.
2. Materials that are white, black or neutral in color will be considered.
3. No fence may exceed six (6) feet in height as measured from a point level with the nearest home's slab.
4. All fences must be constructed within the requestor's lot lines.
5. All fences may not be closer than five (5) feet from the front of the requestor's home.

Figurines/Statues

1. All figurines, statues, landscape decorations, rocks, etc MUST have PRIOR ARC approval.
2. All items will be considered on a case by case basis as to type, size, color, and location.
3. Any item that could be considered offensive in nature will not be considered.
4. If deemed, the BOARD will have the final determination as to offensive nature of item.



Flags

1. All flags require PRIOR ARC approval.
2. Flagpole location will be determined by the ARC.
3. The total height of the flagpole may not exceed the first level eave line of the requesting home or twelve (12) feet, whichever is greater.
4. All displays of the American, POW-MIA and service branch flags will be allowed per Florida Statutes 720.304 but may not exceed size requirements in this statute.
5. No more than one flag will be considered for each lot.

Flowerpots/planters

1. All pots/planters will be considered on a case by case basis.
2. All pots/planters must be planted with flowers, bushes or ornamental trees at all times.
3. The pot/planter and plant may not exceed a combined height of five (5) feet.
4. Pots/planters may not be placed to create a hazard of any kind or to cause an obstruction to the lot's landscape maintenance.
5. Pots/ planters may not block entryways, walkways or driveways at anytime.
6. Pot/planter sizes will be limited depending on location and may NOT exceed twenty-two (22) inches in diameter.

Grills

1. Grills of any type must be stored within a lot so that it can not be seen from any street and are shielded from view from any other lot when not in use.
2. Grills may not be left outside in drives, lawns or landscape beds overnight.

Gutters

1. All gutters must be white in color or painted to match home's trim color if added to a home that has already been painted after the homes original build.
2. Only one downspout will be allowed per gutter section.

Hedges

1. All additional hedges must be approved by the ARC.
2. The ARC will only consider plants that will make a suitable dense hedge for the desired height and location.
3. Plants that will NOT be considered for a hedge include, but not limited to, Oleander.
4. Hedges will be limited in size depending on location upon lot, but will never be allow to exceed six (6) feet in height.
5. Hedges, when used as a barrier between lots, **that are forward of the front elevation of the home must be kept at a height not to exceed 30 inches.**



Hoses

1. Hoses must be stored in a hose holder when outside and not in use.
2. Holders must be stored within a lot so that it can not be seen from any street.

Landscape Lighting

1. Electrical, battery or solar landscape/walkway lights will be considered.
2. Lights may NOT be placed to cause an obstruction to the lot owner's landscape maintenance.
3. NO more than six (6) lights will be permitted per twenty (20) foot walkway span.
4. Cords for lights may not cross walkways or driveways.

Landscape Beds

1. Landscape beds will have at least a one (1) inch covering of mulch.
2. Landscape beds will be kept weed free at all times as determined by the ARC.

Landscape Borders

1. Landscape borders will be considered for mulched beds.
2. Materials considered will be concrete, wood, rock and composite.
3. All borders considered must be neutral in color.

Lawns

1. All lawns will be variety of healthy St. Augustine sod.
2. Other grass varieties will be considered based on a case by case basis.

Lawn Maintenance

1. All grass in to be maintained at appealing level from the street. For St. Augustine this is four (4) to six (6) inches in height.
2. St. Augustine is not to be "scalped" or mowed to lower as to cause an unsightly appearance from the street.
3. Grass edges on beds, sidewalks, driveways, etc should be edged on a consistent basis to main a uniformed look with the grass.
4. Grass should never be allowed to grow runners into beds.
5. Lawns must remain weed free as determined by the ARC. Lawns beyond short recovery of weed infestation will be required to replace the affected areas as determine by the ARC.



6. Lawns must be free of disease, fungus and insect damage as determined by the ARC. Lawns beyond short recovery of damage will be required to replace the affected areas as determined by the ARC.
7. Lawns that experience grass loss due to lack of water or heat stress will be required to replace the affected areas as determined by the ARC.

Landscape Trimmings

1. All landscape trimmings must be disposed of properly and must be stored properly until such time.
2. Trimmings should only be created as services can remove these or proper storage allows. This includes services that remove trimmings the same day as created from the community and amounts and sizes as set by the current company servicing the community to be removed curbed side on the community's pickup day.
3. All trimmings placed at the curb must remain on the home's drive and may not be stored in the street, curb or home's grass.
4. All trimmings must be stored within a lot so that it can not be seen from any street, while waiting pickup day.
5. No trimmings may be placed curb-side for pickup until after 6:00 PM the night prior to pickup.
6. It is the homeowner's responsibility to neatly cleanup any remaining trimmings or debris left after pickup by 8:00 PM that day

Mailboxes

1. Owners have the responsibility to keep their lot's mailbox in a neat and attractive manner.
2. All mailboxes must remain as original in color and design to maintain architectural harmony within the community.

Mulch

1. All change in mulch type must first have PRIOR ARC approval.
2. Mulches that will be considered are pine bark, cypress and colored red cypress.
3. Mulch is to remain at least one (1) inch thick in beds.

Paint - Home Exterior

1. All exterior paint colors must have PRIOR ARC approval.



Pavers

1. All pavers require PRIOR ARC approval.
2. Pavers to be considered must be neutral in color.

Play sets

1. All play sets require PRIOR ARC approval.

Pools

1. All pools must have PRIOR ARC approval.
2. Pools will be considered on a case by case basis as to size, location, and design.

Porch Furniture - Front

1. All chairs, tables and benches must have PRIOR ARC approval.
2. Furniture that is neutral in color will be considered.
3. Furniture may only be placed on porches.
4. Furniture must be in proportion to the porch so as not to block an entryway or walkway.

Retaining Walls

1. Retaining walls will be considered on case by case basis on size, height and location.
2. Walls may not exceed six (6) feet in height.
3. Walls must be made of a safe and solid material such a decorative block.
4. It is the owner's responsibility to ensure walls are kept clean of dirt, stains, mildew and mold in areas that can be seen from the street or any adjoining lots.

Rock

1. All landscape rock requires PRIOR ARC approval.

Roofs

1. All changes from the original builder roof type require PRIOR ARC approval.
2. All changes from the original builder roof color require PRIOR ARC approval.
3. All roof repairs must blend into the existing roof.



Satellite Devices

1. All devices require PRIOR ARC approval.
2. Devices **MUST** be installed by a professional licensed and insured contractor.
3. Devices may not exceed forty (40) inches in diameter.
4. Devices may not exceed more than two (2) per home.
5. Devices must be mounted on the home so that it can not be seen from the home's front or street and on the stucco just under the eaves of the second story. so that it can not be seen from any street and are shielded from view from any other lot
6. All wiring must be run directly into the home by means of drilled hole in the wall near the dish or through the eaves and concealed as much as possible.
7. Wiring for any purpose or any length may **NOT** be run on the exterior of the home.
8. Devices that become damaged, deteriorated or unused must be removed immediately.

***Seasonal Decorations**

1. Seasonal decorations will be allowed from October 1st to January 15th of the following year.
2. All decorations must reflect the current season or celebrated holiday.
3. Decorations that are placed on the home **MUST** be mounted with removal clips or hooks that do not break the exterior finish of the home.
4. All decoration attachments must be removed with decorations.
5. Any damage caused by decorations to the exterior finish of the home must be repaired immediately.
6. All electric cords must be concealed as much as possible and may not be placed across walks or driveways or placed to create a safety hazard.
7. All decorations placed in a home's landscape must be placed not to cause an obstruction to the lot owner's landscape maintenance.

***Security System Signs**

1. Only one (1) security system sign will be allowed for each entry door to a home.
2. The sign may not exceed a height of twenty-four (24) inches.
3. The sign must be placed and remain in a straight and upright manner.
4. Damaged, deteriorated, or unused signs must be removed or replaced immediately.

Stepping Stones

1. Stepping stones will be considered.
2. Only stones in neutral colors will be considered.
3. Individual stones may **NOT** exceed twenty (20) inches by twenty (20) inch sizes.



Signs – Lawn Treatment

1. No more than one (1) lawn treatment advisement sign, or two (2) for corner homes, will be allowed to be displayed in a lawn.
2. All treatment signs must be removed within two days of dated treatment on the back of sign.

Tiling

1. Tiling for front porches will be considered.
2. Tiling of walkways will NOT be permitted.
3. Tiles must be neutral in color.

Trash Containers/Recycle Bins

1. All trash will be placed at curbside within a covered container that is intended for use as a garbage container.
2. Containers and bins placed at the curb must remain on the home's drive and may not be stored in the street, curb or home's grass.
3. All containers and bins must be stored within a lot so that it can not be seen from any street and are shielded from view from any other lot when not in use.
4. No container or bin may be placed curb-side for pickup until after 6:00 PM the night prior to pickup.
5. Containers and bins must be removed and stored by 8:00 PM the day the container was emptied.

Trees

1. All types and size of tree additions will be considered.
2. Trees must always be maintained to keep the health of the tree at its best.
3. Trees may never be left with dead limbs.
4. All trees with obvious disease damage should be immediately reviewed by a certified arborist for best course of action to be taken.

Trees – street

UNDER REVIEW

Water Fountains

1. All water fountains require PRIOR ARC approval.
2. Water fountains requests will be considered on a case by case basis as to size, color and design.
3. Water fountains will only be considered when they are proposed within an owner's lot lines.



4. Fountains will be maintained by chemical means, bromine or other, to keep the water clear and clean at all times.
5. The fountain must be maintained and kept clear of leaves and other floating debris at all times.

Water Heaters – Tank less

1. Tank-less water heaters will be reviewed on a case by case basis as to size and location.
2. Only gas heater will considered for placement on the exterior of a home.
3. All heaters must be within a lot so that it can not be seen from any street and is shielded from view from any other lot.

Wells

1. Wells will be considered on a case by case basis on location within a lot.
2. Wells must have provisions to help avoid rust stains from occurring.
3. A well must be within a lot so that it can not be seen from any street and is shielded from view from any other lot.

Windows

1. All materials to be applied to windows to include but not limited to tint, film or clings must have PRIOR ARC approval.
2. All window coverings that can be viewed from the exterior of the home, to include but not limited to blinds, drapes or shutters must be compatible with exterior design and color.
3. Damaged or deteriorated window coverings that can be viewed from the exterior must be replaced immediately.
4. All window coverings should be kept in a manner that looks appealing from the exterior.
5. Signs, stickers, plants, decorative items, or other personal items will NOT be permitted to be viewed from the exterior in windows without PRIOR ARC approval.

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